

**MEMORANDUM**

April 21, 2017

TO: County Council   
FROM: Marlene Michaelson, Senior Legislative Analyst  
SUBJECT: Bethesda Downtown Sector Plan

This memorandum is a follow-up to the Council worksession on April 18 on the Bethesda Downtown Sector Plan. A separate memorandum from Glenn Orlin addresses staging and school issues. Charts summarizing the property-specific recommendations are attached at © 16-60 and maps of each of the 9 districts and specific properties are attached at © 73-83. Memorandums from Councilmembers with proposed amendments appears on © 1 – 10.

**Councilmembers may wish to bring a copy of the Sector Plan and the packet for the April 18 meeting in case a Councilmember decides to raise an issue not covered in this memorandum.**

The following issues were addressed at the April 18 worksession and one or more Councilmembers asked for further consideration at the April 25 meeting. The description of each issue is generally taken from the Staff memo from April 18. Where additional information has been requested by a Councilmember, it has been added below.

**PRESERVATION OF MARKET RATE AFFORDABLE HOUSING**

**Issue to Discuss:** At the April 18 Council meeting, Councilmember Riemer provided additional information on his minority recommendation for a strategy to preserve existing affordable housing in the Battery Lane and South Bethesda Districts, where there are existing buildings with significant numbers of market rate affordable units. His proposal is attached at © 10.

**Committee Recommendation:** Create a new category of public benefit points related to the preservation of existing market rate affordable units. A rental agreement with the Department of Housing and Community Affairs (DHCA) would specify the requirements (e.g., restrictions on rent increases and maintenance requirements) that must be met for the property owner to obtain public benefit points. Councilmember Riemer, in the minority, supported the Staff

**recommendation to link height increases on properties with existing affordable housing to the preservation of a certain percentage of rent-restricted units.**

**The Committee recommends that the Bethesda Overlay zone generally revise the public benefit points in the Sector Plan area to provide points for the preservation of rent-restricted affordable housing, enforced via a rental agreement with DHCA.** The rent-restricted units would most likely be existing market rate affordable units, but could be new units as well. The units could be located on- or off-site, which means that even a commercial property owner could achieve public benefit points by providing a financial incentive for another property owner to preserve rent-restricted units.

Attached on © 11-15 is a memorandum from Planning Department staff presenting different options to increase or preserve affordable housing. First, © 11 notes that in converting properties with “T” zones to CRT zones, the Sector Plan designated heights included a 20 percent height bonus for affordable housing that was available in the T zones. Since the height bonus was already included in the Sector Plan recommended zoning, **Planning Department staff recommend that all T properties not be allowed additional height for additional affordable housing.**

The memorandum also suggests the possibility of limiting the heights on properties with existing affordable housing and then allowing an increase in height via a floating zone or the Bethesda Overlay zone, linked to the preservation of existing market rate affordable housing on-site or another location. This could also apply to the creation of a greater-than-required level of new MPDUs. **The Committee majority did not support limiting heights and allowing them to be increased if there is a commitment to preserve affordable housing. Councilmember Riemer agreed with Council Staff that this idea has merit, both for this Sector Plan and other areas as well.** The key to this strategy would be to limit heights on properties where this is to apply. Councilmember Riemer supported the Council Staff recommendations to limit height increases in the Battery Lane District as shown in the charts on © 16-18 and further recommends limiting height in South Bethesda. These recommendations **do not reduce the height** below that allowed by a recently approved local map amendment or regulatory approval. On other properties not subject to a recent rezoning or regulatory approval, the recommendations do not reduce height below that of existing buildings (i.e., they do not make any property non-conforming), but could reduce heights below what would be allowed under existing zoning. Councilmember Riemer recommends that the property owner have the ability to increase the height to the level recommended in the Sector Plan if they enter an agreement with the DHCA for the preservation (or creation) of rent-restricted units. He recommends that the actions necessary to obtain additional height be included in the Bethesda Overlay zone.

## **THE ALLOCATION OF COMMERCIAL AND RESIDENTIAL DENSITIES NEAR METRO**

**Committee Recommendation: Employ a consistent strategy for assigning commercial and residential FARs<sup>1</sup> to properties, rather than relying on property owner requests. Allow the maximum potential commercial densities near Metro stations and in the Woodmont Triangle so as not to limit future Committee development. Councilmember Riemer, in the minority, supported the Staff recommendation to reduce residential FARs close to Metro stations to encourage commercial development in these locations.**

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<sup>1</sup> The floor area ratio (FAR) expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands.

The Planning Board Chair indicated that the Board allowed the maximum flexibility to develop as residential or commercial uses when requested by a property owner. The Council received testimony suggesting that the allocation was done somewhat randomly, depending on requests from property owners.

The Committee considered the Sector Plan recommendations for the allocation of commercial and residential development and generally supports the Sector Plan recommendations for 7 of the 9 Districts. The Committee unanimously recommends increasing commercial densities on various properties in the Wisconsin Avenue District (North and South) and the Woodmont Triangle District (without impacting the total FAR), both to encourage commercial development close to Metro and to remove the focus of the Woodmont Triangle as a predominantly residential district.<sup>2</sup> In a limited number of cases the Committee recommends a slight reduction in residential density to encourage ground floor retail.

To further encourage commercial development close to Metro, **Councilmember Riemer**, in the minority, believes that there should be a further limitation on the residential FAR (particularly since employees are more likely to use transit if it is within ¼ mile of their place of employment, whereas residents are more likely to use transit if it is within ½ mile of their home). Because the current office market is not as strong as the residential market, developers may be likely to favor residential development without appropriate zoning.

When the Council considers the Bethesda Overlay zone, it will need to address how new density allocated via the Overlay zone will be allocated as commercial or residential development.

#### **THE BETHESDA FARM WOMEN'S CO-OP.**

**Committee Recommendation: Support the Council Staff recommendation to increase the commercial FAR to 3.0 and support the Sector Plan recommended height of 35 feet.**

The Bethesda Farm Women's Cooperative Market is located on Wisconsin Avenue, just south of the Metro entrance. Although it is not large or open more than a couple of days a week, it has been a historic and symbolic gathering place for the community, and several residents and civic groups have enthusiastically endorsed the Sector Plan's recommendation for a civic green at this location and suggested it be part of a larger park. Members of the Co-op have indicated that they are no longer interested in operating it and hope to sell the property. The Committee does not believe that the Sector Plan needs to specify the future ownership of this site, and M-NCPPC should be encouraged to explore public-private partnerships that could achieve the Sector Plan goals.

The Sector Plan does need to address the appropriate zoning for this site. The Sector Plan recommended that the site become a priority sending area with CR 6.0, C 4.75, R 5.75, H 35 zoning. Since the Committee recommends eliminating priority sending areas, the correct density would be the existing CR 3.0 (which would still enable them to transfer a significant amount of unused density under the current density transfer provisions in the Zoning Ordinance). The Committee recommends increasing the commercial density on this property to 3.0 and maintaining the residential at 2.75. The property owner has asked for an increase in height from the existing 35 feet. Historic Preservation staff do not believe

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<sup>2</sup> When the Council considered the Woodmont Triangle Sector Plan in 2006, there was a goal to increase residential development in Woodmont Triangle and Bethesda in general, and that Sector Plan limited commercial development. There has since been significant residential development, and the Committee no longer believes this strategy is appropriate.

that the Commission would be likely to approve a building greater than 35 feet as being consistent with the historic designation and therefore the Committee does not support the height increase.

**The Committee majority also recommended an incentive of additional height (175' instead of 150') for the property south of the Farm Women's market if it develops in a way that benefits the Farm Women's Market, such as through joint development.**

## **OLD GEORGETOWN PARK OFFICES**

**Committee Recommendation: The majority supports the Planning Board recommendation to increase the height to 50 feet. Councilmember Riemer supports the Council Staff recommendation to set the height at 45 feet, consistent with other properties adjacent to single-family dwelling units.**

There are a few properties south of Old Georgetown Road in the Woodmont Triangle District. The Sector Plan limits the heights on Areas 52, 51, 50, and 49 to their existing heights (either 35 or 40 feet), but allows an increase in height on Area 48 from 35 feet to 50 feet. The Planning Board also recommended increasing the FAR to 1.0, reflecting the density of the existing development. The property owner supported the recommended height and zoning, but the Council received correspondence from the owners of adjacent single-family homes and Coalition of Bethesda Area Residents (CBAR) opposing the recommended height and density increases, requesting that the height be limited to 35 feet.

The Committee supports the increase in FAR to prevent the existing building from becoming non-conforming. The Committee majority supports the Planning Board recommendation for a height of 50 feet. Councilmember Riemer supports the Council Staff recommendation for 45 feet, since that is the height generally used as an appropriate transition height next to a single-family home.

## **PROPERTIES EAST OF WISCONSIN AVENUE (INCLUDING THE SAUL AND ACURA PROPERTIES)**

The description of these properties and the Committee recommendation from the April 18 Staff memorandum follows below. Attached on © 63-72 are the shadow studies requested by Councilmembers Riemer and Katz for the Chevy Chase Acura property (7725 Wisconsin Avenue – Area #87), the Wells Fargo Bank property (7901 Wisconsin – Area #90) and the Saul property (8001 Wisconsin Avenue – Area #92) with different height buildings. It is worth noting that the shadow studies assume the entire property will develop at the same height even though the Sector Plan calls for a step-down of heights on some properties.

### **1. Acura Dealership**

**Committee Recommendation: The majority supports the FAR recommended by the Sector Plan, but recommends reducing the height from 250 feet to 200 feet. Councilmember Riemer supports the Council Staff recommendation for 145 feet.**

The Acura Dealership (Area 87, Wisconsin Avenue North - see map on © 81) is currently zoned for a height of 90T. The Planning Board recommended increasing the height to 250 feet because this property is located at a corner they believe should have a new node of development and height. (This property

will be directly across the street from the new Marriott headquarters, but the Planning Board was not aware of Marriott's location when it finalized its recommendations.) The majority believes the height should be reduced from the Sector Plan recommendation to 200 feet. Councilmember Riemer supported the Council Staff recommendation for 145 feet as a transition from the 300-foot zoning on the Marriott property to the West and the single-family homes to the east.

## **2. Saul Property**

**Committee Recommendation: The majority supports Council Staff's recommendation to reduce the height on this property to 120 feet. Councilmember Riemer supports a height of 90 feet on this property and all other properties north of Cheltenham Drive.**

The Planning Board recommended a height of 145 feet on the Saul Property (Area 92, Wisconsin Avenue North – see map on © 81) at this location and Council Staff recommended 120 feet. The owner has argued that a height of 145' (or at least 120') is necessary to make it financially feasible for them to redevelop the site and provide a ½ acre of neighborhood green.

## **3. Other Properties East of Wisconsin**

**Committee Recommendation: The Committee majority supported Council Staff's recommendations to reduce heights east of Wisconsin, beginning at Cheltenham Drive and extending north to the border of the Sector Plan area. Councilmember Riemer believed that the heights should be reduced even more and recommends a height of 90 feet for most properties north of Cheltenham Drive and 70' on Areas 96 and 97.**

Council Staff recommended reducing the heights of most properties north of Cheltenham, stepping down from the 145 feet Council Staff recommended for the Acura site to 90 feet on properties on Wisconsin Avenue at the northern border of the Sector Plan area. The Committee majority agreed with the Council Staff recommendations. Councilmember Riemer agreed with the goal of reducing heights on the east side of Wisconsin Avenue, but believes they should be reduced even further and recommends that most properties north of Cheltenham Drive be reduced to 90 feet and 70' on Areas 96 and 97.

The following chart summarizes the various recommendations for properties from the Acura Dealership north (east of Wisconsin Avenue). A map showing the location of these properties is on © 81.

<b>Area #</b>	<b>Sector Plan Recommended Height</b>	<b>PHED Majority Recommended Height</b>	<b>PHED Minority Recommended Height</b>
87	250'	200'	145'
88	250'	145'	90'
89	90'	90'	90'
90	200'	120'	90'
91	145'	120'	90'
92	145'	120'	90'
93	120'	120'	90'
94	120'	90'	90'
95	120'	90'	90'
96	90'	90'	70' <sup>3</sup>
97	70'	70'	70'

### **LANGUAGE REGARDING THE POTENTIAL EXPANSION OF BCC HIGH SCHOOL**

**Issue to Discuss:** The Council asked whether Staff could prepare language that would indicate that the Bethesda-Chevy Chase High School may expand, but would not hinder the ability of adjacent property owners to lease their properties.

Planning Department Staff recommend the following language to respond to the Council request.

MCPS should evaluate the need to expand BCC-High School through expansion or acquisition of neighboring properties.

### **LANDSCAPE BUFFER ALONG THE CAPITAL CRESCENT TRAIL**

Councilmember Riemer requested that this issue be discussed further at the April 25 Council meeting.

**Committee Recommendation:** The Committee considered the request of CBAR to create a new greenway north of the Capital Crescent Trail (CCT) and instead recommends that where redevelopment occurs, the Planning Board should require appropriate activating uses adjacent to the trail or a landscaped buffer.

The Committee considered the request of the Coalition of Bethesda Area Residents (CBAR) to create a greenway extending west towards Wisconsin Avenue from the location of the proposed recreational park (see map on page 81 of the Sector Plan). The Committee concurred with the Planning Department and Department of Parks assessment that this would not be an appropriate location for a greenway, but that a landscape buffer would be appropriate. Alternatively, redevelopment may lead to some appropriate uses that should be visible to trail users rather than separated by a landscape buffer. Planning Department staff recommend the following language to respond to the Committee direction:

<sup>3</sup> As presented in Councilmembers Riemer's and Berliner's April 7 memorandum to the Council.

## **Additional Bullet on page 118 under B. Urban Design 2. Building Form**

Development along the Capital Crescent Trail (CCT) should enhance the trail experience for users and minimize negative impacts. The façade of new development along the CCT should orient towards the trail with ground floor activating uses or provide an appropriate transition with setback and landscape buffer. The upper floors of the building should step back from the trail. Building orientation along the trail should include elements such as common area or retail entrances and ground floor transparency, individual unit entrances, outdoor terraces and seating areas. If the building does not provide orientation to the trail it should provide a minimum setback of 10-15 feet with a planted landscape buffer.

## **BETHESDA CHEVY CHASE RESCUE SQUAD SITE**

**Issue to Discuss: The Council was interested in the process by the which it could assess the service needs of the area served by the Bethesda-Chevy Chase Rescue Squad before the Squad sells its land for redevelopment.**

The BCC Rescue Squad is located at the intersection of Old Georgetown Road and Battery Lane (see Area 16 on map on © 75). They requested residential zoning to enable them to enter an arrangement with a developer who would build a new Rescue Squad facility in exchange for being given a portion of the site on which it could build a multi-family residential building. Some Life Members of the Rescue Squad questioned whether this would enable the Rescue Squad to properly serve the community into the future. This issue needs to be addressed before the Rescue Squad sells its land. Moreover, the Planning Board is not the right entity to assess the rescue related service needs of the Bethesda community. Therefore, the Sector Plan is not the appropriate venue to address this issue.

**Attached on © 61-62 is a letter from the Rescue Squad's attorney. It commits to obtaining the approval of the Chief Administrative Officer (CAO) before transferring the land, but does not include a role for the Council.**

## **NON-CONFORMING PROPERTIES**

The Committee recommended rezoning properties that would become non-conforming because of Sector Plan recommended rezoning. Since the Committee met, Staff has been notified of 2 additional properties that would become non-conforming under the Committee recommendations and recommends alternative zoning for these properties.

The Waverly House (Area 192 – see map on © 79) is a Housing Opportunities Commission (HOC) property that is approximately a 3.9 FAR. The Committee recommended a 3.0 FAR and Staff recommends increasing the FAR to 4.0.

The Clairborne is a project approved for the site of the existing Steamers restaurant (Area 22 – see map on © 75). It has an approved sketch plan for a building 110 feet that would become non-conforming under the Sector Plan's recommendation for a 90-foot height. Staff recommends that the area of the project with the approved sketch plan be changed to 110 feet.

## **URBAN DISTRICT BOUNDARIES**

The Council received a request from the Bethesda Urban Partnership to expand the boundaries of the Urban District as shown in the Sector Plan on a map on page 30. The Sector Plan recommends coordinating and aligning the boundaries of the Central Business District (CBD), Urban District (UD), Parking Lot District (PLD) and the Transportation Management District (TMD). A change in boundaries will require future legislation. Staff believes the merits of an expanded Urban District versus the benefits of common district boundaries should be considered further and not decided during the Council's review of the Sector Plan. Staff recommends that the Sector Plan be revised to say "explore the potential to achieve the goal of common boundaries", if the Council agrees additional consideration should be given to this issue.

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MONTGOMERY COUNTY COUNCIL  
ROCKVILLE, MARYLAND

ROGER BERLINER  
COUNCIL PRESIDENT  
DISTRICT 1

HANS RIEMER  
COUNCIL VICE-PRESIDENT  
AT-LARGE

**MEMORANDUM**

April 7, 2017

**TO:** Councilmembers

**FROM:** Council President Roger Berliner  
Council Vice President Hans Riemer

**SUBJECT:** Bethesda Sector Plan Amendments

We appreciate all the work of the Planning Department and Planning Board in drafting the Bethesda Downtown Sector Plan. And we particularly appreciate all the community members and stakeholders who have contributed to shaping this plan over the last two years. While we had significant concerns regarding the draft recommended by the Planning Board, we are generally pleased with many of the changes suggested by Council Staff and adopted by the Council's Planning Committee. That said, we do have some suggestions for how the Council can further improve the Plan and ensure that Bethesda will continue to be a thriving, inviting place for its residents, workers and visitors for years to come.

