

12505 Kuhl Road  
Wheaton, Maryland 20902  
June 12, 2008

Dr. Royce Hanson, Chairman  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Dr. Hanson and Planning Board Members: Re: 4 Bethesda Metro Center (4BMC)

Action Committee for Transit (ACT) supports the planned 4BMC office building complex as recommended with conditions by the Planning Board staff. This building conforms to Smart Growth principles of dense, transit-oriented development and keeps to a minimum the need for additional motor vehicle use. We cite the following attributes as examples:

- 4BMC is in a central, transit-oriented location, only feet away from the Bethesda Metro Station.
- It is an efficient, appropriately dense, use of the site in the heart of downtown Bethesda.
- It fulfills the Bethesda sector plan's call for office development to be concentrated in the core near Metro stations.
- The height of two hundred feet conforms to zoning and is justified by its use.
- The design of the building and the remodeling of the plaza will make the location a more livable, enjoyable space. The Planning Board staff's recommendations for amenities to the plaza should be maintained. In addition, the developer should listen to local citizens' desires for establishing retail services at ground level.
- Improvements to the bus station and access to Metro Rail as insisted on by Planning staff will bring much needed pedestrian and bicycle safety and accessibility to what is now a rather intimidating area.
- No more wasteful parking is to be built. We hope this will be a precedent for other such buildings in central business districts.
- We support the traffic mitigation requirements enumerated by Planning Board staff.

In conclusion, we believe that 4BMC with the components mentioned above together with LEED silver certification will be an asset to Bethesda. Thank you for your consideration.

Sincerely,

John H. Fay, Board Member At Large  
Action Committee for Transit