

MEMORANDUM

March 24, 2017

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene Michaelson, ^{MM} Senior Legislative Analyst

SUBJECT: Bethesda Downtown Sector Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's eighth worksession on the Bethesda Downtown Sector Plan. At this meeting, the Committee will focus on affordable housing issues, a few follow-up issues, the Plan's site-specific recommendations for the Battery Lane District, and the Plan's allocation of density between commercial and residential density. Staff has also summarized Committee comments on the Bethesda Overlay zone thus far to aide in its future review. Summaries of the zoning recommendations and public testimony for each area are attached at © 1-41. Maps showing the zoning areas for all are attached on © 47-57.

Councilmembers should bring their copy of the Plan to the meeting.

BETHESDA OVERLAY ZONE

The Committee agreed with the Staff recommendation to defer its consideration of the Bethesda Overlay zone until it has completed its work on the Sector Plan; however, Staff thought it would be useful to list in this memorandum potential changes to the Overlay zone that have been identified by the Committee:

- Eliminate sending and receiving areas, but modify the existing density transfer provisions to facilitate their use in Bethesda (e.g., eliminate the ¼ acre radius, but limit to the high-performance area).
- Require 15 percent moderately priced dwelling units (MPDUs) on all new development, not just projects that need additional density to develop.
- Consider whether it is advisable to further limit parking requirements for new development.
- Eliminate public benefit points for proximity to Metro and consider whether to revise other public benefit points.

- Eliminate public benefit points for actions required by the Overlay zone (e.g., 15 percent MPDUs), but continue to provide public benefit points for projects that exceed what is required by the Overlay zone.
- Explore options to require enhanced design review for all new development (instead of limiting it to projects that acquire new density via the Overlay zone).
- Assess the recommendation for a park impact payment relative to other financing options for new parks and the appropriate amount of the payment.
- Determine how to decide whether density allocated via the Overlay zone will be commercial or residential.

AFFORDABLE HOUSING

At an earlier meeting, the Committee decided to increase the requirement for MPDUs for all optional method projects from 12.5 to 15 percent. The Committee was interested in exploring options to try to preserve the existing market rate affordable units in Bethesda to the extent possible.

Attached on © 42-46 is a memorandum from Planning Department staff presenting different options to increase or preserve affordable housing. Staff recommends that the Committee provide Planning Department staff the opportunity to present their recommendations to the Committee. There are a few key ideas that Staff believes the Committee should explore.

First, © 42 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, they recommend that all T properties not be allowed additional height for additional affordable housing. Staff would have preferred to keep the existing heights without the conversion and maintain the incentive to increase affordable housing, but questions whether the Committee is interested in revisiting the heights on all properties rezoned from a T zone. If the Committee is interested, Staff can recommend the heights for each T-zoned area so that the additional height could only be obtained with affordable housing that exceeds the requirements of the Sector Plan.

On © 43, Goal 1, the memorandum identifies the potential to exempt properties with at least 30 percent affordable housing from making a park impact payment (PIP) when seeking allocation of additional density via the Bethesda Overlay zone. Staff generally supports this option, but believes the threshold should be 25 percent Moderately Priced Dwelling Units (MPDUs), similar to the standard for exempting affordable housing projects from impact taxes. While it is likely that the Housing Opportunities Commission (HOC) or another housing organization may be the only ones to take advantage of this option, it may provide some incentive for others as well. (The owner of Area 64 has expressed interest in a project with significant affordable housing.)

The memorandum also suggests the possibility of limiting the height on properties with existing affordable housing and then allowing an increase in height via a floating zone or the Bethesda Overlay zone, linked to either 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. Staff believes 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.** The Sector Plan could indicate that these properties would be appropriate for a higher density floating zone application and would

establish the criteria for when a floating zone is appropriate (e.g., the retention of 50 percent of market rate affordable housing as suggested in the Planning Department staff memo). The Council could also explore whether there is a way to link an increase in height on designated properties to the provision of additional affordable housing in the Bethesda Overlay zone. Staff recommendations for the Battery Lane District presented below assume implementation of this concept and limit heights accordingly. If the Committee endorses this idea, Staff will work with Planning Department staff to determine which properties in other areas should also be considered for this approach.

SUMMARY OF ZONING DECISIONS

Attached on © 1-41 are charts that summarize all the Committee recommendations thus far on zoning for properties by District. Staff has provided these in advance of the first Council worksession, both for the Committee to be able to keep track of all of its decisions and for interested parties to verify that Staff has accurately recorded all Committee decisions on this large number of properties. Maps of all districts have also been attached for reference.