Many of these suggestions reflect minority votes taken by Councilmember Riemer in the PHED Committee and positions voiced by Council President Berliner throughout the Sector Plan review process. We ask for your support and thank you for your consideration.

1. Ensure that Bethesda has great gathering spaces - including parks, plazas, recreation centers and civic spaces:
  - a. The current draft includes recommendations for the conversion of county surface parking lots 24, 10 and 25 to parkland/neighborhood greens, but only pictorially. We recommend adding language specifically citing these lots (pp. 83-87) and recommend that Lot 44 be included as well. The PHED Committee recommended that the entire footprint of these lots be converted to parks. We strongly support that recommendation.
  - b. We also recommend language be added to p. 83 of the Plan indicating the desire to integrate the Civic Green recommended on the Farm Women's Market property with the new park on Lot 25 in order to create a prominent civic gathering space in this part of Bethesda.
  - c. In referencing the conversion of county owned surface parking lots mentioned above to parkland/neighborhood greens, we recommend adding language that acknowledges that many businesses are currently served by these surface lots, and their concerns need to be addressed. The Plan should state that this can be accomplished in a variety of ways including, but not limited to, undergrounding or relocating the existing parking spaces.

- d. The eastern greenways are a key element of this Plan and serve as important buffers between the Bethesda CBD and the adjacent single family neighborhoods. Instead of the three-tiered implementation approach to these greenways with setback and height ranges as proposed in the Plan, we recommend that a 1:1 ratio method be utilized (pp. 130-133), as proposed by CBAR. This would allow property owners to build one foot higher for every foot of setback dedicated to the greenway.
    - e. We are grateful for the PHED Committee's support for recommending a new recreation center in the Plan as Council President Berliner suggested in his March 2 memo and for new civic space as discussed by Council Vice President Riemer in Committee. Language should be added to the Plan reflecting the desire for these community facilities (Section 2.8 Community Facilities) indicating that the Department of Recreation and the Department of General Services begin exploring viable locations for such facilities.
    - f. Throughout the Bethesda Sector Plan process, the future of the open space at Bethesda Metro Center has received a great deal of attention. We suggest adding language in the Plan stating the desire for this space to become an active civic gathering space that is more usable, programmable, and inviting. The PHED Committee recommends language calling for improvements to the Metro bus area and improved access to this area from the plaza, and we strongly support these recommendations.
2. Responsibly plan for future growth by focusing additional development directly around transit and tapering down to the surrounding single family neighborhoods:
  - a. In a minority vote in the PHED Committee, Council Vice President Riemer recommended that the heights of properties 89-95 along the northeastern portion of Wisconsin Avenue be limited to 90 feet. We endorse this proposal and ask for your support in reducing the heights on these properties directly adjacent to East Bethesda.
  - b. We recommend that property 96 be limited to 70 feet.
  - c. We recommend that the height of property 87 be set at 145 feet as suggested by Council Staff and Councilmember Riemer, rather than the 200 feet recommended by the majority of the PHED Committee.
3. Page 156 of the Plan recommends that "some sort of advisory group should be created to support the implementation of the Sector Plan." It also states that "the formation of any new standing committee or advisory group should be initiated by the Board of the Bethesda Urban Partnership." We agree wholeheartedly that the creation of an implementation committee be formed. The White Flint Sector Plan included the formation of an implementation committee that has been quite active and successful since the adoption of that plan. The same approach should be utilized with regard to the Bethesda Sector Plan, and the committee should be staffed by the Planning Department as is the case in White Flint. We would like language in this section revised to reflect this intention.
4. Given the size of the Bethesda-Chevy Chase High School property, future expansion of the school's educational facilities and/or playing field space is quite limited, as highlighted by Councilmember Leventhal at the PHED Committee worksession. We recommend adding language to Section 2.8.4 (Educational Facilities) stating that opportunities for expansion of B-CC High School should be explored, including the possibility of acquiring parcels directly adjacent to the school.



MONTGOMERY COUNTY COUNCIL  
ROCKVILLE, MARYLAND

MARC ELRICH  
COUNCILMEMBER AT-LARGE

MEMORANDUM

April 14, 2017

TO: Councilmembers  
SUBJECT: Bethesda Downtown Sector Plan:

I appreciate and generally support the recommendations made by Councilmembers Berliner and Riemer in their April 7<sup>th</sup> memorandum, which address some of my concerns about the PHED Committee's recommendations for the Bethesda Downtown Sector Plan.

And while I agree with most of their recommendations for reduced building heights, I believe there should be further reductions on some properties to mitigate the massing and shadowing effects on nearby residential areas and on public spaces. This is of particular concern in East Bethesda because of the proximity of residential neighborhoods to commercial properties along Wisconsin Avenue where significant increases in heights are being proposed. I note that the May 2015 Planning Staff Draft stated that buildings should step back and provide separation "to ensure the design allows for light and air, and reduces shadows cast into public spaces" (page 96). This carries through to the Planning Board Draft, which states that designs should allow "access to light and air, and reduce impact of shadows on the public realm" (page 75). Here are my suggested height reductions, as well as some general comments – and to aid in visualizing the heights, I am attaching pages from a July 20, 2015 Planning Staff document containing photographs of building heights in Bethesda..

1. Property #87, the Acura dealership at 7725 Wisconsin Avenue (between Middleton and Cheltenham). Currently zoned H-90 T; Planning Board recommendation 250'; PHED Committee recommendation 200'; Berliner/Riemer recommendation 145'; my recommendation 110'. Reasons: reduce the shadow effect on the Cheltenham Drive Urban Park, which is immediately across Cheltenham; increase compatibility with the townhouses immediately behind this property on Tilbury Street and with the nearby Whitney, which is 110'.
2. Property #88, CVS and other retail at 7809-7845 Wisconsin Avenue (between Chase and Cheltenham). Currently zoned H-75 T; Planning Board recommendation 250'; PHED Committee 145'. These properties should be added to the Berliner/Riemer list of properties directly adjacent to East Bethesda with a height of 90'. They abut low-rise multi-family units and single family homes in R-60 neighborhoods, and Cheltenham Drive and Chase Avenue are very narrow streets.
3. Property #89, Midas shop on Cheltenham Drive. The Planning Board and PHED Committee support a height of 90'. This property is immediately adjacent to Cheltenham Drive Urban Park and should be limited to a height of 70'.

4. Properties #78-#79, Avondale Street. This is another very narrow street, and it is also a dead-end street with difficult entry onto Wisconsin Avenue. These properties are currently zoned R-10 and are built out with duplex and low-rise multi-family affordable housing (including HOC units); Planning staff recommended retaining R-10 zoning, which has a maximum height of 40'; Planning Board and PHED Committee recommend CR zoning with a height of 70'. None of these properties is along Wisconsin Avenue. We should try to preserve the existing affordable housing, either by retaining the R-10 zoning or by zoning to a maximum height of 45'.
5. Property #12, GNRW. Currently split-zoned with CR H-90 T and CRN H-35. Council staff recommended a unified zone with a height of 90', while the PHED Committee recommended 120' as requested in a letter from Francoise Carrier, which suggested that a height of 120' would more likely lead to a form of redevelopment that would contribute to expansion of the Battery Lane Urban Park. Ms. Carrier also wrote that the property could be mapped to 120' on the condition that 25% MPDUs would be provided, otherwise the height would be limited to 90'. I support the Council staff recommendation of 90'; if the full Council supports the PHED Committee recommendation of 120', it should be as outlined in Ms. Carrier's letter, i.e. 120' if it includes 25% MPDUs, otherwise 90'.
6. Properties #63 - #66, immediately north of Marriott. These are currently zoned H-120 T; Planning Board recommends 250' on 63 – 65 and 290' on 66. PHED Committee is recommending 225' on #65 and 66. I would like to have a full Council discussion about how tall these buildings can be without diluting the "signature" height of the Marriott property.
7. Woodmont Triangle properties near Wisconsin Avenue. Many of these properties were zoned to 145' in the Woodmont Triangle Sector Plan Amendment. Planning Board recommends that some of the heights be increased to 225 – 250' and PHED Committee concurred in some instances. I support Council staff recommendations for 175'. I am also concerned about the lack of public spaces in this area.

Regarding property #16, BCC Rescue Squad, currently zoned R-60, the Rescue Squad has arranged to sell a significant portion of their 91,000 square feet to allow development of an apartment building (recommended for H-90'), using the funds from the sale to rebuild the Rescue Squad on a significantly reduced footprint on the site. I believe the Council needs a definitive assessment from MCFRS as to whether reserving about one-third of the current lot size will allow for rebuilding a new station that will accommodate all existing personnel, equipment, and apparatus, including two rescue squads, a fleet of EMS transport units, command and utility vehicles, a future ALS chase unit, and adequate parking and community space.

The properties along and near Battery Lane (map #s 1-15) currently offer some of the best and most affordable market-rate housing in the area. I note that Council staff is recommending heights ranging from 50 – 110', with many in the 50' range. To the extent that these heights will encourage retention of the existing market-rate affordable housing, I support them.

Thank you for considering my recommendations.

# Building Heights in Bethesda

55ft

The Flats (Lot 31)



60ft

7001 Arlington at Bethesda



# Building Heights in Bethesda

90ft

The Darcy (Lot 31)

90ft

Adagio (Bradley Blvd and Wisconsin Ave)



# Building Heights in Bethesda

100ft

The Whitney (Bethesda Theater)



125ft

Lionsgate Condominium (Woodmont @ Old Georgetown)



# Building Heights in Bethesda

145ft

7101 Wisconsin Avenue



175ft

Bainbridge Bethesda (Woodmont Triangle)



# Building Heights in Bethesda

200ft

The Clark Building



250ft

Chevy Chase Bank Building





**MONTGOMERY COUNTY COUNCIL**  
Rockville, Maryland

**HANS RIEMER**  
At Large  
Council Vice President

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TO: Councilmembers  
DATE: April 18, 2017  
RE: Affordable Housing in Bethesda

It is critical that we do all we can to encourage the creation and preservation of affordable housing in Bethesda. I am very supportive of the Planning (PHED) Committee's recommendations to require 15% Moderately Priced Development Units (MPDUs) in all new development and to exempt properties that provide 25% or more MPDUs from paying the park impact tax. I also support the Committee recommendation to create public benefit points associated with the preservation of rent-restricted units. I hope this incentive encourages property owners to preserve rent-restricted units, but I believe a greater incentive is necessary.

Council Staff and Planning Department Staff recommended that we limit heights in areas where there are existing market rate units and link height increases to a commitment (documented in a rental agreement with the Department of Housing and Community Affairs) to maintain a certain percentage of rent restricted units. In the Battery Lane District, Council Staff recommended that the Bethesda Overlay Zone detail the commitments that would enable those sites to attain the height recommended by the Planning Board.

**I propose that we follow Council Staff's recommendation to restrict heights in the Battery Lane District and extend it to the South Bethesda District by restricting heights there to 35 feet (what the current zoning allows). We would then allow property owners in these Districts to develop to the heights recommended by the PHED Committee if a certain amount of affordable housing is preserved, following a process defined in the Bethesda Overlay Zone.**

One option would be a sliding scale that would increase allowable height depending on the percentage of rent-restricted affordable housing (e.g., a 10 foot increase in height for the preservation of 10% rent-restricted units, a 20 foot increase in height for the preservation of 20% rent-restricted units, etc.) with a cap set at the heights recommended by the PHED Committee. The property owner could be allowed to obtain the additional height by providing the rent-restricted housing on or off-site, within the Sector Plan boundaries (e.g., a property owner in the Battery Lane District could preserve rent-restricted units in South Bethesda). These questions would be decided in the Bethesda Overlay Zone.

Thank you for your consideration.

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**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 22, 2017

MEMORANDUM

TO: Marlene Michaelson, Senior Legislative Analyst  
Montgomery County Council

VIA: Gwen Wright, Planning Director  
Montgomery County Planning Department

Robert Kronenberg, RLA, Division Chief  
Area 1 Planning Division

FROM: Carrie McCarthy, Division Chief,  
Research and Special Projects

SUBJECT: Planning Board Draft Bethesda Downtown Sector Plan  
Affordable Housing Strategies

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Per your request, the following memorandum provides an overview of potential strategies for affordable housing in the Bethesda Plan that we have discussed. We relate each strategy to an affordable housing goal in the Bethesda Plan and provide considerations for implementation.

These strategies are in addition to the PHED Committee's direction that all properties in the proposed Bethesda Overlay Zone should be required to provide 15% MPDUs. Because of this direction, we also think it is important to note that any former sites with a "T" designation have already been translated to a height increase of approximately 20 percent – to reflect that the Plan is requiring 15% MPDUs as a requirement. Also, for this reason, we recommend that the Bethesda Overlay Zone specifically not allow properties that were subject to the "T" designation translation to receive additional bonus height for affordable housing, as they have already received a 20% increase through the Plan. This recommendation is in addition to the current Bethesda Overlay Zone recommendation of not allowing properties outside the High Performance Area to get additional height in exchange for provision of affordable units.

Affordable Housing Strategies

**The housing goals of the Bethesda Downtown Plan are to preserve existing market-rate affordable housing<sup>i</sup>, provide a diverse mix of housing options, reach deeper levels of**

**affordability below 65 percent Area Median Income (AMI) and produce new units by increasing the provision of Moderately Priced Dwelling Units (MPDUs).**

One of the main lessons learned from the Rental Housing Study is that there needs to be a balance between preservation and production. The tools need to work together to create a housing supply that supports Montgomery County's diverse population. Preservation helps protect older units that are frequently naturally affordable and larger, which provides options for families, and production is necessary to meet needs with population growth and incentivize owners to invest in their properties.

The Rental Housing Study also indicates that the current Montgomery County market is unbalanced, as we have a surplus of units available at rents affordable to households earning between 50 and 100 percent of AMI, but the market for units affordable to households earning below 50 percent AMI is undersupplied. The current MPDU program serves households with incomes approximately 60 to 70 percent of the AMI. The Rental Housing Study recommendations have identified ways to create flexibility to reach deeper levels of affordability.

In the following, we've identified a series of strategies that allow us to meet the goals of the Bethesda Downtown Plan while also applying lessons learned from the Rental Housing Study.

**Goal 1:** Encourage the provision of 30 percent affordable housing through new development.

**Strategy 1a:** Properties that provide 30 percent or more income restricted affordable housing units<sup>ii</sup> are not required to provide a Park Impact Payment (PIP) on any density allocated through the Bethesda Overlay Zone (BOZ).

**1a Challenges:**

- Allocates unlimited density from the BOZ pool to these developments, potentially drawing down a substantial amount of the available density depending on the size of the projects. This would limit the amount of PIP to be collected for the Downtown area.
- Potential unintended consequences of partnerships with private for-profit developers.
- May not be enough incentive to encourage 30% affordable housing because the PIP payment is low.

**Goal 2:** Preserve and protect<sup>iii</sup> some existing market rate affordable housing while producing new income restricted affordable housing units through redevelopment. Aim to reach deeper levels of affordability where possible in the preserved and new units.

**Strategy 2a:** Any site identified as a current R-10 site would not be rezoned or translated to a CR zone and it would not receive additional height. Sites meeting this definition could, however, apply for a floating zone. However – as part of the floating zone application – the owner would need to demonstrate preservation of 50 percent of the site’s existing market rate affordable housing or equivalent preservation on another site within the Plan Area to receive additional density or height for any redevelopment, including partial redevelopment.

**2a Challenges:**

- Implementation through the Bethesda Overlay Zone or a floating zone would have to be determined.
- Potentially difficult to implement and administer policy, and to find a receiving site for preservation if the units are not preserved on site.
- Land owners may evict tenants and/or raise rents prior to applying for redevelopment, which would limit or eliminate the number of units required to be preserved unless sites have their affordability levels benchmarked with the Planning Department’s Affordable Housing Methodology and rents from the DHCA Rental Facility Survey at the time of Plan or Bethesda Overlay Zone approval.
- A decision would need to be made as to whether any new density obtained through a floating zone application would apply to the 32.4 cap or not.

**Strategy 2b:** Owners with multiple market rate affordable housing sites would retain their R-10 zoning and a new “Affordable Housing” overlay zone would be placed on their properties. This overlay zone would allow for additional height and density for redevelopment if the applicant demonstrates preservation of 50 percent of their existing market rate affordable housing or equivalent preservation on another site in Plan Area.

**2b Challenges:**

- Finding one height or zone that fits all the needs for all Affordable Housing in the County is difficult.
- Potentially difficult to implement and administer policy – it is not a recommendation included in the Rental Housing Study.
- Land owners may raise rents prior to applying for redevelopment, which would limit or eliminate the number of units required to be preserved unless sites have their affordability levels determined with the Planning Department’s Affordable Housing Methodology and rents from the DHCA Rental Facility Survey at the time of Plan or Bethesda Overlay Zone approval.

- A decision would need to be made as to whether any new density obtained through an overlay zone application would apply to the 32.4 cap or not.

**Strategy 2c:** Properties that request an allocation of density through the Bethesda Overlay Zone (BOZ) and have market rate affordable housing units will be required to demonstrate preservation of 50 percent of their existing market rate affordable housing or equivalent preservation on another site within Plan Area.

**2c Challenges:**

- Potentially difficult to implement and administer policy, and to find a receiving site for preservation if the units are not preserved on site.
- Land owners may raise rents prior to applying for redevelopment, which would limit or eliminate the number of units required to be preserved unless sites have their affordability levels determined with the Planning Department's Affordable Housing Methodology and rents from the DHCA Rental Facility Survey at the time of Plan or Bethesda Overlay Zone approval.

**Strategy 2d:** Owners of multiple sites with market rate affordable housing would be allowed to redevelop on one site through a floating zone application, as long as 50 percent of market-rate affordable units on another one of their sites in the same Plan Area is preserved.

