



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

MCPB No. 17-108  
Sketch Plan No. 320180050  
ZOM Bethesda  
Date of Hearing: November 30, 2017

**JAN 03 2018**

**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 August 25, 2017, ZMA Development, LLC ("Applicant"), filed an application for approval of a sketch plan covering a 80,381 square foot tract comprised of properties zoned CR 2.25 C 0.5 R 2.25 H60; CR 2.0 C 0.25 R 2.0 H60; and CR 1.0 C 0.25 R 1.0 H60, located on the east side of Arlington Road, between Moorland Lane and Edgemoor Lane, ("Subject Property") in the Arlington North District of the Bethesda Downtown Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320180050, ZOM Bethesda ("Sketch Plan" 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 November 17, 2017, setting forth its analysis of and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on November 30, 2017, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on November 30, 2017, the Planning Board voted to approve the Application, subject to certain binding elements and conditions, on the motion of Commissioner Dreyfuss, seconded by Commissioner Cichy, with a vote of 4-0; Commissioners Anderson, Cichy, Dreyfuss, and Patterson voting in favor and Commissioner Fani-González absent.

Approved as to  
Legal Sufficiency:

M-NCPPC Legal Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180050, ZOM Bethesda, for a maximum of 257,675 square feet of residential development, including an allocation of Bethesda Overlay Zone density of up to 172,708 square feet, subject to the following binding elements and conditions:<sup>1</sup>

**A. Binding Elements.**

The following site development elements, shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance except as modified by the conditions below:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

**B. Conditions**

**1. Density**

The Sketch Plan is limited to a maximum of 257,675 square feet of total development, exclusive of 68,270 square feet previously transferred to the Christopher Condominium and including an allocation of up to 172,708 square feet of Bethesda Overlay Zone density, on the Subject Property for up to 235 dwelling units. The maximum number of dwelling units will be determined at Preliminary Plan.

**2. Height**

The development is limited to a maximum height of 60 feet, as specified in the Zoning Ordinance.

**3. Incentive Density**

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

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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. Connectivity and Mobility, achieved through minimum parking;
  - b. Diversity of Uses and Activities, achieved through dwelling unit mix, enhanced accessibility for the disabled;
  - c. Quality of Building and Site Design, achieved through exceptional design, public art, and structured parking; and
  - d. Protection of the Natural Environment, achieved through building lot termination, energy conservation and generation, recycling facility plan, and a vegetated roof.
4. Building Design
  - a. On the Arlington Road façade, the Applicant must step back the building above the sixth floor at a height-to-step-back ratio of 1:1.
  - b. The Applicant must submit their architectural design concept to the Design Advisory Panel prior to submittal of Site Plan.
5. Open Space

The Applicant must provide a minimum of 5,565 square feet (10 percent of the Site) of public open space off-site per section 59.6.3.6.C of the Zoning Ordinance.
6. Park Impact Payment (PIP)

At the time of Site Plan, the Applicant must identify the amount of BOZ density being purchased and allocated to the Site.
7. Streetscape

The Applicant must install the Bethesda Streetscape Standard along the Site Frontage, including the undergrounding of utilities.
8. Bicycle Facilities

The Applicant must coordinate with the Montgomery County Department of Transportation to participate in the implementation of master planned bicycle facilities along the project frontages, including:

  - a. Separated bicycle lanes on Arlington Road, and
  - b. Separated bicycle lanes on Edgemoor Lane
9. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.
10. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide on the Subject Property a minimum of 15% of the total units as Moderately Priced Dwelling Units. The development must provide MPDUs in accordance with Chapter 25A.

**11. Future Coordination for Preliminary and Site Plan**

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary or Site Plan, as appropriate:

- a. Fire and Rescue access and facility details;
- b. Streetscape details;
- c. Provide details and cross sections showing appropriate soil volumes associated with the new plantings per the Sector Plan;
- d. Provide a tree-save plan addressing any impacts to the neighboring trees.
- e. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
- f. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features;
- g. Noise analysis;
- h. Necessary public right-of-way dedication;
- i. Transportation Impact Study and ADA evaluation within 500-feet of the site;
- j. Written coordination with the adjacent Christopher Condominium building demonstrating good faith effort to consolidate the vehicular access point within the existing Christopher driveway on Moorland Lane;
- k. Traffic Mitigation Agreement to participate in the Bethesda Transportation Demand Management District and achieve the Sector Plan 55% NADMS goal; and
- l. SWM concept approval (and subsequent plan) which also address the Bethesda Downtown Plan recommendations regarding SWM.
- m. Coordination with MCDOT in accordance with that agency's letter, dated November 20, 2017.