FOLLOW-UP

Thirteen properties were identified by the Committee for additional discussion:

Area 118 Ford Property

This property is directly south of the Farm Women's Market. The Committee asked Staff to consider language that would provide a height of 150 feet, with the ability to go up to 175 feet if the property redevelops in a manner that benefits the Farm Women's Market. The zoning would have to be set at 175 feet, but the Sector Plan could indicate the height is limited to 150 feet unless the properties are developed under a single sketch plan and site plan that requires the preservation and continued use of the historic structure on the Farm Women's Market site (as a market or other appropriate use). In the alternative, additional building height may be allowed if the ownership of the Farm Woman's Market is transferred to M-NCPPC.

Area 35 Saul Property

Councilmember Floreen asked for reconsideration of the Sector Plan recommendation for Area 35 in the Woodmont Triangle (see map on © 57). This property is bound by Arlington Boulevard, Old Georgetown Road and Moorland Lane, directly across the street from Bethesda Elementary School. The property is currently zoned with a height of 90T and the Planning Board Draft recommends increasing it to 175 feet. South of Moorland Lane, heights east of Arlington Boulevard are limited to 60 feet. Council Staff generally recommended retaining heights throughout Woodmont Triangle at their prior heights and specifically supported the Planning Department staff recommendation for 110 feet as an appropriate transition to the properties to its south, which will be limited to 60 feet.

Areas 63 and 64

Areas 63 and 64 in the Wisconsin Avenue North District were deferred because one of the property owners suggested that the height should be linked to the provision of affordable housing (see map on © 55). These sites are north of Norfolk Avenue, between Wisconsin Avenue and Woodmont Avenue.

The Sector Plan recommends a height of 250 feet for both sites and indicates that Area 64 can be increased to 290 feet “if a park is dedicated as an extension of Veterans Park and the block is assembled”. It is unclear whether assemblage is likely. Given the Committee’s prior decisions, Staff recommends setting a height of 225 feet. The Committee supported a height for the adjacent southern property of 225 feet and 200 feet for the property to the north. The property owner has indicated an interest in providing a significant number of affordable units, and the Committee could consider whether to designate this property as being eligible for floating zone (or potential Overlay zone provisions) linked to the provision of affordable housing.

Abandonments

Councilmember Riemer asked Staff to prepare new language for the Sector Plan that might allow abandonments, contingent on providing public benefits.

F. Street Abandonments

The County should consider a proposed abandonment of street right-of-way for a development that uses the abandoned right-of-way to provide a significant public benefit.

BATTERY LANE DISTRICT

The Battery Lane District is discussed on pages 123-127 of the Sector Plan. A map of the District is attached on © 47. A summary of zoning recommendations and testimony is attached at © 1-2.

The Battery Lane District consists primarily of garden and mid-rise apartments along Battery Lane between Woodmont Avenue and Old Georgetown Road, directly south of the National Institutes of Health (NIH) campus. The Sector Plan indicates that “within this District 1,044 dwelling units in 16 building complexes provide one of the major sources of market-rate affordable housing in Bethesda.” In 2006, when the Council considered the Woodmont Triangle Sector Plan, it deferred zoning decisions for this area and directed the Planning Board to do a study of options to preserve existing market-rate affordable housing.

The existing zoning in Woodmont Triangle is primarily R-10 or Planned Development (PD), but there is also some R-60, Residential Townhouse (RT) and Commercial Residential (CR) zoning. The Sector Plan recommends retaining zoning for the existing townhouses and single-family homes and some of the R-10 zoning. It rezones most properties to the CR zone at heights of 120 feet, which is significantly greater than the heights of many existing buildings along Battery Lane (several are 4-5 stories high) and is also greater than heights of recently approved local map amendments that range from 80 to 110 feet.