**2d Challenges:**

- Potentially difficult to implement and administer policy.
- Land owners may raise rents or evict tenants prior to applying for redevelopment, which would limit or eliminate the amount of units required to be preserved unless sites have their affordability levels determined with the Planning Department's Affordable Housing Methodology and rents from the DHCA Rental Facility Survey at the time of Plan or Bethesda Overlay Zone approval.

**Goal 3:** Preserve market rate affordable housing.

**Strategy 3a:** Sites identified as existing market rate affordable housing sites would not be rezoned to encourage preservation and make redevelopment unlikely.

**3a Challenges:**

- Rents and incomes would not be restricted in this strategy. Units may not serve the target populations and land owners may raise rents at any time.

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Planning staff are available to address any questions you may have and will also attend the next PHED Committee meeting when affordable housing is discussed. We look forward to further discussion.

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<sup>i</sup> Market Rate Affordable Housing is a term used to describe rents that occur in the market place and not subject to government rules or requirements (and therefore not income-restricted). Unit rents are typically affordable to households earning no more than 80% of area median income, estimated using the same methodology for household and unit size as MPDUs, and must not exceed the median rent for the planning area. All multi-family sites within the Downtown Bethesda Plan Area will have their affordability level determined based on current area median income information from the U.S. Census American Community Survey and rents from the 2016 DHCA Rental Facility Survey.

<sup>ii</sup> Income Restricted Affordable Housing is defined as a Moderately Priced Dwelling Unit (MPDU) or a dwelling unit built under government regulation (including Federal) or binding agreement requiring the unit be affordable to households at or below the income eligibility for the MPDU program.

<sup>iii</sup> The preservation of market rate affordable housing would require an agreement that both establishes the baseline rent (priced to be affordable at 80% of AMI or below) and rent restrictions (such as requiring that rents increase by only the Voluntary Rent Guideline.) Where possible, DHCA may seek to reach deeper levels of affordability in these preserved units.

**BATTERY LANE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
1	N Brook Lane (Townhomes)		RT-12.5	THD	THD		THD	THD
2	5015 Battery Lane - The Middlebrook Apartments	Aldon Management	R-10	R-10	R-10		R-10	R-10
3	4977 (Whitehall Condominium), 4979 Battery Lane		R-10	R-10	R-10		R-10	R-10
4	4949 Battery Lane	Aldon Management	R-10	R-10/CR 1.5 C-0.5, R-1.5, H-35	CR 1.5, C-0.5, R-1.5, H-120 (PRIORITY SENDING SITE - easternmost portion of property)	Resident: Reduce significantly the 120' heights proposed by the plan for 4949 and 4998 Battery Lane. Reconsider CR zone.	CR-1.5 C-0.5 R-1.5 H-50	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
5	4925 Battery Lane		R-10	R-10	R-10		R-10	R-10
6	4909 Battery Lane, 4887 Battery Lane	Cambridge Square Apartments and Battery Lane Apartments	R-10	CR 1.5, C-0.5, R-1.5, H-120	CR 1.5, C-0.5, R-1.5, H-120	Property owner requests 3.5 FAR similar to densities of properties to the east and south	CR-1.5 C-0.5 R-1.5 H-50	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
7	4857 Battery Lane	The Glens (Aldon Management)	PD-100	CR 3.5, C-0.5, R-3.5, H-120	CR 3.5, C-0.5, R-3.5, H-120		CR-3.5 C-0.5 R-3.5 H-90	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
8	8231 Woodmont Avenue	Stonehall Apartments	PD-75	CR 2.5, C-0.5, R-2.5, H-120	CR 2.25, C-0.5, R-2.25, H-120		CR-2.25 C-0.5 R-2.25 H-90	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.

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**BATTERY LANE DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>PH COMMENTS</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
9	4848, 4890 Battery Lane	The Glens (Aldon Management)	PD-100	CR 3.5, C-0.5, R-3.5, H-120	CR 3.5, C-0.5, R-3.5, H-120		CR 3.5, C-0.5, R-3.5, H-110	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
10	North Side of Rugby Avenue (6 properties)		CR 3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-0.5, R-3.5, H-120	CR 3.0, C-1.0, R-2.75, H-120		CR 3.0, C-1.0, R-2.75, H-90	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
11	4900 Battery Lane and 4920 Battery Lane	4900 The Glens (Aldon Management)	R-10	CR 1.5, C-0.5, R-1.5, H-120	CR 1.5, C-0.5, R-1.5, H-120		CR 1.5, C-0.5, R-1.5, H-50	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
12	Lot 633, 8101 Glenbrook Road	GRNW Properties, LLC	Split Zoned: CR 3.0, C-1.0, R-2.75, H-90T and CRN 0.5, C-0.5, R-0.25, H-35	CR 3.5, C-0.5, R-3.5, H-35	CR 3.5, C-3.5, R-3.5, H-120 (PRIORITY SENDING SITE)	Agrees with language proposed by PB. Concerns about language regarding Open space Priority Sending Sites - See Francoise Carrier letter for proposed modification. Resident - should not be allowed to develop to 120'.	CR 3.0, C-3.0, R-3.0, H-90	CR-3.0 C-3.0 R-3.0 H-120
13	Battery Lane Urban Park and 4970 Battery Lane		R-10	R-10	R-10		R-10, Limit height to 70'	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.

**BATTERY LANE DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>PH COMMENTS</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
14	4998 Battery Lane	Aldon Management	R-10	R-10	CR 1.5, C-0.5, R-1.5, H-120		CR 1.5, C-0.5, R-1.5, H-50	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
15	5000 Battery Lane and City Commons of Bethesda		R-10	R-10	R-10		R-10	R-10
16	5020 Battery Lane, Bethesda Chevy Chase Rescue Squad	Bethesda Chevy Chase Rescue Squad	R-60	CR 2.5, C-0.5, R-2.5, H-120	CR 0.5, C-0.5, R-0.5, H-120	BCC Rescue Squad: Wants 1.5 FAR; wants to rebuild and add housing. Residents: Object to proposed 120 feet commercial-residential building on property.	CR-0.5 C-0.5 R-0.5 H-90	CR-2.5 C-2.5 R-2.5 H-90
17	8011 Old Georgetown Road	Christ Lutheran Church	PD-44	CR 2.5, C-0.5, R-2.5, H-120	CR 1.5, C-0.5, R-1.5, H-120		CR 2.5, C-1.5, R-1.5, H-90 (to reflect existing approvals)	Majority support Sector Plan. Councilmember Riemer supports Council Staff recommendation.
18	Single Family Homes along Glenbrook Road		R-60	R-60	R-60		R-60	R-60

**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
19	8216 Woodmont Ave	PLD Lot 35	CR-3.0 C-0.75 R-3.0 H-145 T, CR-3.0 C-0.75 R-3.0, H-145 T	CR 3.5 C-1.0 R-3.5 H-175	CR-3.0 C-0.75 R-3.0 H-175		CR-3.0 C-3.0 R-3.0 H-175	CR-3.0 C-3.0 R-3.0 H-175
20	8120 Woodmont Ave, 4815, 4823, 4827 Rugby	Bethesda Associates LC/4823 Rugby Ave LLC	CR-3.0 C-1.0 R-2.75 H-90 T, CR-3.0 C-1.0 R-2.75 H-90 T	CR 3.5 C-1.25 R-3.0 H-120	CR-3.0 C-1.0 R-2.75 H-120		CR-3.0 C-3.0 R-2.75 H-120	CR-3.0 C-3.0 R-2.75 H-120
21	4809 Auburn Avenue	F&L Associates/Sh erwin Williams Paints	CR-3.0 C-1.0 R-2.75 H-90 T	CR 3.5 C-1.25 R-3.0 H-120	CR-3.0 C-1.0 R-2.75 H-110	Proposed setback along Norfolk Ave will significantly hinder redevelopment of the shallow properties. Prefer street-level such as upgraded streetscape and sidewalk features. 2. NOVO Properties -believe that a setback depth of 5 ft at the 50-foot height level, in conjunction with architectural elements incorporated into the building design will foster the intent of retaining a pedestrian feeling along Norfolk Avenue.	CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110

**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
22	Norfolk Avenue Properties	various owners	CR-3.0 C-1.0 R-2.75 H-90 T	CR 3.5 C-1.25 R-3.5 H-50	CR-3.0 C-3.0 R-3.0 H-90 <b>(PRIORITY SENDING SITES)</b>		Support Sector Plan zoning with language to limit heights along Norfolk Ave to 50'.	Support Staff recommendation
23	4800 Block of Rugby and Del Ray Avenue	4850 Rugby Ave, LLC	CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
24	8118, 8116 Woodmont Ave, 4800 Block of Del Ray and Cordell Ave	Bethesda Triangle, LLC/Triangle Towers LLC	CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
25	4828 Cordell Ave, 4830 Cordell Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175

**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
26	(13) Properties- 4800 Block of Cordell and St Elmo Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C- 1.25 R-6.0 H- 175	CR-5.0 C-5.0 R- 5.0 H-225		CR-5.0 C-5.0 R- 5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
27	4801-4815 St Elmo Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C- 1.25 R-6.0 H- 175	CR-5.0 C-1.0 R- 5.0 H-175		CR-5.0 C-5.0 R- 5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
28	4810, 4812, 4818, 4822, 4826 St Elmo Ave, 7920, 7910, 7908, 7906 Woodmont Ave	Landow General Partnership	CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C- 1.25 R-6.0 H- 175	CR-5.0 C-1.0 R- 5.0 H-175		CR-5.0 C-5.0 R- 4.75 H-175	CR-5.0 C-5.0 R-4.75 H-175
29	7819, 7820 Norfolk Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C- 1.25 R-6.0 H- 50	CR-5.0 C-5.0 R- 5.0 H-145 <b>(PRIORITY SENDING SITE)</b>		CR-5.0 C-5.0 R- 4.75 H-145	CR-5.0 C-5.0 R-4.75 H-145
30	7904, 7902 Woodmont Ave, 4823, 4827, 4829 Fairmont Ave, 7801 Norfolk Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C- 1.25 R-6.0 H- 250	CR-5.0 C-5.0 R- 5.0 H-250	7801- Norfolk Ave - Support PB's recommendation	CR-5.0 C-5.0 R- 5.0 H-175	CR-5.0 C-5.0 R-5.0 H-250

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**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
31	7669, 7725 Old Georgetown Road, 4960 - 4904 Fairmont Ave, 7770 Norfolk Ave	includes County Parking Garage 11	CR-5.0 C-1.0 R-4.75 H-145 T	CR-6.0 C-1.25 R-5.75 H-175	CR-5.0 C-1.0 R-4.75 H-175	4940-4948 Fairmont Avenue Positano Ridtorante Italiano - Angela Traettino) - request height of 200 feet; equalize the C and R to providefor ultimate development.	CR-5.0 C-5.0 R-4.75 H-175	CR-5.0 C-5.0 R-4.75 H-175
32	7766, 7768, 7770 Woodmont Ave, 7700, 7704 Norfolk Ave	ER Ventures LLC	CR-5.0 C-1.0 R-4.75 H-145 T	CR-6.0 C-1.25 R-5.75 H-250	CR-5.0 C-1.0 R-4.75 H-250		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-250
33	7710 Woodmont Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
34	7628 Old Georgetown Rd.		CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.5 C-2.5 R-3.25 H-110	CR-3.0 C-2.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
35	7700, 7750 Old Georgetown Rd., 7601-7619 Arlington Road	Garden Plaza LLC	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.5 C-2.5 R-3.25 H-110	CR-3.0 C-3.0 R-2.75 H-175	Supports PB recommendation for property.	CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110

**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
36	4933 Fairmont Ave, 7735, 7747, 7755 Old Georgetown Road, 4948 - 4930 St. Elmo Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-6.0 C-1.25 R-5.75 H-175	CR-5.0 C-5.0 R-5.0 H-175	7735 Old Georgetown - Support the proposed rezoning recommendation for the property contained in the PB draft.	Support Sector Plan	Support Sector Plan

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**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
37	4931, 4925 Fairmont, 4928-4920 St. Elmo Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-6.0 C-1.25 R-5.75 H-175	CR-5.0 C-5.0 R-5.0 H-225	Supports PB recommendation for property.	CR-5.0 C-5.0 R-5.0 H-175	Support Sector Plan
38	4915, 4917, 4913 Fairmont and 4916-4918, 4912, 4910, 4906 St. Elmo Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-6.0 C-1.25 R-5.75 H-175	CR-5.0 C-1.0 R-4.75 H-175		CR-5.0 C-5.0 R-4.75 H-175	CR-5.0 C-5.0 R-4.75 H-175
39	7804 Norfolk, 4901 -4909 Fairmont		CR-5.0 C-1.0 R-4.75 H-145 T	CR-6.0 C-1.25 R-5.75 H-250	CR-5.0 C-1.0 R-4.75 H-250		CR-5.0 C-5.0 R-4.75 H-175	CR-5.0 C-5.0 R-4.75 H-250
40	7801-7825 Old Georgetown Road, 4953-4915 St. Elmo Ave, 4910 - 4932 Cordell		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-110	CR-3.0 C-1.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
41	7841-7851 Old Georgetown Road, 4907-4981 Cordell, 4908-4940 Del Ray Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-110	CR-3.0 C-3.0 R-2.75 H-110	4905 Del Ray Ave. - request a minimum of 140 feet. 4926 & 4930 Del Ray (American Gastroenterological Association) - Requests height increase to 175 feet.	Support Sector Plan	Support Sector Plan

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**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
42	4905 Del Ray Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 C-3.5 H-50	CR-3.0 C-3.0 R-3.0 H-110	Request height of at least 140, but preferably 175 to be comparable to adjacent properties. (Steve Robbins for property owner.)	Support Sector Plan	Support Sector Plan
43	4919-4929 Del Ray Ave, 4872-4928 Auburn Ave		CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.5 C-1.0 R-3.5 H-175	CR-3.0 C-0.75 R-3.0 H-175		CR-3.0 C-3.0 R-3.0 H-175	CR-3.0 C-3.0 R-3.0 H-175
44	7921, 7925 Old Georgetown Road, 4840 Auburn Ave, 4933, 4949 Del Ray Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-110	CR-3.0 C-1.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
45	4915-4933 Auburn Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.0 H-110	CR-3.0 C-1.0 R-2.75 H-110	Support the PB's recommendation.	CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
46	7979 Old Georgetown Road	Douglas Development/ Jemals	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.0 H-110	CR-3.0 C-3.0 R-2.75 H-110		Support Sector Plan	Support Sector Plan
47	7975 Old Georgetown Road		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.0 H-110	CR-3.0 C-1.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110

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**WOODMONT TRIANGLE DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
48	7960-7990 Old Georgetown Road, 7921-7925 Glenbrook Road	Old Georgetown Park Office Condominium	CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.75 C-0.75 R-0.25 H-40	CRN-1.0 C-1.0 R-1.0 H-50	Old Georgetown Office Park Condominium - Owner supports Sector Plan recommendation. Zoning ordinance will ensure compatibility and limit heights since adjacent to residential (Chris Ruhlen for owner). Check CBAR testimony. Resident: restrict height to 35 feet, 1.0 FAR	CRN-1.0 C-1.0 R-1.0 H-45	Majority supports Sector Plan, Councilmember Riemer supported Council Staff recommendation
49	7920-7936 Old Georgetown Road		CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.75 C-0.75 R-0.25 H-40	CRN-0.5 C-0.5 R-0.25 H-35	7935 Wisconsin Ave. - Leave in place the original recommendation of 175 feet and redevelop the property with other properties on the block.	Support Sector Plan	Support Sector Plan
50	7902-7910 Old Georgetown Road		CRT-1.5 C-1.5 R-0.5 H-35	CRT-1.75 C-1.75 R-0.75 H-40	CRT-1.5 C-1.5 R-0.5 H-35		Support Sector Plan	Support Sector Plan
51	7830 Old Georgetown Road		CRT-1.5 C-1.5 R-0.5 H-40	CRT-1.75 C-1.75 R-0.75 H-40	CRT-1.5 C-1.5 R-0.5 H-40	Request modest increase in height to 60 feet. Also supports initial designation of CR 1.75.	Support Sector Plan	Support Sector Plan
52	7800-7818 Old Georgetown Road, 5004 Cordell, 5017-5027 Wilson Lane		CRT-2.25 C-1.5 R-0.75 H-35	CRT-1.75 C-1.75 R-0.75 H-40	CRT-1.5 C-1.5 R-0.5 H-35	Individual - pro including arts in plan.	Support Sector Plan	Support Sector Plan

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
53	8300 Wisconsin Ave	Harris Teeter Site	CR-3.0 C-1.0 R-3.0 H-90 T	CR-3.5 C-1.25 R-3.5 H-120	CR-3.0 C-1.0 R-3.0 H-90		CR-3.0 C-3.0 R-3.0 H-90	CR-3.0 C-3.0 R-3.0 H-90
54	8225-8231 Woodmont Ave, 4848 Battery Lane		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-120	CR-3.0 C-1.0 R-2.75 H-120		CR-3.0 C-3.0 R-2.75 H-120	CR-3.0 C-3.0 R-2.75 H-120
55	8280,8240 Wisconsin Ave	Donohoe Companies	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-120	CR-3.0 C-3.0 R-2.75 H-145	Property owner requests a height of 175 feet. Believe this property can serve as a gateway to Bethesda	Support Sector Plan	Support Sector Plan
56	8180-8218 Wisconsin Ave, 8123 Woodmont Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-110	CR-3.0 C-1.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
57	8130 Wisconsin Ave, 8119-8121 Woodmont Ave		CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.5 C-1.25 R-3.25 H-145	CR-3.0 C-1.0 R-2.75 H-145		CR-3.0 C-3.0 R-2.75 H-145	CR-3.0 C-3.0 R-2.75 H-145
58	8100-8120 Wisconsin Ave, 4715 Cordell Ave		CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.5 C-1.25 R-3.25 H-110	CR-3.0 C-1.0 R-2.75 H-110		CR-3.0 C-3.0 R-2.75 H-110	CR-3.0 C-3.0 R-2.75 H-110
59	8008-8010 Wisconsin Ave	Toll Brothers	CR-3.0 C-1.0 R-2.75 H-120T	CR-3.5 C-1.25 R-3.25 H-145	CR-3.0 C-3.0 R-2.75 H-145		Support Sector Plan	Support Sector Plan