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of § 59-7.3.3.E, the Planning Board finds that as conditioned herein the elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan. Specifically, the Planning Board FINDS the Sketch Plan:

- 1. meets the objectives, general requirements, and standards of this Chapter;*

The Sketch Plan meets the development standards of Section 59.4.5.4, as shown in the Data Table below:



Table 1: Data Table  
Sketch Plan Data Table

Section 59.4	Development Standard	Permitted/ Required	Approved
	<b>Gross Tract Area per Zone</b> CR 2.25 C-0.5 R-2.25 H-60 CR 2.0 C-0.25 R-2.0 H-60 CR 1.0 C-0.25 R-1.0 H-60 <b>Total Gross Tract Area</b>	 n/a  n/a	 51,229 sf (1.18 ac) 8,820 sf (0.20 ac) 20,332 sf (0.46 ac) <b>80,381 sf (1.84 ac)</b>
	Prior Dedication Proposed Dedication <b>Net Lot Area</b>	n/a n/a n/a	22,789 sf (0.52 ac) 1,946 sf (0.04 ac) <b>55,646 sf (1.28 ac)</b>
	<b>Residential Density (GFA/ FAR)*</b> CR 2.25 C-0.5 R-2.25 H-60** CR 2.0 C-0.25 R-2.0 H-60 CR 1.0 C-0.25 R-1.0 H-60 Residential Density Subtotal	 46,995 sf/ (2.25) 17,640 sf/ (2.00) 20,332 sf/ (1.00) 84,967 sf/ (1.05)	 46,995 sf/ (0.58) 17,640 sf (0.22) 20,332 sf (0.25) 84,967 sf (1.05)
	<b>Bethesda Overlay Zone Density</b>	n/a	172,708 sf (2.14)
	<b>Total FAR/GFA</b>	n/a	<b>257,675 sf (3.21)</b>
	<b>Building Height</b>	60 feet	60 feet
	<b>Public Open Space (min)</b>	10% (5,565 square feet)	10% (5,565 square feet)
	<b>Minimum Setbacks</b>	0	0

\*No commercial density is proposed with the Subject Application.

\*\*Prior density transfer of 68,270 square feet removed from GFA/ FAR density.

The Application will provide the minimum required number of bicycle parking spaces within the building, which will be determined at the time of Site Plan. The

final number of vehicular parking spaces will be determined at Site Plan based on the residential units and retail square footage.

The Sketch Plan conforms to the intent of the CR zone as described below.

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

The Application substantially conforms to the recommendations for the Subject Property included in the 2017 *Bethesda Downtown Sector Plan*. The Subject Property is designated as sites 128, 129, and 130 on page 145 of the Plan and is located in the area of the Plan designated as the “Arlington North District,” a transitional zone between the urban core and single-unit neighborhoods to the west of the Sector Plan area. Specifically, the Application addresses the following goals as outlined in the Arlington Road District section of the Plan:

- *Retain the residential scale along Arlington Road as a transition between the urban core and suburban neighborhoods.*

The Application will provide up to 235 residential dwelling units in a building of no more than 60 feet in height. The proposed building will serve as a transition from the taller Christopher Condominium building (approximately 145-feet in height) and Edgemont building (approximately 85-feet in height), to the east, to the lower-scale two-to-three story residential neighborhoods west of Arlington Road.

- *Improve access, mobility, and pedestrian safety along Arlington Road.*

The Application will consolidate existing vehicular access points to a single point on Moorland Lane, thus eliminating vehicular access entirely from this block of Arlington Road. The Application will ensure the construction of the Bethesda streetscape on its three frontages and will participate in the implementation of new separated bicycle lanes on Arlington Road and Edgemoor Lane. Each of these improvements will improve access, mobility, and pedestrian safety along Arlington Road.