As noted above in the discussion on affordable housing, Staff recommends reducing the Sector Plan recommended heights on properties that do not have existing or recently-approved development with higher height, and which have significant affordable housing. Redevelopment with greater heights should then be linked to the preservation of market-rate affordable housing. In addition to these reductions shown on © 1, Staff believes the Committee should focus on the following properties:

1. Bethesda Chevy Chase Rescue Squad

The Bethesda-Chevy Chase Rescue Squad (area 16) is located at the intersection of Old Georgetown Road and Battery Lane. The current zoning is R-60 and the Rescue Squad supports the Sector Plan recommendation to rezone the property to CR at a height of 120 feet. They hope to have the Rescue Squad rebuilt in a partnership with a developer who would also construct a residential building on the property. The Council received testimony from individuals concerned about the height and whether redevelopment would limit their ability to provide the necessary services to the public. Staff believes a height of 90 feet would be more compatible with other properties. A 90-foot building is being constructed on the property of the adjacent Church. Staff believes that Rescue Squad volunteers will place the long-term interests of the Squad above their desire for a new facility and does not believe the Squad will compromise their ability to provide necessary services for the neighborhood. Should the Committee be concerned and feel that rezoning is not appropriate at this time, Staff recommends that the Sector Plan indicate that the site would be appropriate for a floating zone, so that these issues can be considered in more detail via a local map amendment process.

2. GRNW Property (adjacent to Battery Lane Urban Park)

This property (see Area 12 on map on © 47) is currently split zoned (CR 3.0 and CRN 0.5), and the Sector Plan recommended uniform zoning (CRT 3.5) and designation as a priority sending area to create the opportunity to expand Battery Lane Urban Park. Although the Committee agreed to eliminate the priority sending area concept and the increase in floor area ratio (FAR)¹ associated with it, Staff believes the zoning strategy should help facilitate park expansion. Staff supports the uniform zoning strategy, which would allow a transfer of density on this site if a portion is redeveloped and the remainder is dedicated. Consistent with recommendations on all other Sending Sites, Staff does not support an increase in FAR from the existing 3.0 and therefore recommends that the entire site be zoned with an FAR of 3.0.

ALLOCATION BETWEEN COMMERCIAL AND RESIDENTIAL DENSITY

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. Staff believes that there should be an incentive for commercial development closest to the Metro (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.

Staff recommends the following strategy:

1. Edge properties should be primarily or exclusively residential, except where there is existing commercial development. The Sector Plan already does this on most, but not all properties.
2. Properties in the core and closest to Metro should be given the maximum commercial FAR and less residential FAR. Several of the properties right on top of Metro with an 8.0 total FAR

¹ The 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.

have commercial densities of 6 and residential densities of 7.5. A few, such as the site of the Regional Services Center, have very limited commercial density. While there should be flexibility to allow residential development, commercial density should be greater than the residential density in the core area.

3. 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 Staff no longer believes this strategy is appropriate. The Bethesda Downtown Sector Plan increased commercial potential for certain properties and not others (generally due to property owner requests). Staff believes there should be a consistent approach and that all Woodmont Triangle properties except those closest to lower-density residential development should have maximum commercial capacity.
4. In the Pearl District, Staff supports the Plan's flexibility for residential or commercial development and, in the Battery Lane District, the focus on residential development.
5. In other areas, there should be a site-by-site analysis, since some blocks are primarily residential and others are commercial.

If the Committee agrees with this approach, Staff will propose specific changes by area.

As noted previously, the Committee will need to address how new density allocated via the Overlay zone will be allocated as commercial or residential development, but that determination will not need to be made until the Committee considers the Overlay zone.

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
1	N Brook Lane (Townhomes)		RT-12.5	THD	THD		THD
2	5015 Battery Lane - The Middlebrook Apartments	Aldon Management	R-10	R-10	R-10		R-10
3	4977 (Whitehall Condominium), 4979 Battery Lane		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
5	4925 Battery Lane		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
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
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
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
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

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
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
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
13	Battery Lane Urban Park and 4970 Battery Lane		R-10	R-10	R-10		R-10, Limit height to 70'
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
15	5000 Battery Lane and City Commons of Bethesda		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
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)
18	Single Family Homes along Glenbrook Road		R-60	R-60	R-60		R-60

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
126	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
127	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
128	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
129	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
130	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
131	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
132	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

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

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
141	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
142	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
143	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
144	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

5

ARLINGTON SOUTH 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
165	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
166	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
167	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
168	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
169	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

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 (PRIORITY SENDING SITE)		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

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 proprty, 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: CR-5.0 C-5.0 R-5.0 H-145
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

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
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

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
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

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
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	Cheltanham 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

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 (PRIORITY SENDING SITE)	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
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

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
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
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, PRIORITY SENDING SITE)	Supports PB recommendation for property, particalary 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

