



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

MCPB No. 17-001  
Sketch Plan No. 32016004A  
7272 Wisconsin Avenue  
Date of Hearing: January 5 & 19, 2017

**JAN 25 2017**

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on February 12, 2016, the Planning Board, by Resolution MCPB No. 16-017, approved Sketch Plan No. 320160040, for up to 937,184 square feet of total development, including up to 878,610 square feet of residential uses, with 12.5% MPDUs, and up to 878,610 square feet of commercial uses, that will accommodate the Bethesda Purple Line Station, the southern entrance to the Bethesda Red Line Station, and the Capital Crescent Trail on 2.69 acres of CR 8.0, C 7.5, R 7.5, H 250 zoned-land, located in the southwest quadrant of the intersection of Wisconsin Avenue and Elm Street ("Subject Property"), in the *Bethesda Purple Line Station Minor Master Plan Amendment* ("Master Plan") area; and

WHEREAS, on October 28, 2016, CP 7272 Wisconsin Avenue, LLC c/o Carr Properties ("Applicant") filed an application for approval of a sketch plan amendment to modify a condition of approval defining the maximum building height; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 32016004A, 7272 Wisconsin Avenue ("Sketch Plan Amendment" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 23, 2016, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on January 5, 2017, and continued to January 19, 2017, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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Approved as to  
Legal Sufficiency:

M-NCPPC Legal Department

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

[www.MCParkandPlanning.org](http://www.MCParkandPlanning.org) E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain binding elements and conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan Amendment No. 32016004A, 7272 Wisconsin Avenue, to replace the condition of approval defining the maximum building height with the following:<sup>1</sup>

2. Height

The development is limited to the maximum height of 250 feet, exclusive of any additional height allowed by Section 4.5.2.A.2.e., as illustrated on the Certified Site Plan, but not more than 295’.

BE IT FURTHER RESOLVED that all other sketch plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site, and all findings not specifically addressed remain in effect.*
2. *The Amendment meets the objectives, general requirements, and standards of this Chapter.*

The Sketch Plan Amendment continues to meet the objectives, general requirements, and development standards of Section 59-4.5.4, as found with the original sketch plan approval. As discussed below, the Applicant’s treatment of the architectural massing and the location of the site above two major transit lines and away from single-family neighborhoods allows the additional building height afforded by ZTA 16-08 to be consistent with the previous findings.

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<sup>1</sup> For the purpose of these binding elements and conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- a) *Implement the recommendations of applicable master plans.*

Land Use and Zoning

The Application continues to take full advantage of the density and height provisions promoted by the Sector Plan, which increased the density from 5.0 FAR to 8.0 FAR and the height from 143 feet to 250 feet. The additional building height offers greater flexibility to accommodate the numerous program elements of the improved station and trail. The additional height allowed by ZTA 16-08 continues to meet this intent with a design that uses vertically and horizontally shifting massing and materials to break up the overall perceived mass of the building from a distance, and a well-defined building podium base to help ensure the pedestrian scale experienced closer to the development, with retail and building entries and outdoor café seating.

- d) *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Project continues to propose to maximize the density above the future Purple Line Station but now within a maximum building height of up to 295' rather than 250'. With the Subject Property located above access to two major transit lines along central Wisconsin Avenue, this redevelopment will continue to set a new center of activity for transit-oriented development in Downtown Bethesda. It is located away from nearby single-family neighborhoods, buffered by open space and lower-scale development, and the architectural treatments, including modulated massing and materials, will minimize the buildings' visual impact. The additional building height remains compatible with adjoining neighborhoods.

3. *The Amendment achieves compatible internal and external relationships between existing and pending nearby development.*

As discussed above, the redevelopment of the Subject Property will establish a new center of activity for Downtown Bethesda, uniting several nearby places into one defined area. By design, the building heights on the Subject Property are taller than existing and proposed development on the surrounding blocks, with those blocks helping to transition from this transit center to the lower-density residential neighborhoods not far from the Subject Property. The CCT, station plaza, and other amenities will further attract people to and through the site, promoting the surrounding properties. With the increase in the maximum building height from 250' to 295', the buildings and open spaces remain compatible with existing and proposed nearby buildings, open spaces and uses.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the *Bethesda Purple Line Station Minor Master Plan Amendment*, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of the Application, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 25 2017 (which is the date that this Resolution is mailed to all parties of record); and

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson, and Commissioners Dreyfuss, Fani-González, and Cichy voting in favor, and Vice Chair Wells-Harley absent, at its regular meeting held on Thursday, January 19, 2017, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board