



July 9, 2013

The Honorable Nancy Navarro  
President  
Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850

Dear Council President Navarro and Members of the Council,

The Rollingwood Citizens Association (RCA) serves the people of Rollingwood, Chevy Chase – a community of over 800 homes in eastern Chevy Chase. Together with the entire Chevy Chase community, the people of Rollingwood have a vital stake in the Chevy Chase Lake Sector Plan.

RCA actively participated in the Chevy Chase Lake planning process as an individual association as well as through the Connecticut Avenue Corridor Committee. We recognize that the Chevy Chase Lake plan may provide considerable benefits to the people of Rollingwood; provided, however, that the final plan is balanced. The plan has been revised and improved upon in some important respects. At this time, we wish to offer our general views and some specific comments on areas of concern.

As you can appreciate, our residents have expressed concerns regarding traffic impacts, public school capacity, and overall compatibility with the character of the surrounding community. RCA's Board of Directors urges the Council to keep these concerns in mind as you consider the draft Sector Plan. We would also like to stress the following particular concerns:

- Phase One – With respect to the height of the Chevy Chase Lake East Shopping Center, we support the original Planning Board staff draft recommendation of 90 feet.
- Phasing – Construction of Phase Two should be conditioned upon construction of the Silver Spring to Bethesda section of the Purple Line.
- Open Space – Recognizing that community gathering space is crucial to creating an appealing destination, the plan should require maximum open space and green space.

Thank you for your consideration.

Sincerely,

/S/

Fritz Hirst  
President  
RCA Board of Directors