PEARL DISTRICT								
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
189	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
190	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
191	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-tall. This property was recented developed and is less than 100 feet tall.
192	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 (PRIORITY SENDING SITE)		Defer pending discussion of affordable housing	

PEARL DISTRICT

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
193	7500 Pearl Street	Our Lady of Lourdes Church	R-60	R-60	R-60		Support Sector Plan	Support Sector Plan
194	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
195	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
196	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

(15)

PEARL DISTRICT

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
197	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 structure does not become non-conforming.	Support Council Staff recommendation
198	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
199	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
200	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

PEARL DISTRICT								
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
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 (PRIORITY SENDING SITES)		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 (revised recommendation)	
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	
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. Consider revising for non-conforming uses.	Support Council Staff recommendation

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 (PRIORITY SENDING SITE)		Support Sector Plan zoning	Support Sector Plan zoning

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		Defer pending discussion of affordable housing	Defer pending discussion of affordable housing
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	Defer pending discussion of affordable housing	Defer pending discussion of affordable housing
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 (PRIORITY SENDING SITE)	HOC requests CR 4.0 with height of 100 feet.	Defer pending discussion of affordable housing	Defer pending discussion of affordable housing
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.	Defer pending discussion of affordable housing	Defer pending discussion of affordable housing
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

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.	Defer pending discussion of affordable housing	Defer pending discussion of affordable housing
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	R-10 (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 - Remove floating zone recommendation	Support Council Staff recommendation to remove floating zone recommendation

20

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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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

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.	Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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.	Support FAR and decrease height to 200	Support Council Staff recommendation
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.	Defer pending discussion of affordable housing	Deferred
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.	Defer pending discussion of affordable housing	Deferred

22

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	Support FAR and decrease height to 225	Support Council Staff recommendation
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.	Support FAR and decrease height to 225	Support Council Staff recommendation
67	7742-7758 Wisconsin Ave, 7709-7731 Woodmont ave	Bethesda Center Holdings/ Tastee Diner/Blackwell	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 with note saying not entire property can develop at 290.	Support Council Staff recommendation
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.	Support Sector Plan	Support Sector Plan

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		Support Sector Plan	Support Sector Plan
70	7607 Old Georgetown Road	Drayton, Taylor, Rea LLC	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	Support Sector Plan
71	7620 Old Georgetown Road	Metropolitan (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 (PRIORITY SENDING SITE)		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		Support Sector Plan	CR-5.0 C-1.0 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		Support Sector Plan	Support Sector Plan

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		Support Sector Plan	Support Sector Plan
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 (PRIORITY SENDING SITE)		CR-1.5 C-0.25 R-1.5 H-70	Support Council Staff recommendation
79	4512-4534 Avondale Street	HP II, 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
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

(25)

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
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 0, 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

(16)

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	Support Council Staff recommendation
89	4725 Cheltanham Dr.,		CR-3.0 C-2.0 R-2.75	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
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	Support Council Staff recommendation

27

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
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	Support Council Staff recommendation
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 Staff recommendation for 120', 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	Support Sector Plan
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
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

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		Support Sector Plan	Support Sector Plan
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.	Support zoning. Recommend new language regarding open space.	Support Sector Plan zoning and Council Staff recommended changes to the text.
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

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
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.)	Support FAR. Recommend 200' on east side close to Metro tapering as it gets closer to Woodmont.	Support Council Staff recommendation to support FAR and increase height to 200' on portion closest to Metro.
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

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
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		Support Sector Plan	Support Sector Plan
109	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
110	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
111	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		Support FAR and reduce height to 90	Support Council Staff recommendation to support FAR and reduce height to 90

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
112	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, PRIORITY SENDING SITE)	Uniformed zoning of CR 2.25 with a height of 125 feet; Priority Sending Site designation; compatibility with development next door (approximately 200 letters submitted).	Support FAR and reduce height on portion along Wisconsin to 90	Support FAR and reduce height on portion along Wisconsin to 90
113	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 (Stacy Silber for property owner). 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'.
114	6831 Wisconsin Ave	Trader Joes/ Douglas Development/ 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
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan

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
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	Support Council Staff recommendation to 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)
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 reduce height to 150	Support FAR and height at 150', but allow an increase of up to 175' if there is joint development with the adjacent market
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
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

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
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-250/CR-6.0, C-4.75, R-5.75, H-175	CR-5.0 C-4.0, R-4.75 H-250		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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

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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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-feet height level, in conjunction with architectural elements incorporated into the building design will foster the intent of retaining a pedestrian feeling along Norfolk Avenue.	Support Sector Plan	Support Sector Plan