- *Promote redevelopment opportunities for under-utilized sites such as single-unit homes.*

The Application will redevelop eight existing single-family homes that are currently occupied by non-residential uses. Given the Subject Property’s proximity to the Metro station and the downtown Bethesda

core, these structures are under-utilized and their replacement will better contribute to the area as a mid-rise residential building and as a gradual height transition from the core to the adjacent neighborhoods.

- *Limit commercial and retail uses to preserve residential urban village character.*

The Sector Plan recommends that commercial and retail uses be limited to the ground floor of buildings along Woodmont Avenue. The Application complies with this recommendation by providing a purely residential building.

- *Create a new neighborhood park adjacent to Bethesda Elementary School.*

The Sector Plan identifies a potential area for a new neighborhood park on the west side of the Bethesda Elementary School playing fields. Although the potential future park location is within the Arlington North District, it is not near the Subject Property and will therefore not be implemented as part of the Application. Since the Application will not meet its open space requirement onsite, the Applicant will work with Staff to identify public open space off-site improvements. Final determination of the public open space off-site improvement will be made at the time of Site Plan.

The Project is in general conformance with the *2017 Bethesda Downtown Plan*.

- b) *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

The Application will redevelop the existing low-density commercial sites with a higher-density residential building with underground parking to maximize residential development near the Metro. The Sketch Plan meets the objective of this finding.

- c) *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Sketch Plan encourages such development by proposing market-rate residential units in a variety of unit types as well as 15% MPDUs, offering housing opportunities for a range of incomes proximate to the numerous

transit options of downtown Bethesda. The Application facilitates all modes of transit – pedestrian, bicycle, and vehicular – in close proximity to the Metro and bus service by improving the streetscape along its three frontages. The Sketch Plan does not propose any parking between the building and the street frontages.

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

The Sector Plan identifies this area as a priority for residential uses and as an area of transition from the higher density downtown Bethesda core to the surrounding lower density residential neighborhoods. The Application will provide residential uses on-site as well as a height and density that is compatible with the desired character of the Arlington North District.

- e) *Integrate an appropriate balance of employment and housing opportunities.*

The Sector Plan identifies several distinct districts within Downtown Bethesda to guide development compatibility. The Subject Property is within the Arlington North District, which is intended primarily for residential development along the edge of the Downtown area. As proposed, the purely residential project envisioned in this Sketch Plan provides the appropriate land use, as recommended in the Sector Plan.

- f) *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Sketch Plan will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be determined at the time of Site Plan.

2. *substantially conform with the recommendations of the applicable master plan;*

As discussed in Finding 1.a. above, the Sketch Plan substantially conforms to recommendations of the *2017 Bethesda Downtown Sector Plan*. The Application will increase the supply of housing to serve a variety of income levels, redevelop under-utilized properties, and provide streetscape improvements that improve the safety and character of the existing streets.

3. *satisfy any development plan or schematic development plan in effect on October 29, 2014;*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *achieve compatible internal and external relationships between existing and pending nearby development;*

The building design is compatible in height and scale with the existing and pending nearby development in the Arlington North District. The Project achieves compatibility with the building heights by providing a transition between the higher building heights of the downtown Bethesda core, to the east, and the lower density residential neighborhoods to the west. At the time of Site Plan submission and review, the Applicant must continue to show the seventh story at a 1:1 height-to-step back ratio to reduce the perceived height on Arlington Road. From a compatibility perspective, the step-back is necessary to comply with the goals of the Sector Plan, which recommend the perceived height along Arlington Road be no more than six stories.

5. *provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The Application provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Sketch Plan appropriately locates vehicular access and loading on Moorland Lane, thus eliminating curb cuts from Arlington Road, and provides a pedestrian/ bicycle lobby on Edgemoor Lane to strengthen the Project's relationship with the nearby Bethesda Metrorail station. Although the proposed vehicular access on Moorland Lane will be safe and adequate, the Applicant should continue good faith efforts with the Christopher to consolidate the proposed access point with the existing Christopher driveway.

6. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

Taking into account the considerations in Section 59.4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the following outline of public benefits supports the Applicant's request for

incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 100 points in four categories. Although at the time of Sketch Plan review only the categories need be approved, Table 2 shows both the categories and points for the public benefits recommended at Sketch Plan to demonstrate the project's ability to meet the requirement to provide sufficient benefit points.