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
60	8011 Woodmont Ave, PLD Lot 43, 7940-8002 Wisconsin Ave	Aksoylu Properties	CR-3.0 C-1.0 R-2.75 H-120T	CR-3.5 C-1.25 R-3.25 H-145	CR-3.0 C-1.0 R-2.75 H-175	Additional height and density is appropriate for this property because the project will incorporate affordable housing (20% MPDUs), increased sustainability, a dedication of right-of-way for BRT.	CR-3.0 C-3.0 R-2.75 H-175	CR-3.0 C-3.0 R-2.75 H-175
61	7900-7934 Wisconsin Ave, 7909-8003 Woodmont Ave		CR -5.0 C-1.0 R-5.0 H-145T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-175	CR-5.0 C-5.0 R-5.0 H-175
62	7828-7850 Wisconsin Ave, 7825-7835 Woodmont Ave		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-250	CR-5.0 C-1.0 R-5.0 H-250	CBAR: decrease height to step down from Marriott and consider impact on Veteran's park.	CR-5.0 C-5.0 R-5.0 H-200	CR-5.0 C-5.0 R-5.0 H-200
63	7815, 7809 Woodmont Ave		CR-3.0 C-1.0 R-2.75 H-120 T	CR-6.0 C-6.0 R-5.75 H-250	CR-3.0 C-3.0 R-2.75 H-250	CBAR: Limit height to what is currently allowed under zoning (143') and create step down from Marriott.	CR-3.0 C-3.0 R-2.75 H-225	CR-3.0 C-3.0 R-2.75 H-290 if property includes 25% MPDUs or 225' if only 15%
64	7820 Wisconsin Ave	Bethesda Land LLC	CR-3.0 C-1.0 R-2.75 H-120 T	CR-6.0 C-6.0 R-5.75 H-250	CR-3.0 C-3.0 R-2.75 H-290	Property owner requests CR 8.0, C 8.0, R 8.0, H 300 with significant affordable housing component. CBAR: limit height to what is currently allowed under zoning (143') and create step down from Marriott.	CR-3.0 C-3.0 R-2.75 H-225	CR-3.0 C-3.0 R-2.75 H-290 if property includes 25% MPDUs or 225' if only 15%

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
65	7801 Woodmont Ave	Conley Property	CR-3.0 C-1.0 R-2.75 H-120 T	CR-6.0 C-6.0 R-5.75 H-250	CR-6.0 C-6.0 R-5.75 H-250 (PRIORITY SENDING SITE)	Request property be recommended for re-zoning to CR 8.0, C-8.0, R-7.5, H-290 to encourage assemblage. Concerned that park designation will make it difficult to lease or refinance property. CBAR: designate as a park	CR-3.0 C-3.0 R-2.75 H-225	CR-3.0 C-3.0 R-2.75 H-225
66	7800-7810 Wisconsin Ave	Union Hardware	CR-3.0 C-1.0 R-2.75 H-120 T	CR-6.0 C-6.0 R-5.75 H-250	CR-8.0 C-8.0 R-7.5 H-290 (PRIORITY SENDING SITE)	Property owner supports recommended zoning but believes there are alternative uses to a park. CBAR - designate as a park.	CR-3.0 C-3.0 R-2.75 H-225	CR-3.0 C-3.0 R-2.75 H-225
67	7742-7758 Wisconsin Ave, 7709-7731 Woodmont ave	Bethesda Center Holdings/ Tastee Diner/Black well	CR-5.0 C-4.0 R-4.75 H-145T/CR-5.0 C-5.0 R4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-250/CR-6.0 C-6.0 R-5.75 H-175	CR-5.0 C-5.0 R-4.75 H-250	Developers of Marriott Headquarters request CR 8.0, H 300	CR-5.0 C-5.0 R-4.75 H-290.	CR-5.0 C-5.0 R-4.75 H-300.
68	7720-7732 Wisconsin Ave, 7707 Woodmont Ave	Berstein Companies/ Bethesda Center Holdings	CR-5.0 C-5.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-5.75 H-175	CR-5.0 C-5.0 R-4.75 H-145	Original testimony requested 250'; revised with Marriott proposal.	CR-5.0 C-5.0 R-4.75 H-165	CR-5.0 C-5.0 R-4.75 H-165

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
69	7600-7710 Wisconsin Ave, 7625-7629 Old georgetown Road, 7701 Woodmont Ave		CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-4.0 R-4.75 H-175		CR-5.0 C-5.0 R-4.75 H-175	CR-5.0 C-5.0 R-4.75 H-175
70	7607 Old Georgetown Road	Drayton, Taylor, Rea LLC (La Madeline)	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-5.0 R-4.75 H-225	Property owner requests maximum density (FAR of 8 or greater) and height (300 feet or greater) allowable under county zoning. Adjacent property owner (Pollinger) opposes height and believes it should be limited to 175 like surrounding properties.	Support FAR and decrease height to 175	Majority supports Sector Plan. Councilmember Leventhal supports Council Staff recommendation for 175'.
71	7620 Old Georgetown Road	Metropolita n (HOC)	CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-6.0 C-1.25 R-6.0 H-175 <b>(PRIORITY SENDING SITE)</b>		CR-5.0 C-1.0 R-5.0 H-175	Support Council Staff recommendation
72	4801-4805 Edgemoor Lane		CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-1.25 R-6.0 H-175	CR-5.0 C-1.0 R-5.0 H-175		CR-5.0 C-5.0 R-5.0 H-225	CR-5.0 C-5.0 R-5.0 H-225
73	7500 Old Georgetown Road	Clark	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-6.0 R-7.5 H-240/290	CR-8.0 C-6.0 R-7.5 H-290		CR-8.0 C-8.0 R-7.5 H-290	CR-8.0 C-8.0 R-7.5 H-290

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
74	7550 Wisconsin Ave, 100 Commerce Lane		CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-4.0 R-4.75 H-175		CR-5.0 C-5.0 R-4.75 H-175	CR-5.0 C-5.0 R-4.75 H-175
75	7500-7514 Wisconsin Ave, 7525-7529 Old Georgetown Road		CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-4.75 R-5.75 H-290	CR-5.0 C-5.0 R-4.75 H-290		Support Sector Plan	Support Sector Plan
76	7501 Wisconsin Ave	BF Saul	CR-5.0 C-5.0 R-4.0 H-200 T	CR-6.0 C-6.0 R-4.75 H-290	CR-5.0 C-5.0 R-4.0 H-290		Support Sector Plan	Support Sector Plan
77	4601 East West Hwy	BF Saul	CR-5.0 C-5.0 R-4.0 H-200 T	CR-6.0 C-6.0 R-4.75 H-240	CR-5.0 C-5.0 R-4.0 H-240		Support Sector Plan	Support Sector Plan
78	4500-4510 Avondale Street	HOC	R-10	R-10	CR-3.0 C-0.25 R-3.0 H-70 <b>(PRIORITY SENDING SITE)</b>		CR-1.5 C-0.25 R-1.5 H-70	Support Council Staff recommendation
79	4512-4534 Avondale Street	HPII, LLC/others	R-10	R-10	CR-1.5 C-0.5 R-1.5 H-70	Properties should be treated the same as the row of properties beginning four lots to the east (owned by HOC) and identified as a Priority Sending Site - CR-3.0, C-0.25, R-3.0, H-70	Support Sector Plan	Support Sector Plan

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
80	7557 Wisconsin Ave		CR-5.0 C-4.0 R-4.75 H-90 T	CR-6.0 C-6.0 R-4.75 H-110	CR-5.0 C-4.0 R-4.75 H-110		Support Sector Plan	Support Sector Plan
81	4507-4535 Avondale Street		R-10	R-10	R-10	Significant testimony from adjacent SFD homes opposing R-10 and the possibility of 100' buildings. Existing structures are 35 feet and very close to homes.	CRN 0.75, C O, R 0.75, H45	Support Council Staff recommendation
82	7605-7625 Wisconsin Ave		CR-5.0 C-4.0 R-4.75 H-90 T	CR-6.0 C-4.75 R-5.75 H-110	CR-5.0 C-4.0 R-4.75 H-110	Property owners supports the PB's recommendation. Property owners on Middleton Lane object to the height and believe it will not be compatible with the historic building being relocated behind it. CBAR recommends limiting height on 82 and 83 to 50' due to historic building and nearby homes	Support; add language re transition to historic building.	Support Council Staff recommendation
83	7701 Wisconsin Ave		CR-5.0 C-4.0 R-4.75 H-90 T	CR-6.0 C-4.75 R-5.75 H-110	CR-5.0 C-4.0 R-4.75 H-110	Limit heights to 50 due to nearby homes	Support Sector Plan	Support Sector Plan
84	7707 Wisconsin Ave (facing Middleton Lane)		CR-5.0 C-4.0 R-4.75 H-60 T	CR-6.0 C-4.75 R-5.75 H-70	CR-5.0 C-4.0 R-4.75 H-70		Support Sector Plan	Support Sector Plan

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
85	7719 Wisconsin Ave ( back lot/parcel facing residential)		CR-5.0 C-4.0 R-4.75 H-60T	CR-6.0 C-4.75 R-5.75 H-70	CR-5.0 C-4.0 R-4.75 H-70		Support Sector Plan	Support Sector Plan
86	7719 Wisconsin Ave (Lot/Parcel fronting Wisconsin Ave)	Bethesda Theatre	CR-5.0 C-4.0 R-4.75 H-90 T	CR-6.0 C-4.75 R-5.75 H-110	CR-5.0 C-4.0 R-4.75 H-110		Support Sector Plan	Support Sector Plan
87	7725 Wisconsin Ave	Acura Dealership	CR-5.0 C-4.0 R-4.75 H-90 T	CR-6.0 C-4.75 R-5.75 H-250	CR-5.0 C-5.0 R-4.75 H-250	Property owner generally supports the Plan's vision but want to make sure 250H is available across the area. Significant opposition from civic groups and individuals to height. CBAR recommends limiting height on 87-97 to 75 feet to be compatible with homes.	Support FAR and decrease height to 145	Majority recommends 200', Councilmember Riemer supports Staff recommendation for 145'
88	7809-7845 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-6.0 C-6.0 R-5.75 H-250	CR-3.0 C-2.0 R-2.75 H-250	CBAR recommends 75'.	Support FAR and decrease height to 145	Majority support Council Staff recommendation; Councilmember Riemer supports 90'.
89	4725 Cheltenham Dr., 7803 Wisconsin		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-2.0 R-2.75 H-90	CBAR recommends 75'	Support Sector Plan	Support Sector Plan

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
90	7901-7931 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-3.0 R-2.75 H-200	CBAR and adjacent community objects to height of 200 feet in exchange for park dedication.	Support FAR and decrease height to 120	Majority support Council Staff recommendation; Councilmember Riemer supports 90'.
91	7935 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-3.0 R-3.0 H-145	Trustee supports the PB's recommendation or increase in height to 175. CBAR recommends 75'.	Support FAR and decrease height to 120	Majority support Council Staff recommendation; Councilmember Riemer supports 90'.
92	8001 - 8023 Wisconsin Ave	BF Saul	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-3.0 R-2.75 H-145	Property owner (BF Saul) supports Plan but requests higher height on 208. CBAR recommends 75'	Support FAR and decrease height to 120	Majority support Council Staff recommendation; Councilmember Riemer supports 90'.
93	8101 -8125 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-2.0 R-2.75 H-120	CBAR recommends 75'	Support Sector Plan	Majority support Council Staff recommendation; Councilmember Riemer supports 90'.
94	8201-8213 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-2.0 R-2.75 H-120	CBAR recommends 75'	Support FAR and decrease height to 90	Support Council Staff recommendation

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**WISCONSIN AVENUE NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOM-MENDATION	PHED COMMITTEE RECOM-MENDATION
95	8301-8311 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-2.0 R-2.75 H-120	CBAR recommends 75'	Support FAR and decrease height to 90	Support Council Staff recommendation
96	8321 Wisconsin Ave/4719 Chestnut Street		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-2.0 R-2.75 H-90	CBAR recommends 75'	Support Sector Plan	Support Sector Plan
97	4715 Chestnut Street		CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.75 C-1.25 R-1.75 H-70	CR-3.0 C-2.0 R-2.75 H-70		CR-1.5 C-1.0 R-1.5 H-70 (technical correction)	Support Council Staff recommendation

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**WISCONSIN AVENUE SOUTH**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
98	7450 Wisconsin Ave (3 Bethesda Metro Ctr)	Brookfield	CR-8.0 C-6.0 R-7.5 H-175T	CR-8.0 C-6.0 R-7.5 H-210	CR-8.0 C-6.0 R-7.5 H-210		CR-8.0 C-8.0 R-7.5 H-210	CR-8.0 C-8.0 R-7.5 H-210
99	1 Bethesda Metro Ctr	Brookfield/ Meridian	CR-8.0 C-6.0 R-7.5 H-175T	CR-8.0 C-6.0 R-7.5 H-290	CR-8.0 C-6.0 R-7.5 H-290	Over 1000 letters and petition signatures received; some supporting Brookfield proposal to relocate building and open space and others opposing it. Clark recommends keeping open space where it is; Hyatt supported recommended zoning and Brookfield proposal.	CR-8.0 C-8.0 R-7.5 H-290. Recommend new language regarding open space.	CR-8.0 C-8.0 R-7.5 H-290. Recommend new language regarding open space.
100	7400 Wisconsin Ave	Old Post Office/ Donohoe Companies	CR-8.0 C-6.0 R-7.5 H-145T	CR-8.0 C-6.0 R-7.5 H-290	CR-8.0 C-8.0 R-7.75 H-290 (PRIORITY SENDING SITE)	Donohue supports Sector Plan recommendation for zoning and recommend changes to priority sending program.	Support Sector Plan	Support Sector Plan
101	2 Bethesda Metro Ctr	Newlands Bldg Venture, LLC	CR-8.0 C-6.0 R-7.5 H-200T	CR-8.0 C-6.0 R-7.5 H-240	CR-8.0 C-8.0 R-7.75 H-250		Support Sector Plan	Support Sector Plan
102	4800 Montgomery Lane		CR-5.0 C-4.0 R-4.75 H-125T	CR-6.0 C-4.75 R-5.75 H-150	CR-5.0 C-4.0 R-4.75 H-150	Request height of 225 feet due to proximity to Metro and height of adjacent properties. (Owner Jad Donohue recently acquired the property and previous owner did not participate in the Sector Plan process.)	CR-5.0 C-5.0 R-4.75 H-200. Recommend 200' on east side close to Metro tapering as it gets closer to Woodmont.	CR-5.0 C-5.0 R-4.75 H-200. Recommend 200' on east side close to Metro tapering as it gets closer to Woodmont.