(95)

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 (PRIORITY SENDING SITES)		Support Planning Department staff recommendation to limit heights along Norfolk Ave to 50'.	Support Planning Department staff recommendation to limit heights along Norfolk Ave to 50'.
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan

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-1.0 R-5.0 H-175	CR-5.0 C-1.0 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		Support Sector Plan	Support Sector Plan
28	4810, 4812, 4818, 4822, 4826 St Elmo Ave, 7920, 7910, 7908, 7906 Woodmont Ave	Ladow 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		Support Sector Plan	Support Sector Plan
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 (PRIORITY SENDING SITE)		Support Sector Plan	Support Sector Plan
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-1.0 R-5.0 H-175	Support Sector Plan and increase Commercial density to 5.0

(37)

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.	Support Sector Plan	Support Sector Plan
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-1.0 R-5.0 H-175	Support Sector Plan and increase Commercial density to 5.0
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		Support Sector Plan	Support Sector Plan
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-5.0 C-1.0 R-5.0 H-175	CR-5.0 C-1.0 R-5.0 H-175
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
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

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		Support Sector Plan	Support Sector Plan
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-1.0 R-4.75 H-175	Support Sector Plan
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		Support Sector Plan	Support Sector Plan and increase Commercial density to 5.0
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

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		Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan
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.	Support Sector Plan	Support Sector Plan
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		Support Sector Plan	Support Sector Plan

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



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

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 housingⁱ, 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 unitsⁱⁱ 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 protectⁱⁱⁱ 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.

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.

ⁱ 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.

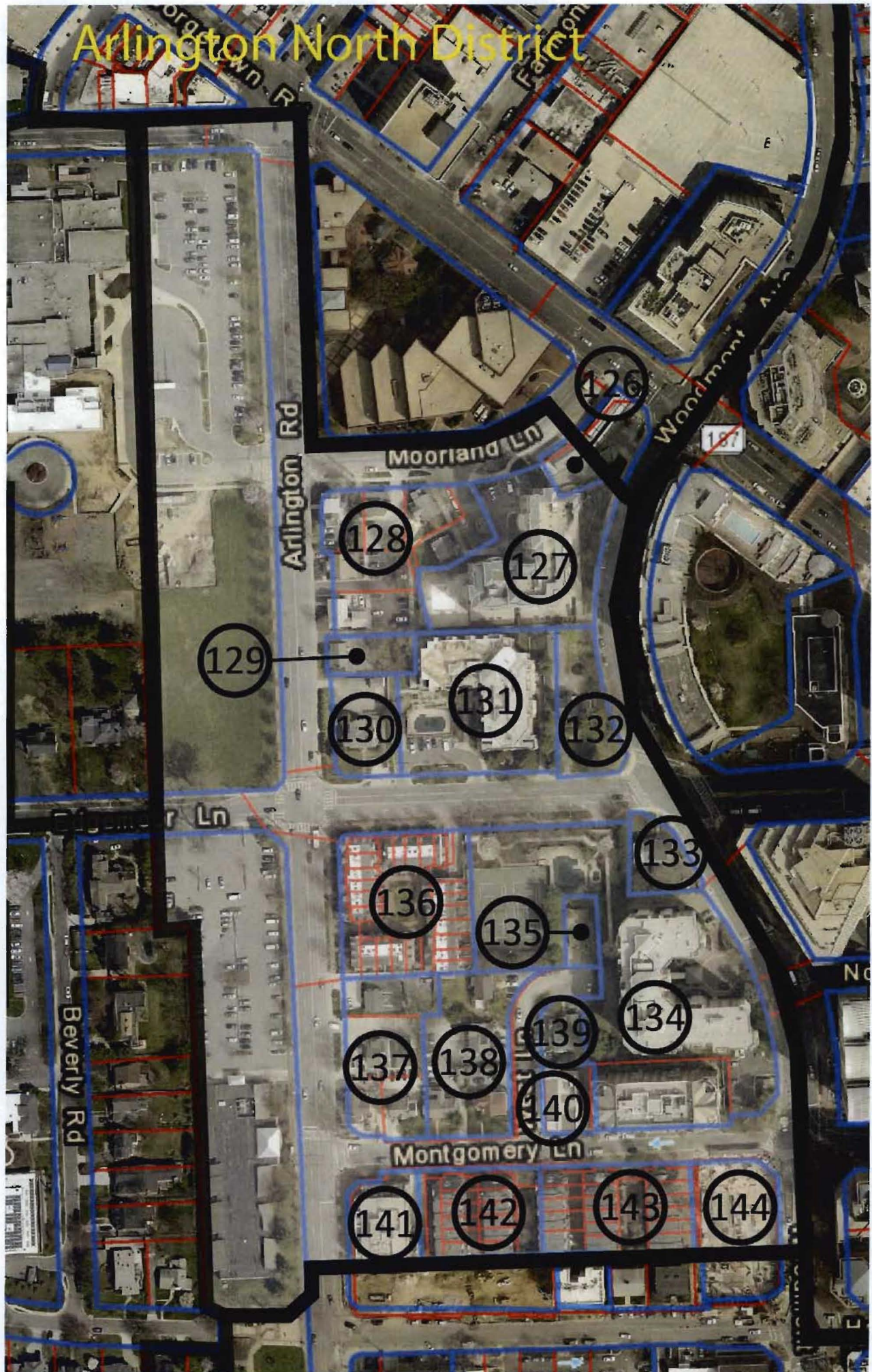
ⁱⁱ Income Restricted Affordable Housing is defined as a Moderately Priced Dwelling Unit (MPDU) or a dwelling unit built under government regulation (including Federal) or binding agreement requiring the unit be affordable to households at or below the income eligibility for the MPDU program.