Table 2: Public Benefits

Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
<b>59.4.7.3C: Connectivity and Mobility</b>		
<b>Minimum Parking*</b>	<b>20</b>	<b>11.49</b>
<b>59.4.7.3D: Diversity of Uses and Activities</b>		
<b>Dwelling Unit Mix*</b>	<b>10</b>	<b>10</b>
<b>Enhanced Accessibility for the Disabled</b>	<b>20</b>	<b>20</b>
<b>59.4.7.3E: Quality of Building and Site Design</b>		
<b>Exceptional Design*</b>	<b>30</b>	<b>10</b>
<b>Public Art</b>	<b>15</b>	<b>15</b>
<b>Structured Parking</b>	<b>20</b>	<b>20</b>
<b>59.4.7.3F: Protection and Enhancement of the Natural Environment</b>		
<b>BLTs</b>	<b>30</b>	<b>4.66</b>
<b>Energy Conservation and Generation*</b>	<b>15</b>	<b>10</b>
<b>Vegetated Roof</b>	<b>20</b>	<b>15</b>
<b>Recycling Facility Plan</b>	<b>10</b>	<b>10</b>
<b>TOTAL</b>		<b>126</b>

*\*Denotes Sector Plan priority*

Connectivity and Mobility

*Minimum Parking:* The Applicant requests 11.49 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site spaces to 20 points for providing no more than the minimum numbers of spaces on site. Final determination will be made at Site Plan, but at this time the Planning Board supports the Applicant's request.

Diversity of Uses and Activities

*Dwelling Unit Mix:* The Applicant requests 10 points for providing a mix of units, including studios, one-bedroom units, two-bedroom units, and three-bedroom units, in accordance with the CR Zone Incentive Density Implementation Guidelines, which require a minimum of 7.5% efficiency units, 8% one- and two-bedroom units, and 5% three or more bedroom units. The final unit mix will be determined at Site Plan. The Planning Board supports the Applicant's request at this time.

*Enhanced Accessibility for the Disabled:* The Applicant requests 20 points for providing at least 7% of the Project's units in accordance with ANSI A117.1 Residential Type A standards. The final percentage of accessible units will be determined at Site Plan. The Planning board supports the Applicant's request at this time.

Quality of Building and Site Design

*Exceptional Design:* The Applicant requests 10 points for building or site design that enhances the character of a setting. Per the CR Guidelines, incentive density of 10 points is appropriate for development that meets all of the guideline criteria. As a site receiving an allocation of Bethesda Overlay Zone density, the project is subject to the Design Advisory Panel review, which will award points based on the quality of the design. The Applicant asserts that the project provides innovative solutions in response to the immediate context; creates a sense of place and serves as a landmark; enhances the public realm in a distinct and original manner; introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. Based on the conceptual materials submitted with the Application, the Planning Board supports the Applicant's request at this time.

*Public Art:* The Applicant requests 15 points for providing public art at strategic points around the perimeter of the project. At this time, the Applicant is coordinating with local artists to refine the art concept and will provide additional

detail with the Site Plan submittal. The Planning Board supports the Applicant's request at this time.

*Structured Parking:* The Applicant requests 20 points for providing structured parking in a below-grade parking structure. The Planning Board supports this request at this time.

Protection and Enhancement of the Natural Environment

*Building Lot Termination (BLT):* The Applicant requests 4.66 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. The Planning Board supports the Applicant's request at this time.

*Energy Conservation and Generation:* The Applicant requests 10 points for providing a project that exceeds the energy efficiency standards for new buildings by 10% through high efficiency mechanical, electrical, and plumbing systems. Further refinement will be determined at the time of Site Plan, but the Planning Board supports the Applicant's request at this time. This category is a priority in the Sector Plan.

*Vegetated Roof:* The Applicant requests 15 points for providing vegetated roofs with a soil depth of at least eight inches and covering at least 33% of the total roof excluding space for mechanical equipment. The CR Guidelines recommend 20 points for development that provides a vegetated roof with a soil depth of at least four inches over at least 33% of the rooftop, excluding space for mechanical equipment. At the time of Site Plan, the Applicant will provide additional details on meeting the vegetated roof criteria. The Planning Board supports the Applicant's request at this time.