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**WISCONSIN AVENUE SOUTH**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
103	7340 Wisconsin Ave, 4714-4720 Montgomery Lane, 4703-4719 Hampden Lane	WPC/ Douglas Development/ Bainbridge Capital	CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-250	CR-5.0 C-5.0 R-4.75 H-250	Owners and contract owners of 103 and 104 request 8 FAR and 300 H and abandonment of Hampden Lane.	Support Sector Plan	Support Sector Plan
104	7316 Wisconsin Ave	Chevy Chase Land Co	CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-250	CR-5.0 C-5.0 R-4.75 H-250	Owners and contract owners of 103 and 104 request 8 FAR and 300 H and abandonment of Hampden Lane.	Support Sector Plan	Support Sector Plan
105	7272 Wisconsin Ave	Apex Site/Carr	CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-290		Support Sector Plan	Support Sector Plan
106	7200-7220 Wisconsin Ave	JBG/Artery Bldg.	CR-5.0 C-5.0 R-5.0 H-145	CR-6.0 C-6.0 R-6.0 H-250	CR-5.0, C-5.0 R-5.0 H-250	Request same density as Apex building directly to the North (Steve Robbins for property owner)	Support Sector Plan	Support Sector Plan
107	7126-7140 Wisconsin Ave, 4705-4707 Miller Ave, 4700-4706 Bethesda Ave	Valanos Property	CR-3.0 C-2.0 R-2.75 H-75T	CR-5.0 C-5.0 R-5.0 H-200	CR-3.0 C-3.0 R-2.75 H-200	Support Sector Plan recommendation (Heather Dlhopsky for property owner)	Support Sector Plan	Support Sector Plan
108	7100-7120 Wisconsin Ave		CR-3.0 C-1.0 R-3.0 H-120T	CR-3.5 C-1.25 R-3.5 H-145	CR-3.0 C-1.0 R-3.0 H-145		CR-3.0 C-3.0 R-3.0 H-145	CR-3.0 C-3.0 R-3.0 H-145

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**WISCONSIN AVENUE SOUTH**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>109</b>	6920-7034 Wisconsin Ave	Washington Property/ Starr Capital/ Offutt	CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-3.0 R-2.75 H-110	WPC -(7008 Wisconsin) - Request building height of at least 145 feet. Starr Capital (6936, 6950, 7000 Wisconsin) - Building heights should be at least 120 feet (145 along Wisconsin) and density no less than 5 FAR.	Support Sector Plan	Support Sector Plan
<b>110</b>	6900 Wisconsin Ave	WPC	CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-3.0 R-2.75 H-90		Support Sector Plan	Support Sector Plan
<b>111</b>	6702-6828 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-2.0 R-2.75 H-120		CR-3.0 C-2.0 R-2.75 H-90	CR-3.0 C-2.0 R-2.75 H-90
<b>112</b>	6701 Wisconsin Ave	St. John's Episcopal Church	CR-3.0 C-2.0 R-2.75 H-75T/ R-60 (Split Zoned)	CR-3.5 C-2.5 R-3.25 H-120	CR-2.25 C-2.25 R-2.25 H-120 (uniformed zoning, <b>PRIORITY SENDING SITE</b> )	Uniformed zoning of CR 2.25 with a height of 125 feet; Priority Sending Site designation; compatibility with development next door.	CR-2.25 C-2.25 R-2.25 H-90	CR-2.25 C-2.25 R-2.25 H-90
<b>113</b>	6801-6809 Wisconsin Ave	Jaffe Property (Bray& Scarff)	CR-3.0 C-2.0 R-2.75 H-75T/ R-60 (Split Zoned)	CR-3.5 C-2.5 R-3.25 H-120	CR-3.0 C-3.0 R-2.75 H-145/CR-1.5 C-0.5 R-1.5 H-70	Property owner supports recommended zoning and believes it several problems on the site. Significant testimony in opposition to the proposed with with several individuals and groups asking that height be kept at 75 feet.	Support FAR and reduce height on portion along Wisconsin to 90	Majority supports Council Staff recommendation for 90' height. Councilmember Leventhal supports the Sector Plan recommendation for 145'.
<b>114</b>	6831 Wisconsin Ave	Trader Joes/ Douglas Developme nt/ Jemals	CR-3.0 C-2.0 R-2.75 H-75T/ R-60 (Split Zoned)	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-3.0 R-2.75 H-120/CR-1.5 C-0.5 R-1.5 H-70		Support FAR and reduce height on portion along Wisconsin to 90	Support Council Staff recommendation

**WISCONSIN AVENUE SOUTH**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
115	6925, 6935 Wisconsin Ave	Verizon Utilities Bldg./Lee Building	CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-2.0 R-2.75 H-90		CR-3.0 C-3.0 R-2.75 H-90	CR-3.0 C-3.0 R-2.75 H-90
116	7001-7029 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5, C-2.5, R-3.25, H-90	CR-3.0 C-2.0 R-2.75 H-90		CR-3.0 C-3.0 R-2.75 H-90	CR-3.0 C-3.0 R-2.75 H-90
117	7101 Wisconsin Ave	Ford Building	CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5, C-2.5, R-3.25, H-90	CR-3.0 C-3.0 R-2.75 H-90	Property owner indicates that there is a 145' tall building on the property and questions why it is being downzoned, particularly since the building directly to the north is recommended for 200'. Request 200' or at least 145'	Revise zoning so that the existing building (approximately 145') does not become non-conforming (CR-3.0 C-3.0 R-2.75 H-145	Support Council Staff recommendation
118	7135-7141 Wisconsin Ave		CR-3.0 C-2.0 R-2.75 H-75T	CR-6.0, C-4.75, R-5.75, H-200	CR-3.0 C-3.0 R-2.75 H-200	Was there testimony from property owner?? Testimony from civic groups opposing having a for 200' building next to civic green.	Support FAR and height at 150', but allow an increase of up to 175' if there is joint development with the adjacent market.	Majority supports FAR and height at 150', but allow an increase of up to 175' if there is joint development with the adjacent market. Councilmember Riemer supports 150'
119	7155 Wisconsin Ave	Farm Women's Cooperative Market	CR-3.0 C-2.0 R-2.75 H-35T	CR-6.0, C-4.75, R-5.75, H-35	CR-6.0 C-4.75, R-5.75 H-35	Co-op does not plan to continue operations and requests higher height to increase value for sale. Significant testimony from civic groups and individuals supporting have this site and adjacent parking lot turned into a park.	CR 3.0 C-3.0 R-2.75 H-35	Support Council Staff recommendation: CR 3.0 C-3.0 R-2.75 H-35

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**WISCONSIN AVENUE SOUTH**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
120	7201-7235 Wisconsin Ave	Guardian Realty	CR-5.0 C-4.0 R-4.75 H-90T	CR-6.0, C-4.75, R-5.75, H-250	CR-5.0 C-5.0, R-4.75 H-250		Support Sector Plan	Support Sector Plan
121	7301-7313 Wisconsin Ave	Air Rights	CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0, C-4.75, R-5.75, H-175	CR-5.0 C-4.0, R-4.75 H-250		CR-5.0 C-5.0, R-4.75 H-250	CR-5.0 C-5.0, R-4.75 H-250
122	7335-7399 Wisconsin Ave, 4630-4640 Montgomery Ave		CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0, C-4.75, R-5.75, H-250	CR-5.0 C-5.0, R-4.75 H-250		Support Sector Plan	Support Sector Plan
123	7401-7475 Wisconsin Ave		CR-5.0 C-4.0 R-4.75 H-145T	CR-8.0, C-6.0, R-7.5, H-290	CR-5.0 C-4.0, R-4.75 H-290		CR-5.0 C-5.0, R-4.75 H-290	CR-5.0 C-5.0, R-4.75 H-290
124	4641 Montgomery Ave		CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0, C-4.75, R-5.75, H-175	CR-5.0 C-5.0, R-4.75 H-250		Support Sector Plan	Support Sector Plan
125	7401 Waverly Street, 4600-4650 East West Hwy		CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0, C-4.75, R-5.75, H-175	CR-5.0 C-5.0, R-4.75 H-175		Support Sector Plan	Support Sector Plan

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**ARLINGTON NORTH DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATIONS</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>126</b>	4804 Moorland Lane		CRN-0.5 C-0.5 R-0.25 H-35	CR-2.5 C-0.5 R-2.0 H-120	CR-2.5 C-0.5 R-2.0 H-120		CR 0.5 C0.5 R0.5 H120 (support the increased height but require property owner to obtain density via the overlay zone like all other properties)	Support Staff recommendation: CR 0.5 C0.5 R 0.5 H120
<b>127</b>	4808 Moorland Lane	Christopher Condominium	CR-2.25 C-0.5 R-2.0 H-125T	CR-2.75 C-0.75 R-2.5 H-150	CR 2.25 C-0.5 R-2.0 H-150		Support Sector Plan	Support Sector Plan
<b>128</b>	4816-4910 Moorland Lane, 7507-7511 Arligton Road	ZOM	CR-2.25 C-0.5 R-2.0 H-35T	CR-2.75 C-0.75 R-2.5 H-40	CR-2.25 C-0.5 R-2.25 H-60	Request up to 75 feet in building height. Residents: Opposed to 75 feet in height, urge Council to adopt PB staff original recommendation of 40 feet.	Support Sector Plan	Support Sector Plan
<b>129</b>	7505 Arlington Road	Peter Manian	R-60	CR-2.0 C-0.25 R-2.0 H-50	CR-2.0 C-0.25 R-2.0 H-60	Support height of 75 feet or the PB's recommendation	Support Sector Plan	Support Sector Plan
<b>130</b>	4905 Edgemoor Lane	Dr. Lawrence Funt	CR-1.0 C-0.25 R-1.0 H-40T	CR-1.25 C-0.25 R-1.25 H-50	CR-1.0 C-0.25 R-1.0 H-60		Support Sector Plan	Support Sector Plan
<b>131</b>	4903 Edgemoor Lane	Equity Residential	CR-2.5 C-0.25 R-2.5 H-75T	CR-3.0 C-0.5 R-3.0 H-90	CR-2.5 C-0.25 R-2.5 H-90		Support Sector Plan	Support Sector Plan
<b>132</b>	4885 Edgemoor Lane	Abraham Morrison Memorial, LLC	R-60	CR-2.5 C-0.5 R-2.5 H-120	CR-2.5 C-0.5 R-2.5 H-150	Requests CR 4.0 C-0.5 R-4.0 H-175	Support Sector Plan	Support Sector Plan

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**ARLINGTON NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
133	4824 Edgemoor Lane		R-60	CR-2.5 C-0.5 R-2.5 H-120	CR-2.5 C-0.5 R-2.5 H-120	Support the PB's recommendation.	Support Sector Plan	Support Sector Plan
134	7500 Woodmont Ave		CR-2.5 C-0.25 R-2.5 H-130T	CR-3.0 C-0.25 R-3.0 H-155	CR-2.5 C-0.25 R-2.5 H-155		Support Sector Plan	Support Sector Plan
135	4829 West Lane		R-60	CR-2.5C-0.25 R-2.5 H-70	CR-2.5 C-0.25 R-2.5 H-70		Support Sector Plan	Support Sector Plan
136	7431-7465 Arlington Road, 4910-4920 Edgemoor Lane	Townhomes	CR-1.75 C-0.25 R-1.75 H-40T	CR-2.0 C-0.25 R-2.0 H-50	CR-1.75 C-0.25 R-1.75 H-50		Support Sector Plan	Support Sector Plan
137	7411-7425 Arlington Road, 4905 Montgomery Lane		CR-2.0 C-0.25 R-2.0 H-50T	CR-2.5 C-0.25 R-2.5 H-60	CR-2.0 C-0.25 R-2.0 H-60		Support Sector Plan	Support Sector Plan
138	4901-4903 Montgomery Lane, 4831-4833 West Lane		CR-2.5 C-0.25 R-2.5 H-70T	CR-3.0 C-0.25 R-3.0 H-85	CR-2.5 C-0.25 R-2.5 H-85		Support Sector Plan	Support Sector Plan
139	4828 West Lane		R-60	CR-2.5 C-0.25 R-2.5 H-70	CR-2.5 C-0.25 R-2.5 H-70		Support Sector Plan	Support Sector Plan
140	4825 Montgomery Lane		CR-2.5 C-0.25 R-2.5 H-70T	CR-3.0 C-0.25 C-3.0 H-85	CR-2.5 C-0.25 R-2.5 H-85		Support Sector Plan	Support Sector Plan

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**ARLINGTON NORTH DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATIONS</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>141</b>	7405 Arlington Road		CR-2.0 C-0.25 R-2.0 H-50T	CR-2.25 C-0.25 R-2.25 H-60	CR-2.0 C-0.25 R-2.0 H-60		Support Sector Plan	Support Sector Plan
<b>142</b>	4900-4850 Montgomery Lane	Townhomes	CR-1.75 C-0.25 R-1.75 H-45T	CR-2.0 C-0.25 R-2.0 H-55	CR-1.75 C-0.25 R-1.75 H-55		Support Sector Plan	Support Sector Plan
<b>143</b>	4830-4806 Montgomery Lane	Townhomes	CR-1.5 C-0.25 R-1.5 H-40T	CR-1.75 C-0.25 R-1.75 H-50	CR-1.5 C-0.25 R-1.5 H-50		Support Sector Plan	Support Sector Plan
<b>144</b>	4804-4802 Montgomery Lane, 4901-4905 Hampden Lane	The Lauren	CR-2.5 C-0.25 R-2.5 H-75T	CR-3.0 C-0.25 R-3.0 H-90	CR-2.5 C-0.25 R-2.5 H-90		Support Sector Plan	Support Sector Plan

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**BETHESDA ROW DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
145	4909-4911 Hampden Lane		R-10	R-10	R-10		Support Sector Plan	Support Sector Plan
146	4913 Hampden Lane	HOC	CR-1.75 C-0.25 R-1.75 H-50T	CR-2.0 C-0.25 R-2.0 H-60	CR-2.75 C-0.25 R-2.75 H-60 <b>(PRIORITY SENDING SITE)</b>		Support Sector Plan	Support Sector Plan
147	4915-4921 Hampden Lane	Toll Brothers	CR-2.5 C-0.25 R-2.5 H-75T	CR-3.0 C-0.25 R-3.0 H-90	CR-2.5 C-0.25 R-2.5 H-90		Support Sector Plan	Support Sector Plan
148	7211-7219 Arlington Road, 4940 Hampden Lane, 4959-4965 Elm St.		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-1.5 R-0.75 H-45		Support Sector Plan	Support Sector Plan
149	4914-4938 Hampden Lane, 4945-4915 Elm St.	strip shopping center	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-1.5 R-0.75 H-70		Support Sector Plan	Support Sector Plan
150	4900-4908 Hampden Lane, 7280-7284 Woodmont Ave, 4901-4905 Elm St.		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-1.5 R-0.75 H-45		Support Sector Plan	Support Sector Plan

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**BETHESDA ROW DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
151	4800-4822 Hampden Lane, 7301-7305 Woodmont Ave, 4723-4731 Elm St.	One Bethesda Center Condos/Jemal Vance Elm Partnership/ Greenhill Realty	CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-4.0 R-4.75 H-175		Support Sector Plan	Support Sector Plan
152	7271-7237 Woodmont Ave	Federal Realty Investment Trust	CR-5.0 C-5.0 R-5.0 H-145	CR-6.0 C-6.0 R-6.0 H-145	CR-5.0 C-5.0 R-5.0 H-145	Request : CR 5.0, C 5.0, R 5.0, H 250 (increase height to 250 on back half of proptry, maintain 145 feet	Increase height on rear portion to 200' and keep 145' along Woodmont Avenue.	Increase height on rear portion to 250' and keep 145' along Woodmont Avenue.
153	Empty Lot on Woodmont Ave across from Barnes & Nobles	Federal Realty Investment Trust	CR-5.0 C-5.0 R-5.0 H-145	CR-6.0 C-6.0 R-6.0 H-145	CR-6.0 C-6.0 R-6.0 H-145 (PRIORITY SENDING SITE)		CR-5.0 C-5.0 R-5.0 H-145	Support Council Staff recommendation
154	4701-4749 Bethesda Ave	JBG	CR-5.0 C-5.0 R-5.0 H-145	CR-6.0 C-6.0 R-6.0 H-145	CR-5.0 C-5.0 R-5.0 H-170		Support Sector Plan	Support Sector Plan
155	4801 Bethesda Ave - Bethesda Row	Federal Realty Investment Trust	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-2.25 R-2.25 H-90		Support Sector Plan	Support Sector Plan
156	7100-7120 Arlington Road, 4919-4959 Bethesda Ave	Federal Realty Investment Trust	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-2.25 R-2.25 H-45		Support Sector Plan	Support Sector Plan

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**BETHESDA ROW DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
157	7101-7113 Clarendon Road, 5012-5020 Elm St.		R-10	R-10	R-10		Support Sector Plan	Support Sector Plan
158	4932-4960 Bethesda Ave	Euro Motor Cars	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-45	CRT-2.25 C-1.5 R-0.75 H-45		Support Sector Plan	Support Sector Plan
159	4912-4918 Bethesda Ave, 7020 Arlington Road	Euro Motor Cars	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-70	CRT-2.25 C-1.5 R-0.75 H-70		CRT-2.25 C-1.5 R-0.75 H-45 (limit all heights west of Arlington Road to 45')	Support Council Staff recommendation
160	4800-4870 Bethesda Ave, 7015-7033 Arlington Road	Federal Realty Investment Trust/Honda Dealership	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75 C-1.75 R-1.0 H-70	CRT-2.25 C-2.25 R-2.25 H-70	Requests the following zoning: Bethesda South: CRT 2.25, C2.25, R2.25, H90	Explore options for 90 feet on a limited portion of the site to accommodate housing behind the existing retail.	Support Council Staff Recommendation to explore options for 90 feet on a limited portion of the site to accommodate housing behind the existing retail.
161	4750 Bethesda Ave (The Darcy)	Stonebridge Carras	CR-2.75 C-0.5 R-2.5 H-55T	CR-3.25 C-0.75 R-3.0 H-65	CR-2.75 C-0.5 R-2.5 H-65		Support Sector Plan	Support Sector Plan
162	4720 Bethesda Ave (The Flats)	Stonebridge Carras	CR-2.75 C-0.5 R-2.5 H-90T	CR-3.25 C-0.75 R-3.0 H-110	CR-2.75 C-0.5 R-2.5 H-110		Support Sector Plan	Support Sector Plan
163	4708-4710 Bethesda Ave, 4715 Miller Ave	The Seasons Apartments	CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.25 R-3.25 H-200	CR-3.0 C-3.0 R-2.75 H-200		Support Sector Plan	Support Sector Plan

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**BETHESDA ROW DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	TESTIMONY	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
164	7111 Woodmont Ave	Crescent Plaza Condos	CR-3.0 C-1.0 R-3.0 H-75T	CR-3.5 C-1.25 R-3.5 H-90	CR-3.0 C-1.0 R-3.0 H-90		Support Sector Plan	Support Sector Plan

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**ARLINGTON SOUTH DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ ADDRESS</b>	<b>PROPERTY OWNER/ COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATIONS</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>165</b>	7001-7003 Arlington Road		PD-44	CRT-2.0, C-0.5, R-2.0, H-70	CR-1.75 C-0.5 R-1.75 H-70		Support Sector Plan	Support Sector Plan
<b>166</b>	6917-6937 Arlington Road	Harvey Property (CVS)	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.75, C-1.75, R-1.0, H-70	CRT-2.25 C-2.25 R-2.25 H-120		CRT-2.25 C-2.25 R-2.25 H-70	CRT-2.25 C-2.25 R-2.25 H-90
<b>167</b>	6931-6933 Arlington Road (site next to CCT)	Harvey Property (CVS)	CRT-2.25 C-1.5 R-0.75 H-60	CRT-2.75, C-1.75, R-1.0, H-70	CRT-2.25 C-2.25 R-2.25 H-120	Supports PB recommendation for property.	CRT-2.25 C-2.25 R-2.25 H-70	CRT-2.25 C-2.25 R-2.25 H-90
<b>168</b>	6900-6930 Arlington Road (Strip Shopping Center)	Bradley Shopping Center	CRT-0.5 C-0.5 R-0.25 H-45	CRT-0.75, C-0.75, R-0.5, H-70	CRT-0.5 C-0.5 R-0.25 H-70		CRT-0.5 C-0.5 R-0.25 H-45	Support Council Staff Recommendation
<b>169</b>	5000 Bradley Boulevard	Safeway	CRT-0.5 C-0.5 R-0.25 H-45	CRT-0.75, C-0.75, R-0.5, H-45	CRT-0.5 C-0.5 R-0.25 H-45		Support Sector Plan	Support Sector Plan