ⁱⁱⁱ 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



Arlington North District



Arlington South District

168

165

166

167

169

191

Blvd

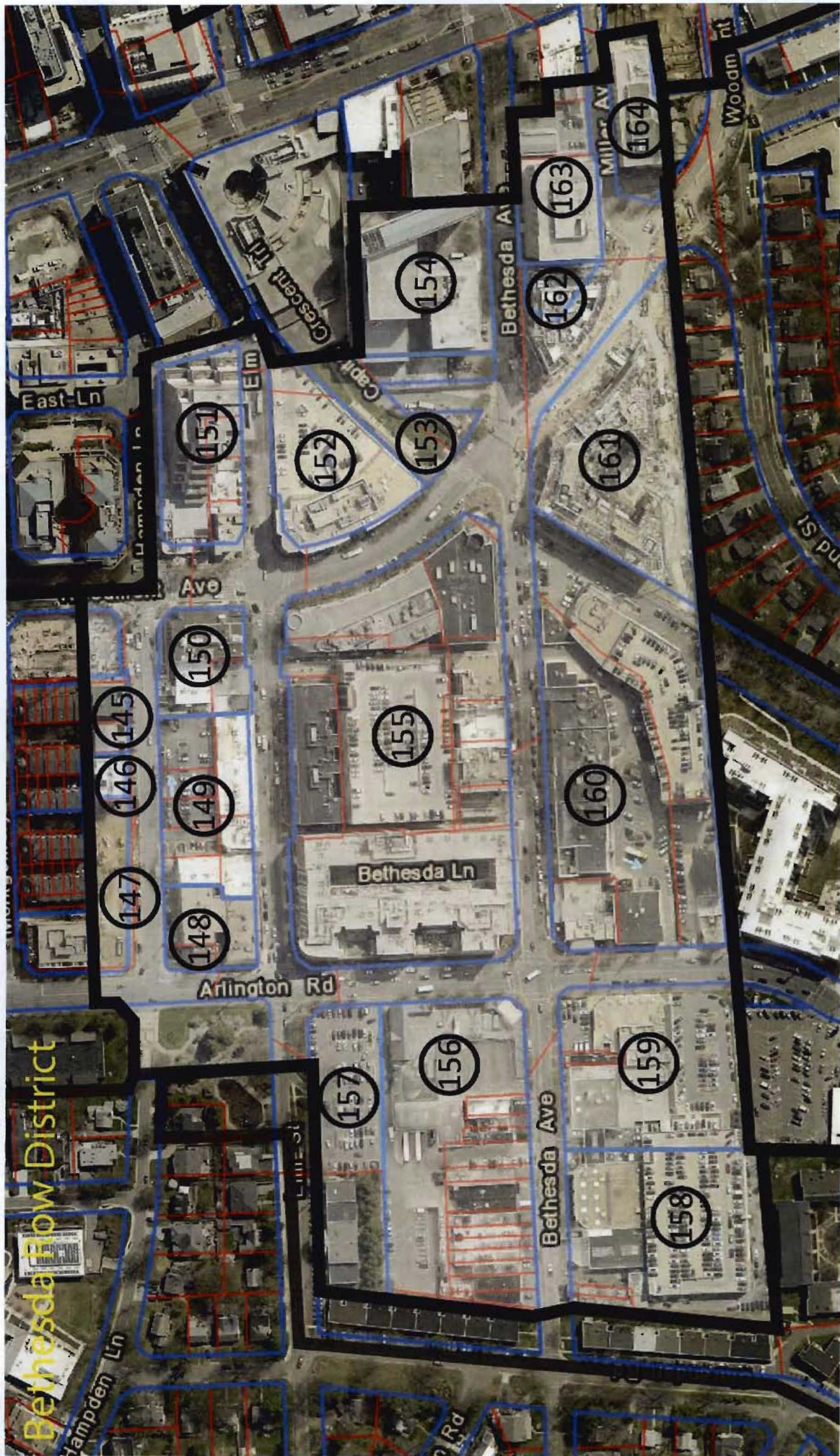
Kenwood Forest Ln

Arlington Rd

Hillandale Rd

Bradl

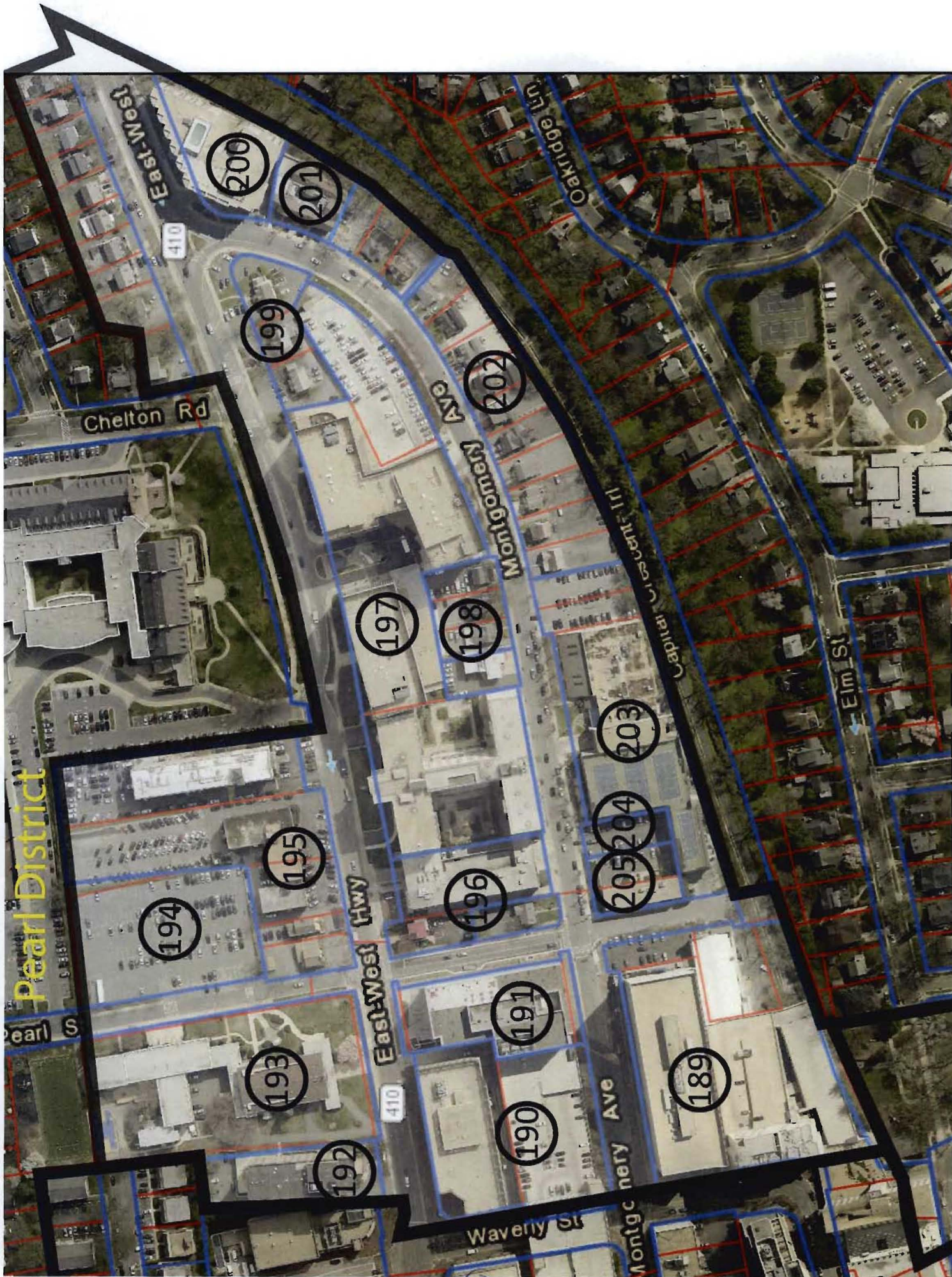