*Recycling Facility Plan:* The Applicant requests 10 points for providing a recycling facility plan that exceeds the minimum requirements set forth in the Zoning Ordinance. The final details of this plan will be determined at the time of Site Plan, but the Planning Board supports the Applicant's request at this time.

7. *establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project will be built in one phase.

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 Sector Plan, 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 elements of the plans for Sketch Plan No. 320180050, ZOM Bethesda, received by the M-NCPPC as of the date of the Staff Report, are required except as modified herein; 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 03 2018 (which is the date that this Resolution is mailed to all parties of record).

\* \* \* \* \*

#### 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 Patterson, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, December 14, 2017, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board

# Bethesda Downtown Design Advisory Panel

**FROM:** Laura Shipman  
Design Advisory Panel Liaison

**PROJECT:** ZOM Bethesda  
Site Plan No. 820180120

**DATE:** April 25, 2018

*The **ZOM Bethesda** project was reviewed by the Bethesda Downtown Design Advisory Panel on **April 25, 2018**. The following meeting notes summarize the Panel's discussion, and recommendations regarding design excellence and the exceptional design public benefits points. The Panel's recommendations should be incorporated into the Staff Report and strongly considered by Staff prior to the certification of the Site Plan. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

## Attendance:

Karl Du Puy (Panelist)  
George Dove (Panelist)  
Damon Orobona (Panelist)  
Rod Henderer (Panelist)  
Qiaojue Yu (Panelist)  
Paul Mortensen (Panelist, Senior Urban Designer in the Director's Office)

Laura Shipman (Design Advisory Panel Liaison)  
Matt Folden (Lead Reviewer)  
Gwen Wright (Planning Department Director)  
Robert Kronenberg (Area 1 Division Chief)  
Elza Hisel-McCoy (Area 1 Regulatory Supervisor)  
Leslye Howerton (Area 1 Planner Coordinator)  
Grace Bogdan (Area 1 Planner Coordinator)  
Stephanie Dickel (Area 1 Planner Coordinator)

Heather Dlhopsky (Attorney, Applicant Team)  
Andy Czajkowski (Architect, Applicant Team)  
Trini Rodriguez (Landscape Applicant Team)  
Chris Love (Applicant Team)  
*(continued on next page)*



Naomi Spinrad (Member of the Public)  
 Patricia Kolesar (Member of the Public)

### Discussion Points:

- Public Comments:
  - Are the courtyards raised and open to the public?
    - *Applicant response:* The courtyards are slightly raised and no they are not open to public.
  - How wide is the sidewalk clear pathway?
    - *Applicant response:* 6ft.
  - Many people would not find this sidewalk interesting to walk along, because it is only residential, no retail and only a 6ft sidewalk with no activation. The sidewalk along the back of the building seems more interesting.
    - *Applicant response* Your comments are well taken but this always was intended to be a residential edge of the Downtown. A 6ft clear pathway is actually wider than other adjacent sidewalks. Locations for art are proposed along the street and the idea for the pieces is to activate the sidewalk and engage the public, for example kids will be able to interact with the artwork. We are working with the Art Review Panel.
- Are those seating areas in the courtyards?
  - *Applicant response:* The courtyards are private common space and a visual amenity. They help with the building cadence along the street.
- Are there stoops along the street and in back?
  - *Applicant response:* We will be removing stoops because they cannot be in the ROW. Stoops can remain on back. The ROW extends to building line.
- Where are the wood trellises located?
  - *Applicant response:* Over the seating areas.
- What is the spacing of the trees?
  - *Applicant response:* 30ft on center.
- It seems like a sidewalk that goes from nowhere to nowhere? Especially because we have lost the stoops.
- Disagree, I walk this to go to Woodmont triangle, or farmers market, and the library