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**SOUTH BETHESDA DISTRICT**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
170	Sacks Neighborhood (Leland Street)	Single Family Homes	R-60	R-60	R-60	Testimony both supporting the existing R-60 zoning and a new floating zone. Residents are split. One recommended creating a BLT program to terminate lots in the Sacks neighborhood.	R-60 with potential floating zone recommendation. Must have contiguous properties seeking rezoning and development must be compatible with any remaining single family homes.	Support Council Staff recommendation
171	Sacks Neighborhood (Wellington Drive)	Single Family Homes	R-60	R-60	R-60	Testimony both supporting the existing R-60 zoning and a new floating zone. Residents are split.	R-60 with potential floating zone recommendation	Support Council Staff recommendation
172	7034 Wellington Drive and Strathmore Street	The Wellington Condo	R-10	R-10	R-10	Owners of the Wellington Condominiums asked to given the same development opportunities given to neighbors and also for increased height and density.	CR 1.5, C 0.25, R-1.5, H-70. Add language regarding compatibility with Sacks Neighborhood (heights should be limited to less than 70' for compatibility if Sacks neighborhood is not rezoned).	Support Council Staff recommendation for CR 1.5, C 0.25, R-1.5, H-70 with compatibility language.
173	Sacks Neighborhood (Wellington Drive and Bradley Blvd.)	Single Family Homes	R-60	R-60	R-60	Testimony both supporting the existing R-60 zoning and a new floating zone. Residents are split.	R-60 with potential floating zone recommendation	Support Council Staff recommendation
174	4743-4733 Bradley Blvd.	Kossow Management/Potomac Property Management	R-10	CR-1.5 C-0.5 R-1.5 H-70	CR-1.5 C-0.5 R-1.5 H-70 <b>(PRIORITY SENDING SITE)</b>		Support Sector Plan zoning	Support Sector Plan zoning

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**SOUTH BETHESDA DISTRICT**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
175	4800-4808 Wellington Drive	Wellington Apartments/ Aldon Management	R-10	CR-1.5 C-0.5 R-1.5 H-70	CR-1.5 C-0.5 R-1.5 H-70		Support Sector Plan zoning	Support Sector Plan zoning
176	4701-4709 Bradley Blvd., 6900-6908 Strathmore St.	Aldon Management	R-10	CR-1.5 C-0.5 R-1.5 H-70	CR-1.5 C-0.5 R-1.5 H-90	Property owner supports Sector Plan recommendation	Support Sector Plan zoning	Support Sector Plan zoning
177	7025-7039 Strathmore Street	Strathmore Apartments/ Kossow Management	R-10	CR-1.5 C-0.25 R-1.5 H-70	CR-1.5 C-0.25 R-1.5 H-70	Request CR 3.0 with H 90 to be comparable to property to the east and south and allow joint redevelopment.	Support Sector Plan	Support Sector Plan
178	6901-6921 Strathmore Street	Offutt Dynasty Trust	R-10	CR-1.5 C-0.25 R-1.5 H-70	CR-1.5 C-0.25 R-1.5 H-90		Support Sector Plan	Support Sector Plan
179	4700 Bradley Boulevard	The Barclay Apartments (HOC)	R-10	CR-3.0 C-0.25 R-3.0 H-70	CR-3.0 C-0.25 R-3.0 H-70 <b>(PRIORITY SENDING SITE)</b>	HOC requests CR 4.0 with height of 100 feet.	CR 1.5, C 0.25, R-1.5, H-70. (revised recommendation presented at 4/18 meeting)	CR 1.5, C 0.25, R-1.5, H-70.
180	4730 -4740 Bradley Boulevard	Aldon Management	R-10	CR-1.5 C-0.25 R-1.5 H-70	CR-1.75 C-0.25 R-1.75 H-70	Support Plan recommendation.	Support Sector Plan zoning	Support Sector Plan zoning
181	4800-4956 Bradley Blvd., 4809-4881 Chevy Chase Drive	Kenwood Forest II Condos	R-30	R-30	R-30		Support Sector Plan	Support Sector Plan
182	6600-6750 Hillandale Road	Kenwood Forest II Condos	R-30	R-30	R-30		Support Sector Plan	Support Sector Plan

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**SOUTH BETHESDA DISTRICT**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
183	4821 -4847 Willett Pkwy, 6601-6691 Hilandale Rd., 4836-4886 Chevy Chase Drive	Kenwood Forest II Condos	R-30	R-30	R-30		Support Sector Plan	Support Sector Plan
184	4800-4832 Chevy Chase Drive		R-10	R-10	R-10		Support Sector Plan	Support Sector Plan
185	4750 Chevy Chase Drive	Aldon Management	R-10	CR-1.5 C-0.5 R-1.5 H-70	CR-1.5 C-0.25 R-1.5 H-70	Support Plan recommendation.	Support Sector Plan zoning	Support Sector Plan zoning
186	4740 Chevy Chase Drive	John Cokinos	EOF 3.0 H-35	CR-3.5 C-1.0 R-3.5 H-70	CR-3.0 C-1.25 R-3.0 H-70		Support Sector Plan	Support Sector Plan
187	4720 and 4702 Chevy Chase Drive	Condominium	R-10	CR-1.5 C-1.5 R-1.5 H-70	CR-1.5 C-0.25 R-1.5 H-70		Support Sector Plan	Support Sector Plan
188	6600 Wisconsin Ave	Fire Station #6	R-10	CR-1.5 C-1.5 R-1.5 H-70	35' height limit ( with Floating Zone of CR-1.5 C-1.5 R-1.5 H-70)	Significant testimony from civic groups and residents opposing floating zone recommendation and potential redevelopment of the Fire Station site.	R-10 (with 35' height limit) - Remove floating zone recommendation	Support Council Staff recommendation to remove floating zone recommendation

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**PEARL DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ADDRESS</b>	<b>PROPERTY OWNER/COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>189</b>	7301 Waverly St., 4550 Montgomery Ave, 7300 Pearl St.		CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-4.0 R-4.75 H-175		Support Sector Plan	Support Sector Plan
<b>190</b>	4601 Montgomery Ave, 4520 East West Hwy.	PLD Lot 47 and Peel Properties	CR-5.0 C-4.0 R-4.75 H-145T	CR-6.0 C-4.75 R-5.75 H-175	CR-5.0 C-5.0 R-5.0 H-175	4520 East West Hwy - Request increased height to 200 feet to provide better tapering from property to the west	Support Sector Plan	Support Sector Plan
<b>191</b>	4500-4510 East West Hwy.	Carr Building	CR-5.0 C-4.0 R-4.75 H-100T	CR-6.0 C-4.75 R-5.75 H-145	CR-5.0 C-5.0 R-5.0 H-175	Supports PB recommendation for property.	CR-5.0 C-5.0 R-5.0 H-125. This property was recently developed and is less than 100 feet tall. The 25 additional feet allows the potential expansion the owner is considering.	Support Council Staff recommendation to reduce height to CR-5.0 C-5.0 R-5.0 H-125. This property was recented developed and is less than 100 feet tall.
<b>192</b>	4521 East West Hwy.	Waverly House (HOC)	CR-3.0 C-0.75 R-3.0 H-145T	CR-3.5 C-0.75 R-3.5 H-175	CR-5.0 C-5.0 R-5.0 H-175 <b>(PRIORITY SENDING SITE)</b>		CR-3.0 C-0.75 R-3.0 H-175	CR-3.0 C-0.75 R-3.0 H-175

**PEARL DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ADDRESS</b>	<b>PROPERTY OWNER/COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>193</b>	7500 Pearl Street	Our Lady of Lourdes Church	R-60	R-60	R-60		Support Sector Plan	Support Sector Plan
<b>194</b>	Our Lady of Lourdes Church Parking Lot		R-60	CRT-1.5 C-0.25 R-1.5 H-50	CRT-0.25 C-0.25 R-0.25 H-50		Support Sector Plan	Support Sector Plan
<b>195</b>	4401-4421 East West Hwy.	East West Hwy Property Owners Group	EOF-1.5 H-50	CR-2.0 C-0.5 R-2.0 H-120/H-50 NEXT TO SCHOOL	CR-1.5 C-1.5 R-1.5 H-120 (height reduced to 50 feet next to BCC-HS)		Reduce the height to 100'	Support Council Staff recommendation to reduce height to 100 and asked MCPS to evaluate for potential expansion of BCC &/or its fields
<b>196</b>	4422, 4416 East West Hwy, 4425 Montgomery Ave	Guido Aldefio and East West Highway, LLC	EOF-1.5 H-60 and CRN-0.5 C-0.5 R-0.25 H-35	CR-2.0 C-1.75 R-2.0 H-120	CR-1.5 C-1.5 R-1.5 H-145	Supports PB recommendation for property.	Support Sector Plan	Support Sector Plan

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**PEARL DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ADDRESS</b>	<b>PROPERTY OWNER/COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
<b>197</b>	4330-4400 East West Hwy and 4311 Montgomery Ave	Topaz House, East West Garage, LLC	EOF-3.0 H-100	CR-3.5 C-3.5 R-3.5 H-120	CR-3.0 C-3.0 R-3.0 H-120	Owners of 4311 Montgomery Avenue support plan recommendation. Representatives of property at 4401 East-West Highway believe Plan recommendations will make the existing building non-conforming (is 6.75 FAR and 125' high)	Revise zoning so that existing structures do not become non-conforming.	Support Council Staff recommendation
<b>198</b>	4337-4343 Montgomery Ave		EOF-1.5 H-45 and CRN-0.5 C-0.5 R-0.25 H-35	CR-2.0 C-1.75 R-2.0 H-120	CR-1.5 C-1.5 R-1.5 H-120	Prefer the PB's original recommendation of CR 3.5 C 3.5 R 3.5 H 120	Support Sector Plan	Support Sector Plan
<b>199</b>	4300-4304 East West Hwy	Streetscape Partners	EOF-1.5 H-50	CR-2.0 C-1.75 R-2.0 H-120	CR-1.5 C-1.5 R-1.5 H-120	Property owner requests 3.0 FAR similar to densities of surrounding properties	Support Sector Plan	Support Sector Plan
<b>200</b>	4242 East West Hwy	Condominium	EOF-3.0 H-100	CR-3.5 C-3.5 R-3.5 H-100	CR-3.0 C-3.0 R-3.0 H-100		Support Sector Plan	Support Sector Plan

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**PEARL DISTRICT**

<b>MAP #</b>	<b>PROPERTY LOCATION/ADDRESS</b>	<b>PROPERTY OWNER/COMMON NAME</b>	<b>CURRENT ZONING</b>	<b>PLANNING STAFF RECOM. ZONING</b>	<b>SECTOR PLAN PROPOSED ZONING</b>	<b>TESTIMONY</b>	<b>COUNCIL STAFF RECOMMENDATION</b>	<b>PHED COMMITTEE RECOMMENDATION</b>
201	4300 Montgomery Ave		EOF-1.5 H-60	CR-2.0 C-1.75 R-2.0 H-60	CR-1.5 C-1.5 R-1.5 H-60		Support Sector Plan	Support Sector Plan
202	4306-4336 Montgomery Ave		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	CRT-0.5 C-0.5 R-0.5 H-35 <b>(PRIORITY SENDING SITES)</b>		Support Sector Plan	Support Sector Plan
203	4338-4400 Montgomery Ave	Sport and Health	CRN-0.5 C-0.5 R-0.25 H-35	CR-3.5 C-3.5 R-3.5 H-120	CR-1.5 C-1.5 R-1.5 H-120		Support Sector Plan	Support Sector Plan
204	4420 Montgomery Ave	Pearlmount Associates	EOF-1.5 H-100	CR-3.5 C-3.5 R-3.5 H-120	CR-1.5 C-1.5 R-1.5 H-145		Support Sector Plan	Support Sector Plan
205	4422-4424 Montgomery Ave	Pearlmount Associates	EOF-3.0 H-100	CR-3.5 C-3.5 R-3.5 H-120	CR-3.0 C-3.0 R-3.0 H-145	The 3 parcels that make up the Pearlmount Property should be allowed the maximum height of 175 feet and maximum density of 5 FAR similar to the property directly to the west.	Support Sector Plan	Support Sector Plan

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**EASTERN GREENWAY NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
206	4720 Maple Ave and 4721 Highland Ave	PLD Lot 25	CR-3.0 C-2.0 R-2.75 H-60T	CR-3.5 C-2.5 R-3.25 H-70	CR-3.0 C-2.0 R-2.75 H-70	CBAR recommends designating as parkland	Support Plan	Support Plan
207	4702-4704 Maple Ave and 4701-4703 Highland Ave	PLD Lot 25	R-60	CRT-0.5, C-0.25, R-0.5, H-70	CRT-0.5 C-0.25 R-0.5 H-70	CBAR recommends designating as parkland	Support Plan	Support Plan
208	4706 Highland Ave and 4707 West Virginia	BF Saul	CR-3.0 C-2.0 R-2.75 H-60T	CR-3.5, C-2.5, R-3.25, H-70	CR-3.0 C-2.0 R-2.75 H-70	Property owner requests H 90 as better transition to 145 on Wisconsin and believes it will help keep eastern edge low (35' or 0).	CR-3.0 C-2.0 R-2.75 H-90	CR-3.0 C-2.0 R-2.75 H-90
209	4704 Highland Ave and 4705 West Virginia	BF Saul	CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5, C-0.25, R-0.5, H-70	CR-0.5 C-0.5 R-0.25 H-70	CBAR recommends height step down from 70 (on 208) to 35 feet on 209	Support Plan	Support Plan
210	4700-4702 Highland Ave and 4701-4703 West Virginia		R-60	CRT-0.5, C-0.25, R-0.5, H-70	CRT-0.5 C-0.25 R-0.5 H-70	CBAR supports designation in Plan for Park.	Support Plan	Support Plan

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**EASTERN GREENWAY NORTH DISTRICT**

MAP #	PROPERTY LOCATION/ ADDRESS	PROPERTY OWNER/ COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATION	PHED COMMITTEE RECOMMENDATION
211	4720-4722 West Virginia	PLD Lot 44	CR-3.0 C-2.0 R-2.75 H-60T	CR-3.5, C-2.5, R-3.25, H-70	CR-3.0 C-2.0 R-2.75 H-70	CBAR: designate as parkland	Support Plan	Support Plan
212	4700-4702 West Virginia		R-60	CRT-0.5, C-0.25, R-0.5, H-70	CRT-0.5 C-0.25 R-0.5 H-70	CBAR: designate as part of greenway	Support Plan	Support Plan
213	4701-4707 Chase Ave	Chase Ave Park and Huron Associates	R-60	CRT-0.5, C-0.25, R-0.5, H-70	CRT-0.5 C-0.25 R-0.5 H-70	Owner objects to FAR recommendation on western portion of area that is a parking lot since other lots are getting more FAR. CBAR: Maintain Chase Ave. Park. Question why is was zoned CRT	R-60 for portion that is parkland (use consistent zoning for Parks)	Support Council Staff recommendation to zone portion that is parkland R-60
214	4709-4711 Chase Ave	Todd Debinder	CR-3.0 C-2.0 R-2.75 H-60T	CR-3.5, C-2.5, R-3.25, H-70	CR-3.0 C-2.0 R-2.75 H-70	CBAR: expand park but do not increase height on area 90 to 200'	Support Plan	Support Plan
215	7820 Tilbury Street		R-10	R-10	R-10	CBAR: Step down to 35'	CRT-1.5, C-0.25, R-1.5, H-70 (to facilitate Greenway if property redevelops)	Support Council Staff recommendation
216	Cheltenham Park		R-60	R-60	R-60		Support Plan	Support Plan
217	7700 Tilbury Street		PD-35	CRT-1.25, C-0.25, R-1.25, H-35	CRT-1.25 C-0.25 R-1.25 H-35		Support Plan	Support Plan

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**EASTERN GREENWAY DISTRICT - SOUTH**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
218	4600 Elm Street, 7200-7222 47th Street, 4613 Willow Lane		CR-3.0 C-2.0 R-2.75 H-35T	CR-3.5 C-2.5 R-3.25 H-70	CR-3.0 C-2.0 R-2.75 H-70		Support Sector Plan	Support Sector Plan
219	7150 46th Street	PLD Lot 24	R-60	CRT-0.5 C-0.25 R-0.5 H-70	CRT-0.5 C-0.25 R-0.5 H-70	Significant testimony asking that this parking lot be converted into a park. If redevelopment is allowed, it should be at a height less than 70 feet.	Support Sector Plan	Support Sector Plan
220	7106 46th Street	PLD Lot 24	CR-3.0 C-2.0 R-2.75 H-35T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-2.0 R-2.75 H-90		Support Sector Plan	Support Sector Plan
221	4620 Leland Street		CR-3.0 C-2.0 R-2.75 H-75T	CR-3.5 C-2.5 R-3.25 H-90	CR-3.0 C-2.0 R-2.75 H-90		Support Sector Plan	Support Sector Plan
222	4600 Leland Street	PLD Lot 10	R-60	CRT-0.5 C-0.25 R-0.5 H-70	CR-3.5 C-3.5 R-3.5 H-70 <b>(PRIORITY SENDING SITE)</b>	Significant testimony asking that this parking lot be converted into a park. If redevelopment is allowed, it should be at a height less than 70 feet.	Support Sector Plan	Support Sector Plan