Lela





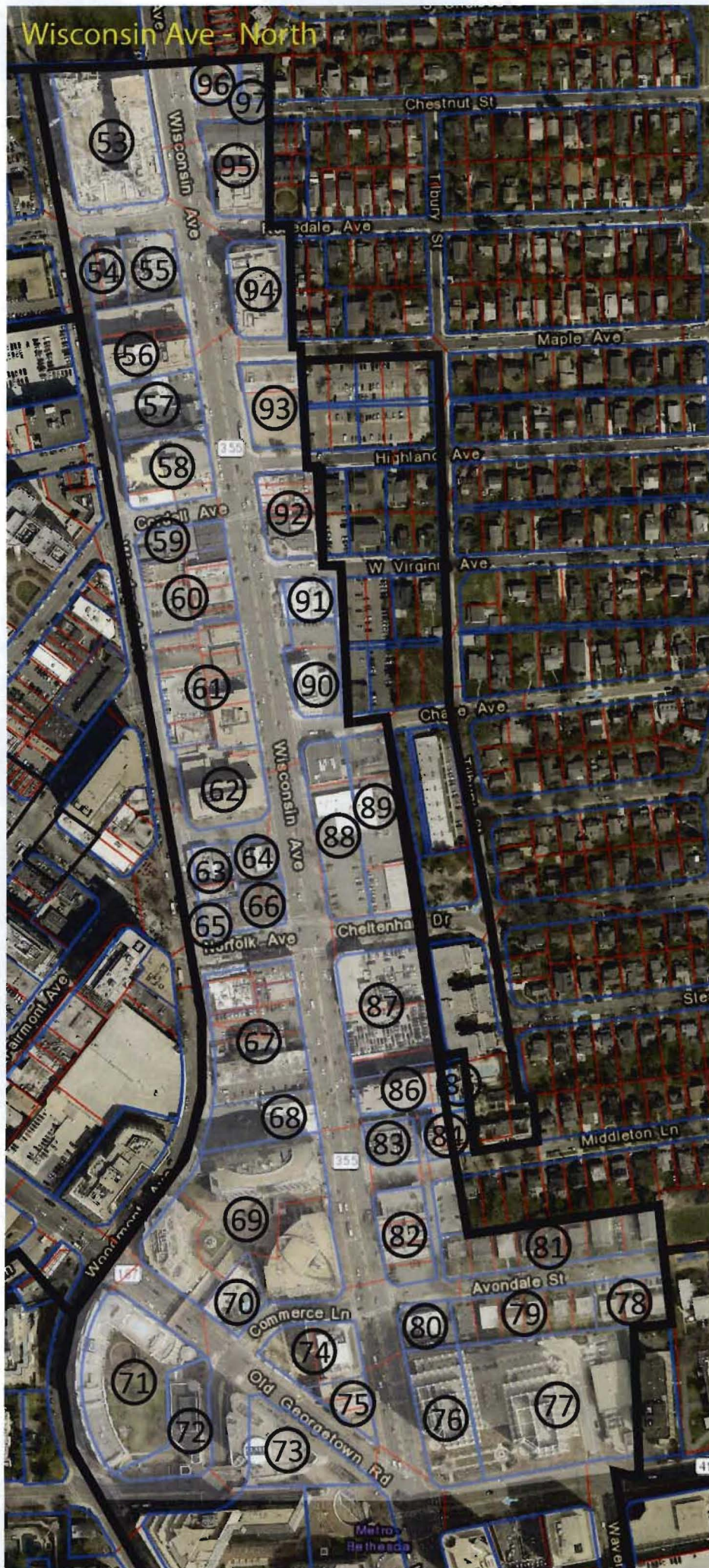
Eastern Greenway St South







Wisconsin Ave - North





Woodmont Triangle District