- *Applicant response:* This will be a good sidewalk alternative to the sidewalk across the street.
- Stoops would have activated the street, disappointed that has gone away. Stoops and entries are critical for the site's urban design.
- What are some of the public space improvements?
  - *Applicant response:* We will provide a 10% offsite contribution for public open space.
- I think this building will make a substantial improvement, if you make the sidewalk wider it will take away landscaping and the landscaping makes sidewalk nice. It seems like there is a price point difference between the northern and southern side of the building. It feels like they are cheated on the southern side. The south feels undeveloped compared to the rest of the building. It is very heavy. I think you had a better design at sketch plan.
  - *Applicant response:* The rendering needs to be refined.
- It is a completely different building on the back side and the landscaping is lacking.
  - *Applicant response:* There are trees and bioretention areas along the rear that are not showing in the SketchUp renderings.
- Talk about your stormwater management.
  - *Applicant response:* Depressing the garage to great landscaping and trees in bioretention areas
- Is there enough depth for trees?
  - *Applicant response:* Yes, we provide 5ft depressions for additional soil.
- What is the elevation of the courtyard on the street?
  - *Applicant response:* 1-2ft on the first courtyard and 3ft on second courtyard.
- When the two buildings transition, what is the lower level solid wall? Is this 8-9ft, is this too high for pedestrians? It may overwhelm the pedestrian scale because solid.
  - *Applicant response:* There will be a patio there, and then the solid wall should be about 5 ft. We can look at dropping the windows sill.
- The north part of the building is terrific. On the southern portion, the solidity of the corners and recesses between bays could be softened with more glass. The corner that you see as you drive north along Arlington could be better.
- There should be 2 buildings on the site, or 2 or 3. But you say that you can't make a passage or two separate buildings because of economics. Maybe consider a more



sympathetic style between buildings. There should be porosity here, there should have been a through block connection recommended in the design guidelines on this site. Is this a conversation that came up at planning board?

- *Applicant response:* No, the Board was very supportive of the design.
- Treat the southern portion of the building more similarly to what you showed at sketch plan. A more engaging corner. We are advocating for openness that is more similar to north building. It does not need to be a similar color. The north portion has projecting glass, create the opposite reading on the southern portion of the building and make the setback areas glassier.
- The massing is excellent. The form is simple, and the articulation is complex. I think the subtlety and materiality will work really well. Very happy with Arlington road pedestrian experience.
- Need to continue to work on the stoops and entry issue. The panel fully supports stoops and entries.
  - *Staff response:* We will work with the applicant and other county agencies to see what is possible.
- There is a disconnect between the rear elevation and the Arlington road elevation. The rear elevation should be attended to in the same way as Arlington road. Should not be a back. Create more recessed bays, or an expression of modulation through material change.

### **Panel Recommendations:**

The following recommendations should be incorporated into the Staff Report.

1. Treat the southern portion of the building more similarly to the renderings shown at sketch plan. Create a more engaging southwest corner and more glazing. The northern portion of the building has projecting glass, create the opposite reading on the southern portion of the building and make the setback areas glassier.
2. Resolve the disconnect between the rear elevation and the Arlington road elevation. The rear elevation should be attended to in the same way as Arlington road. It should not be a back. Create more recessed bays, or an expression of modulation through material change.
3. Work with county agencies on the stoops and entry issue along Arlington Road. Stoops and entries are critical for the site's urban design. The panel fully supports stoops and entries.



## Folden, Matthew

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**From:** Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>  
**Sent:** Wednesday, June 13, 2018 2:28 PM  
**To:** Folden, Matthew  
**Cc:** hdlhopolsky; Kronenberg, Robert  
**Subject:** Connie Morella Library