**EASTERN GREENWAY DISTRICT - SOUTH**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
223	4508 Walsh Street	Writer's Center (County Owned Property)	R-60	R-60	R-60		CRT-1.5 C-1.5 R-0.5 H-70	CRT-1.5 C-1.5 R-0.5 H-70
224	4504 Walsh Street	Lebling Companies	CRT-1.5 C-1.5 R-0.5 H-45	CRT-1.75 C-1.75 R-0.75 H-70	CRT-1.5 C-1.5 R-0.5 H-70		Support Sector Plan	Support Sector Plan
225	4500-4502 Walsh Street, 6900-6904 West Street, 4501-4503 Stanford Street		R-60	CRT-0.5 C-0.25 R-0.5 H-70	CRT-0.5 C-0.25 R-0.5 H-70		Support Sector Plan	Support Sector Plan
226	4507 Standford Street	Hadjin Associates	CRT-1.5 C-1.5 R-0.5 H-35	CRT-1.75 C-1.75 R-0.75 H-70	CRT-1.5 C-1.5 R-0.5 H-70		Support Sector Plan	Support Sector Plan
227	4509-4511 Stanford Street		CR-3.0 C-2.0 R-2.75 H-35T	CR-3.5 C-2.5 R-3.25 H-70	CR-3.0 C-2.0 R-2.75 H-70		Support Sector Plan	Support Sector Plan
228	6831 Wisconsin Ave	Trader Joes Parking	R-60	CRT-0.5 C-0.25 R-0.5 H-70	CR-1.5 C-0.5 R-1.5 H-70		Support Sector Plan	Support Sector Plan
229	6830, 6110 West Ave (associated with 6801 Wisconsin Ave)	Jaffe Property (Bray&Scarff)	R-60	CRT-0.5 C-0.25 R-0.5 H-70	CR-1.5 C-0.5 R-1.5 H-70	Supports PB recommendation for property.	Support Sector Plan	Support Sector Plan

(5)

**EASTERN GREENWAY DISTRICT - SOUTH**

MAP #	PROPERTY LOCATION/ADDRESS	PROPERTY OWNER/COMMON NAME	CURRENT ZONING	PLANNING STAFF RECOM. ZONING	SECTOR PLAN PROPOSED ZONING	PH COMMENTS	COUNCIL STAFF RECOMMENDATIONS	PHED COMMITTEE RECOMMENDATION
230	6700 West Ave - (associated with 6701 Wisconsin Ave/St. John's Episcopal Church )	St. John's Episcopal Church	R-60	CRT-0.5 C- 0.25 R-0.5 H- 70	CR-2.25 C- 2.25 R-2.25 H-120 (uniformed zoning, <b>PRIORITY SENDING SITE</b> )	Supports PB recommendation for property, particularly uniform zoning for site.	Support FAR but reduce height on eastern portion of the site to 45' (and 90' at Wisconsin).	Support Council Staff recommendation

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**Fire, Rescue & EMS**

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**BETHESDA-CHEVY CHASE RESCUE SQUAD, INC**

April 20, 2017

The Honorable Roger Berliner  
President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue, 6<sup>th</sup> Floor  
Rockville, MD 20850

Councilmember Berliner:

In connection with your review of the Sector Plan affecting the Bethesda Chevy Chase Rescue Squad located at 5020 Battery Lane in Bethesda, Maryland, you have asked us to confirm that (i) the anticipated redevelopment of the Rescue Squad's site will not adversely affect the Squad's operational capacity, and (ii) County approval will be obtained before the final land transfer. Please consider this letter to be such assurance.

Specifically, our arrangements for the development of the site specifically and expressly provides for staged development—to wit, the new Rescue Squad facility is required to be completed, operational and to have obtained a certificate of occupancy before the old facility is taken out of service and its site redeveloped. Moreover, the new Rescue Squad facility being designed is expected to increase operational efficiency in several ways, including (i) enabling the Squad to acquire and deploy more modern, state of the art equipment (including, importantly, telecommunication equipment), (ii) allowing the Squad to better serve female volunteers (who make up a growing percentage of the volunteer pool) with better and segregated live-in space, (iii) enhancing on-site training space, and (iv) providing more space to better protect and maintain vehicles. It is also expected that the redevelopment of the site will provide financial resources to the Squad to enable it to better respond to changes in operational demands in the future.

**Volunteer, the experience of a lifetime!**



The Honorable Roger Berliner  
April 20, 2017  
Page 2

In addition, our contractual arrangements condition the redevelopment of our site to the developer of the approval of the County's Chief Administration Officer as required under Section 21-26 of the Montgomery County Code and condition the transfer of portions of our site to the developer on the obtaining of site development plan approval, which is a process that provides an opportunity for further public input.

The Board of the Rescue Squad and the vast majority of our members remain committed to the redevelopment of our facilities and view it as essential to maintaining the high level of service to the community on which we pride ourselves. Thank you for this opportunity to give you and the public these assurances.

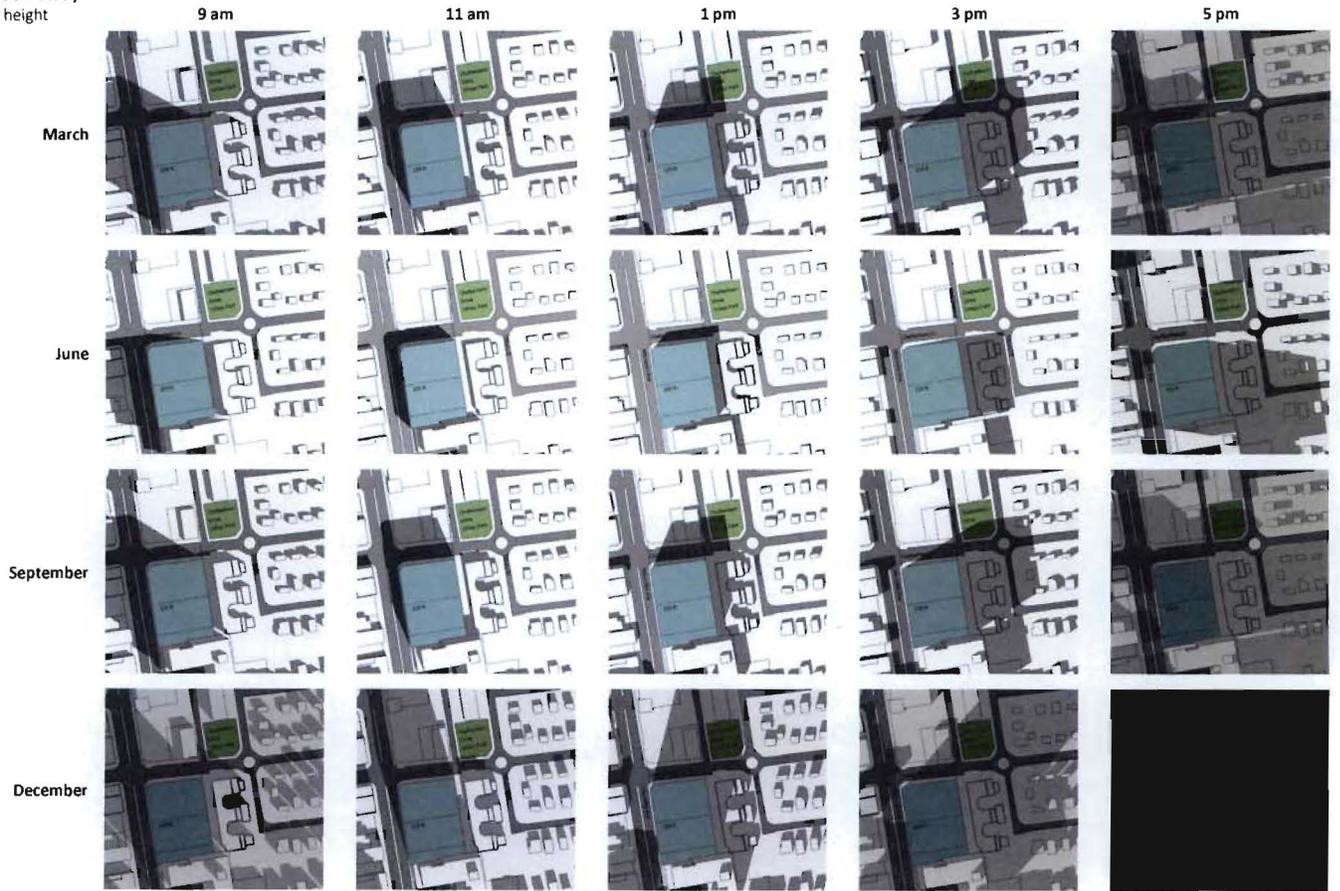
Sincerely,  
BETHESDA CHEVY CHASE RESCUE SQUAD

By: Kenneth B. Holden  
Kenneth Holden, President

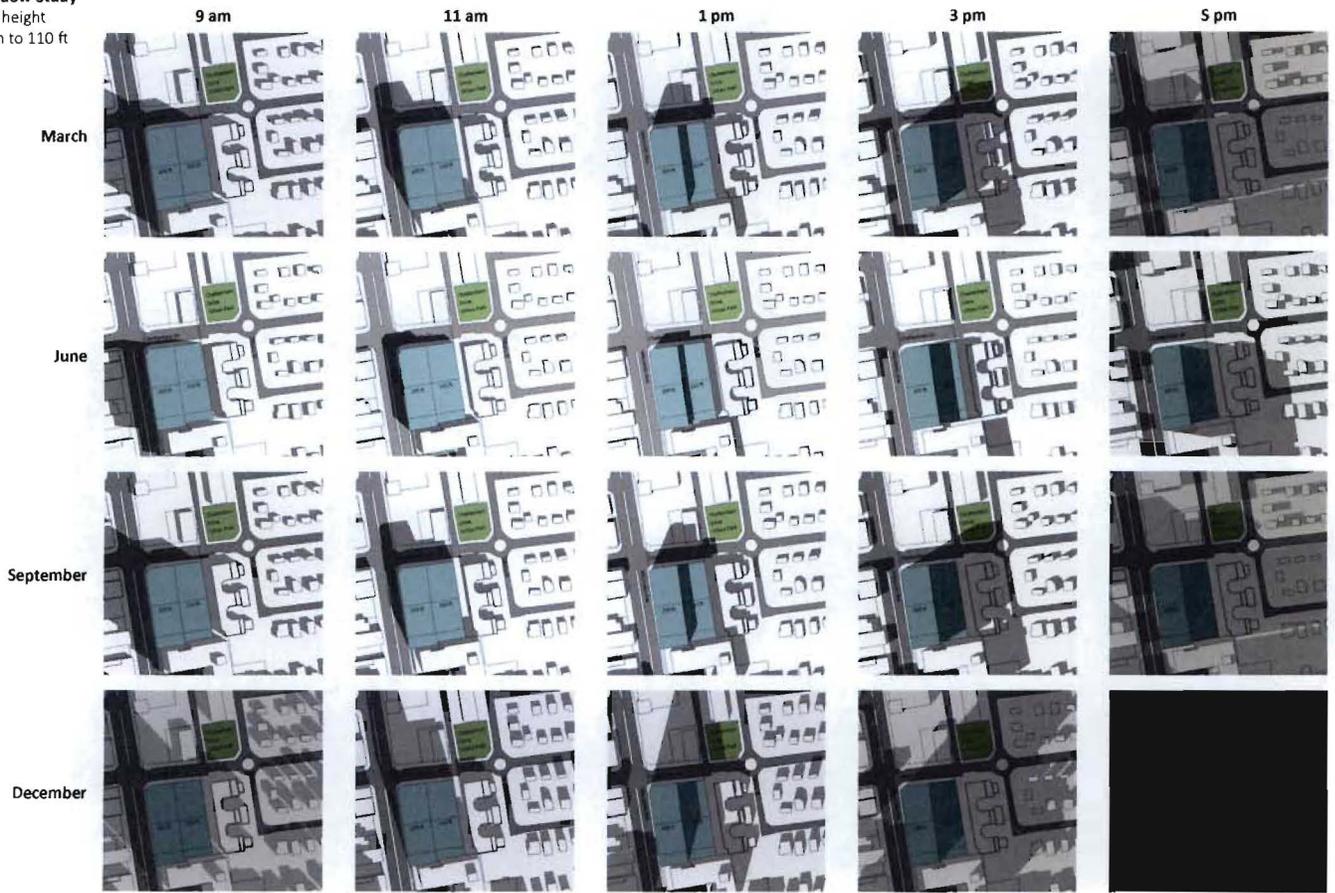
By: Edward G. Sherburne  
Edward G. Sherburne, Fire/Rescue Chief

cc: Patrick L. O'Neil, Esq.

Acura Site Shadow Study  
200 ft building height

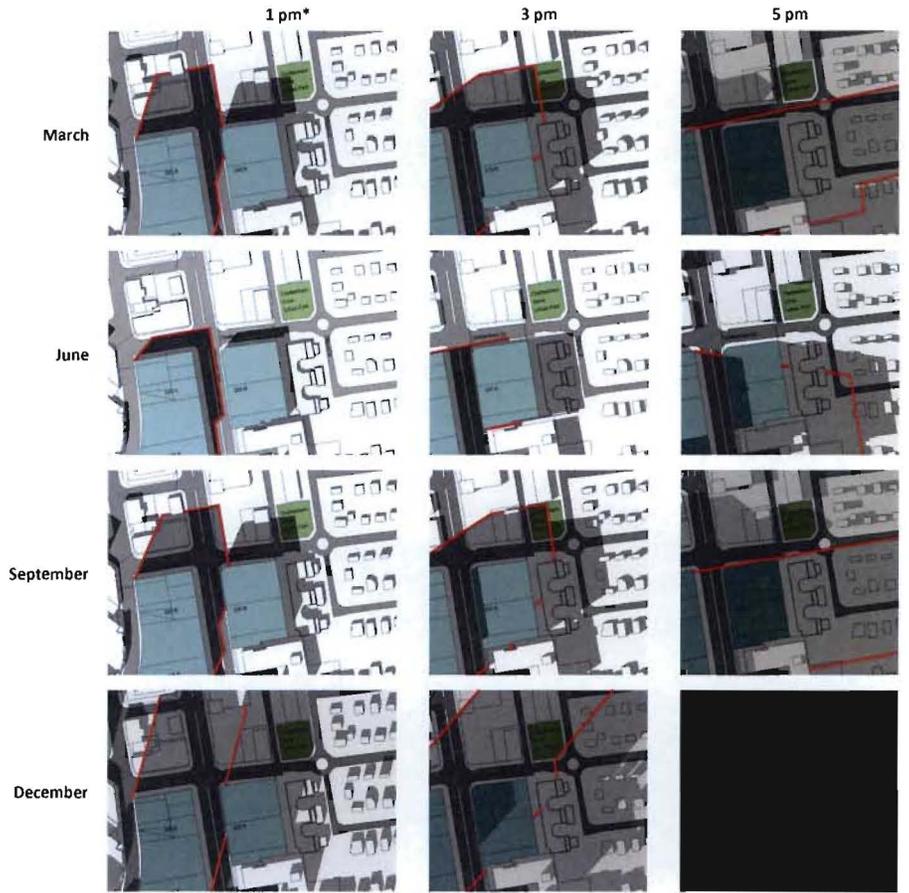


**Acura Site Shadow Study**  
200 ft building height  
with step down to 110 ft



**Acura Site Shadow Study**  
200 ft building height

— Marriott Site shadows at 290/145 ft for comparison



Note: The Marriott Site shadows only impact the areas east of Wisconsin Avenue after 1pm

