



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher Conklin  
*Director*

PUBLIC NOTICE

NOTICE OF INTENT TO BEGIN NEGOTIATIONS TO DEVELOP REAL PROPERTY

Montgomery County, Maryland (“County”) through the County’s Department of Transportation (“MCDOT”) intends to begin negotiations with a private entity to sell Public Parking Lot No. 28 in Bethesda, Maryland. If an agreement is reached and its terms satisfied, Montgomery County would sell the land to a private development entity known as “Greenhill Capital Corporation” who intends to incorporate this property into its adjacent holdings in order to develop around 400,000 square feet of residential development with ground floor retail. Greenhill Capital Corporation has not yet submitted plans for regulatory review or approval.

Public Parking Lot No. 28 is located at 4854 Cordell Avenue, Bethesda, Maryland 20814. The property is located along the east side of Cordell Avenue between Woodmont Avenue and Norfolk. Lot 28 is made up of one parcel, totaling approximately 6,000 square feet in area. Lot 28 is currently zoned Commercial Residential (CR), with a FAR of 5.0 for CR, 5.0 for C, 5.0 for R and a maximum building height of 175 feet. Lot 28 currently houses a 20-space public parking lot. Replacement of publicly-owned parking within the development is not contemplated as part of this sale.

In advance of formal negotiations, any parties wishing to provide comments or other information to MCDOT about development of this parcel must contact MCDOT in writing by 5:00PM on December 11, 2020.

Attention: Christopher Conklin, Director  
Montgomery County Department of Transportation  
101 Monroe Street, 10th Floor, Rockville, MD 20850  
[mcdot.parking@montgomerycountymd.gov](mailto:mcdot.parking@montgomerycountymd.gov)

Development of this parcel must be in accordance with provisions of 11B-45 (Property Disposition) and will require subdivision and permit approvals by Montgomery County through its development review procedures. Any development of these sites must be consistent with the approved and adopted Bethesda Downtown Sector Plan. Please contact [mcdot.parking@montgomerycountymd.gov](mailto:mcdot.parking@montgomerycountymd.gov) with any questions.

**Office of the Director**

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101 Monroe Street, 10<sup>th</sup> Floor · Rockville, Maryland 20850 · 240-777-7170 · 240-777-7178 FAX  
[www.montgomerycountymd.gov/mcdot](http://www.montgomerycountymd.gov/mcdot)  
*Located one block west of the Rockville Metro Station*