



Sectional Map Amendment for the Bethesda Purple Line Station Minor Master Plan Amendment



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Completed: 4.30.14

Description

The proposed Sectional Map Amendment (SMA G-961) follows the approval and adoption of the *Bethesda Purple Line Station Minor Master Plan Amendment* and will implement, through the Sectional Map Amendment process, the Plan's recommendations for realizing an improved design for the Bethesda Purple Line Station, Bethesda Metro Station south entrance, and the Capital Crescent Trail tunnel route. The proposed SMA was filed on April 11, 2014, and the District Council Public Hearing is scheduled for June 10, 2014.

Staff Recommendation

Support Council approval of Sectional Map Amendment G-961 to implement the recommendations of the Approved and Adopted Bethesda Purple Line Station Minor Master Plan Amendment.

Background

On February 11, 2014, the District Council approved the Bethesda Purple Line Station Minor Master Plan Amendment by Resolution 17-1007. On March 19, 2014, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution 14-05.

On April 11, 2014, the Montgomery County Planning Board filed Sectional Map Amendment (SMA) G-961 with the County Council, sitting as the District Council, to implement the zoning changes recommended by the Approved and Adopted *Bethesda Purple Line Station Minor Master Plan Amendment*.

The *Bethesda Purple Line Station Minor Master Plan Amendment* area encompasses approximately 13.34 acres. This SMA proposes reclassification for about 6.5 acres for the CR mixed-use zone and confirmation of existing zones for the remainder.

There are no pending zoning cases within the boundaries of the Sector Plan.

Contents of the Sectional Map Amendment

The SMA book includes an index map indicating the boundaries of the *Bethesda Purple Line Station Minor Master Plan Amendment*, and is included as Attachment 1 to this report. The SMA book, which includes two zoning maps at 200-foot scale, delineates the existing and requested zoning boundaries. The affected pages of the zoning maps are 209NW04 and 209NW05.

Recommended Rezoning

The *Bethesda Purple Line Station Minor Master Plan Amendment* being implemented by this Sectional Map Amendment amends the Approved and Adopted 1994 *Bethesda CBD Sector Plan*, as amended; the 2010 *Purple Line Functional Plan*, as amended; the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery County*, as amended; and the *Countywide Bikeways Functional Master Plan*, as amended.

This Minor Master Plan Amendment seeks to realize the substantial public benefits to the County and the community of an improved multi-modal transit station in downtown Bethesda. The Plan recommends changes in zoning to encourage the timely redevelopment of the Plan area to facilitate construction of the improved station design. This design allows access to the Purple Line station and the new Bethesda Metro station south entrance, as well as a new tunnel for the Capital Crescent Trail under Wisconsin Avenue. Attachment 2 of this report identifies all properties affected by this SMA.

Conclusion

Staff recommends approval of this SMA G-961 to help implement the recommendations of the 2014 approved and adopted *Bethesda Purple Line Station Minor Master Plan Amendment*.

Attachments

Attachment 1- SMA Index Map for the *Bethesda Purple Line Station Minor Master Plan Amendment*

Attachment 2- List of Properties

Attachment 1- SMA Index Map for the *Bethesda Purple Line Station Minor Master Plan Amendment*

SECTIONAL MAP AMENDMENT FOR BETHESDA PURPLE LINE STATION SECTOR PLAN

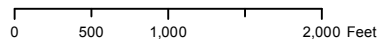
NW 05

NW 04

209



1 inch = 1,250 feet



Area #	Existing Zoning	Proposed Zoning	Acres
1	CBD-2	CR-8.0 C-7.5 R-7.5 H-250'	1.88
2	CBD-2	CR-5.0 C-5.0 R-5.0 H-145'	4.62
Total Changes Acres			6.50

Attachment 2- List of Properties Proposed for New Zoning

- 7272 Wisconsin Avenue, Bethesda, MD, 20814
- 7220 Wisconsin Avenue, Bethesda, MD, 20814
- 7200 Wisconsin Avenue, Bethesda, MD, 20814
- 4733 Bethesda Avenue, Bethesda, MD 20814
- 4735 Bethesda Avenue, Bethesda, MD 20814
- 4801 Bethesda Avenue, Bethesda, MD 20814
- 7255 Woodmont Avenue, Bethesda, MD 20814