7901-Block Shadow Study  
200 ft building height



7901-Block Shadow Study  
175 ft building height



7901-Block Shadow Study  
120 ft building height



7901-Block Shadow Study  
90 ft building height



8001-Block Shadow Study  
120 ft building height



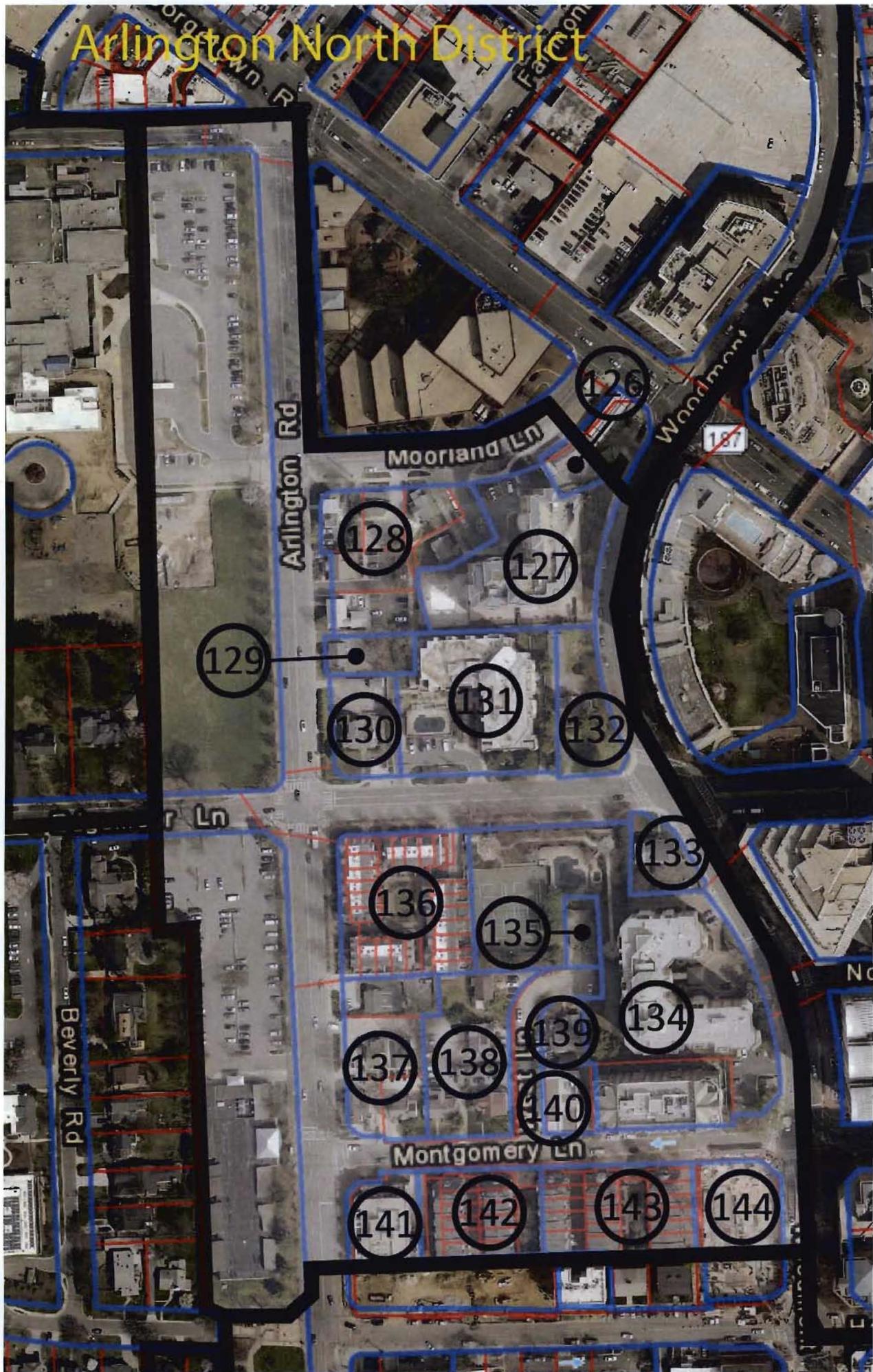
**8001-Block Shadow Study**  
90 ft building height



8001-Block Shadow Study  
145 ft building height



# Arlington North District



# Arlington South District



168

165

167

166

169

74

Blvd

Kenwood Forest Ln

Arlington Rd

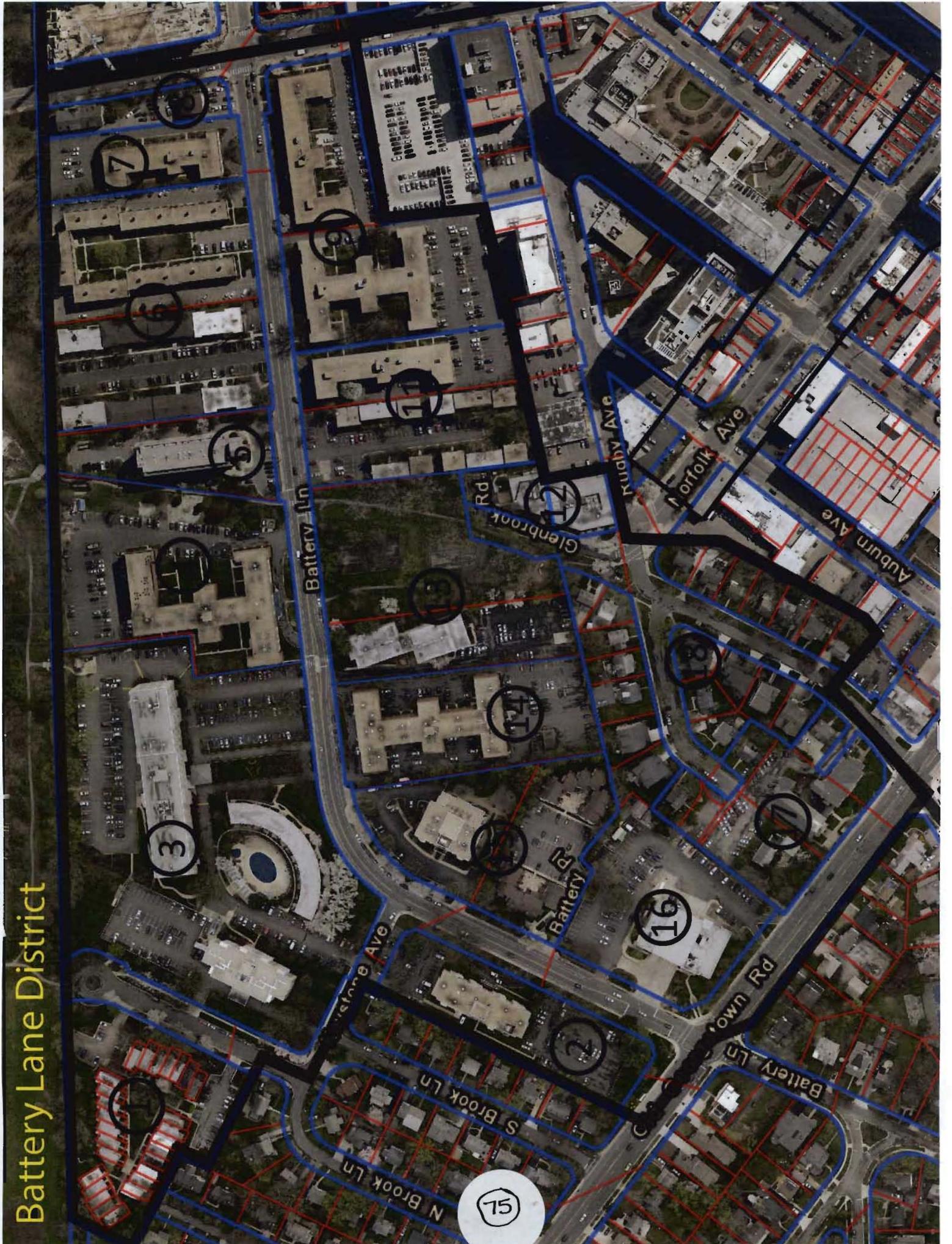
191

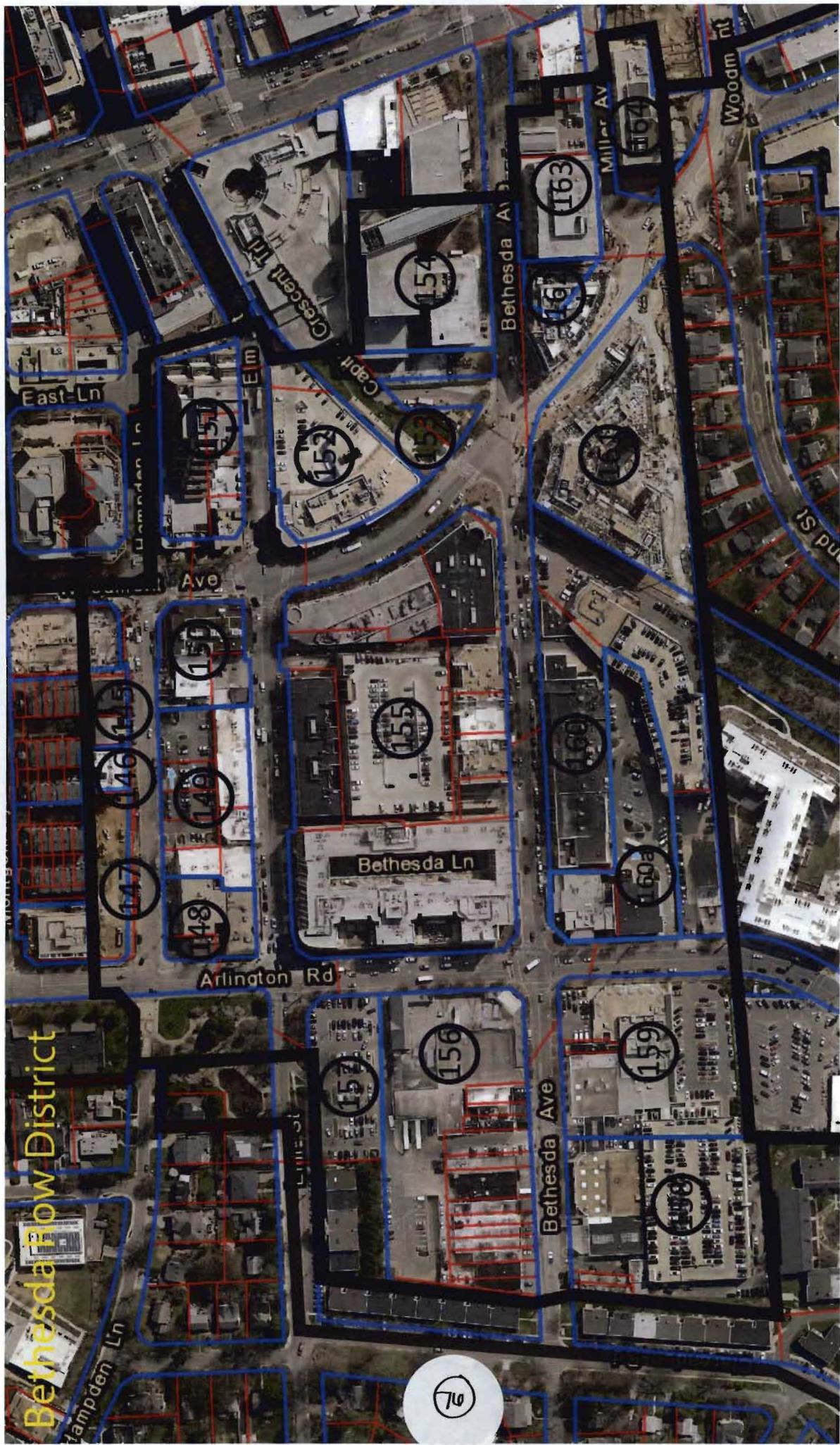
Hillendale Rd

Bradl

Lela

# Battery Lane District





Bethesda Flow District

76



Eastern  
Greenway  
North

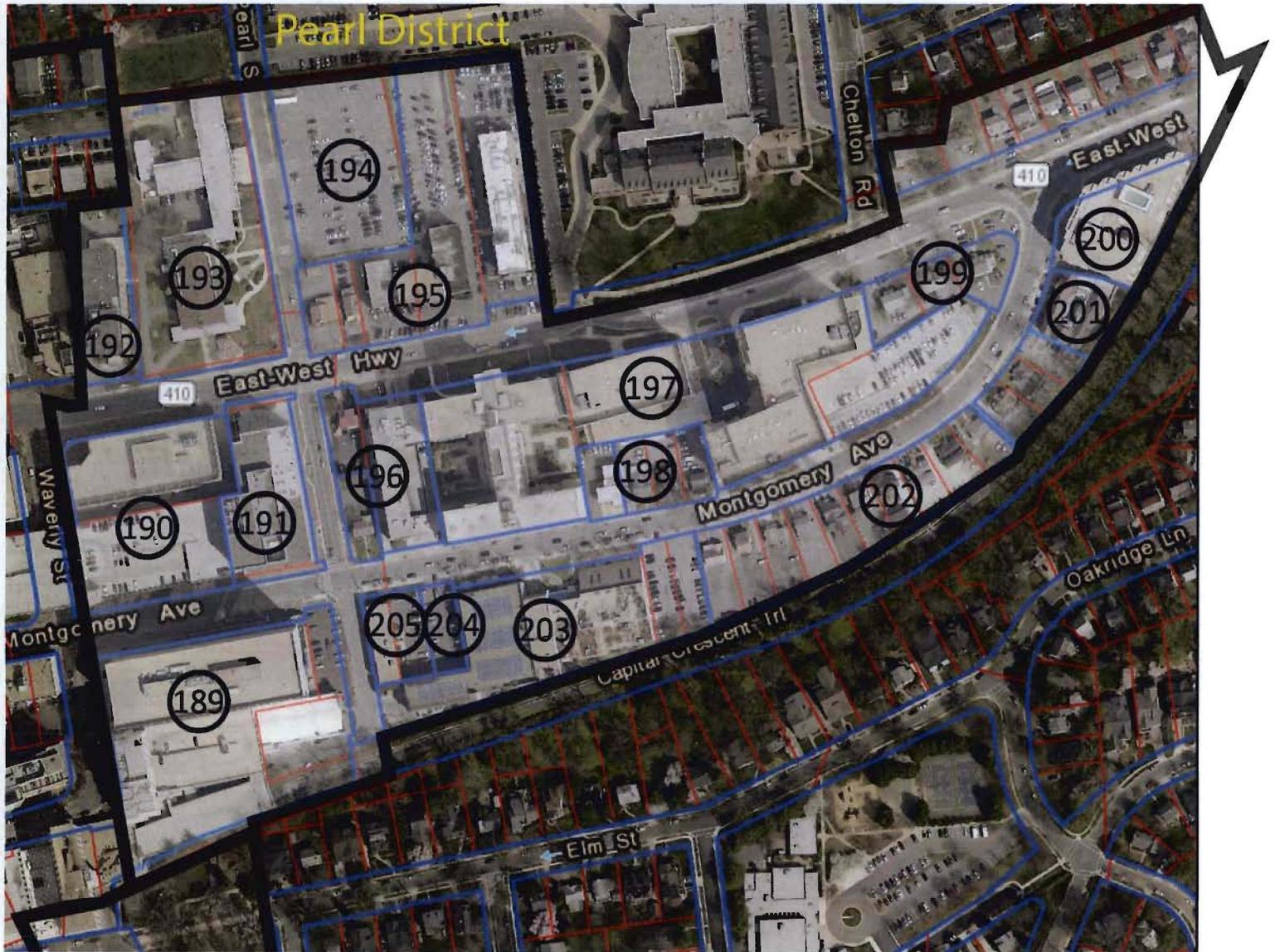
# Eastern Greenway St South



76

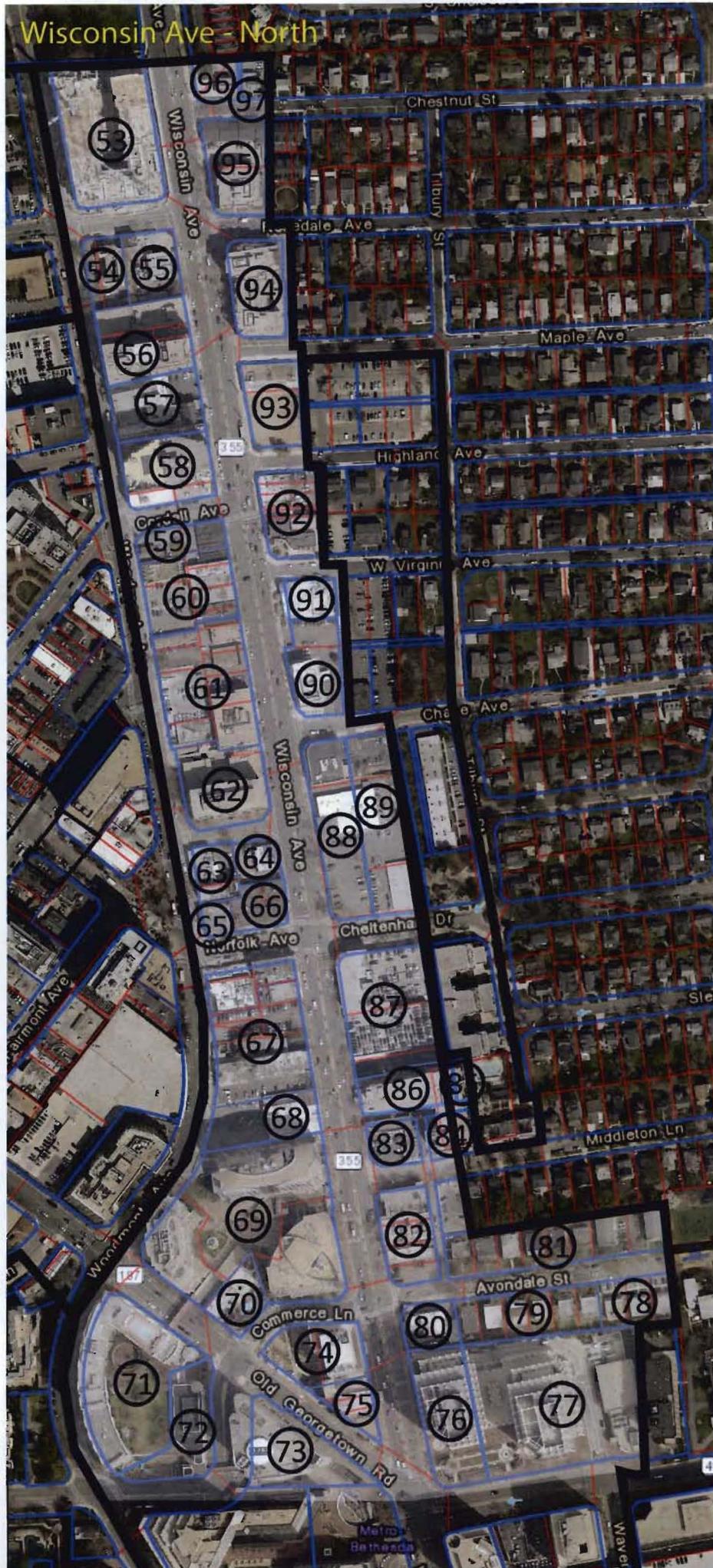
78

Pearl District





Wisconsin Ave - North



81



# Woodmont Triangle District