Matt,

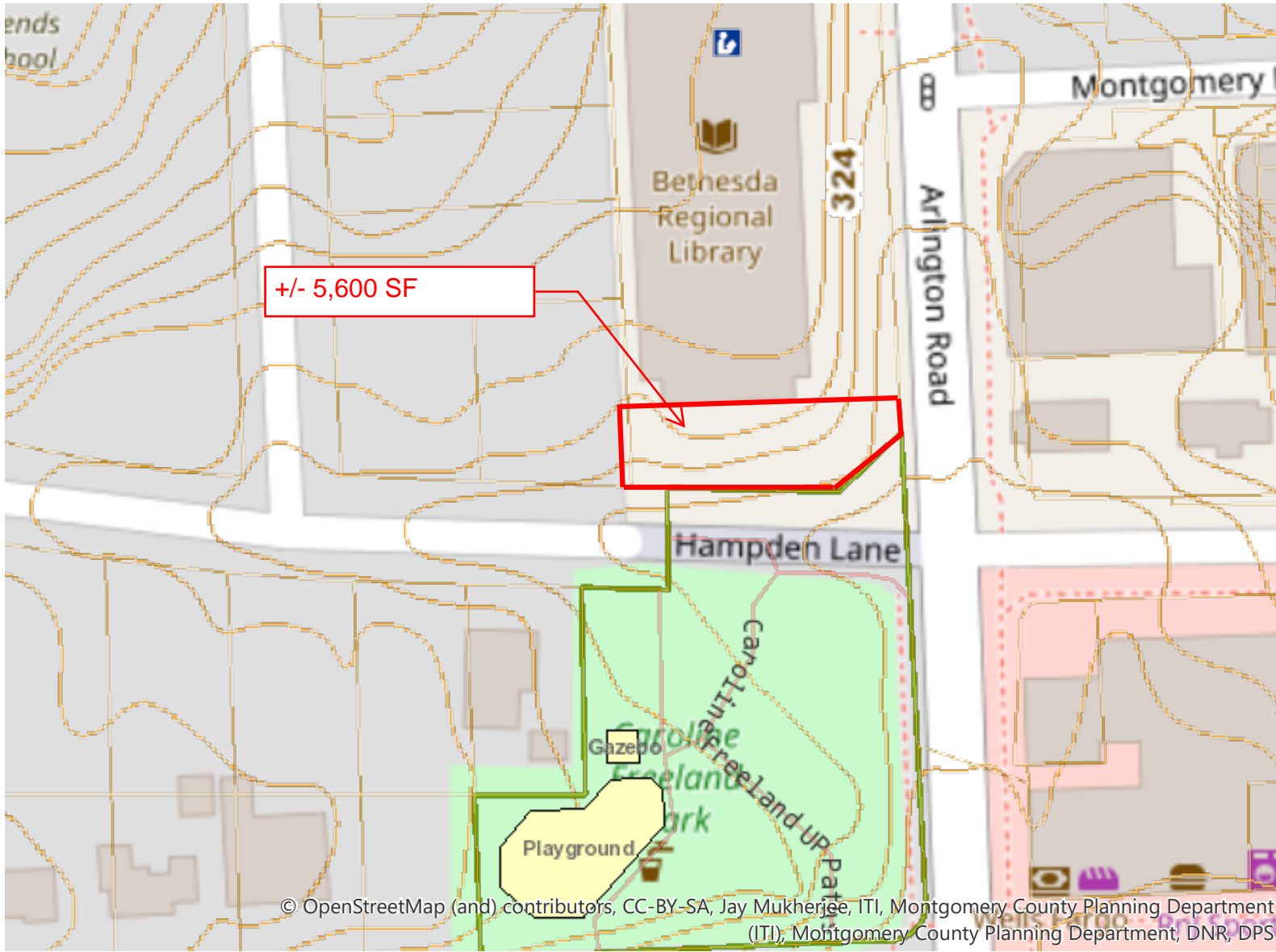
As a follow up to our on-site meeting, we understand that the ZOM Bethesda project is interested in potentially improving County property located on the south side of the Bethesda Library to meet their off-site public open space improvements per Section 59-6.3.6.C.1. The County is open to continuing discussions with ZOM Bethesda to determine whether this is feasible and, if so, what the improvements would comprise.

Please let me know if you have any questions.

Thanks,

Greg Ossont  
Deputy Director  
Department of General Services  
240-777-6192  
[greg.ossont@montgomerycountymd.gov](mailto:greg.ossont@montgomerycountymd.gov)







## Offsite Public Open Space

## Option B:

Property Address	Size		Land Value	Open Space		
	Net Lot (SF)	Gross Tract (SF)	SDAT Land Value	10% Net Lot (SF)	10% Land Value	\$35/ SF * 10% Net Lot
4816 Moorland Lane	6,699	7,674	\$803,800	670	\$80,380	\$23,447
4820 Moorland Lane	5,528	7,670	\$663,300	553	\$66,330	\$19,348
4910 Moorland Lane	5,153	7,235	\$618,300	515	\$61,830	\$18,036
7511 Arlington Road	5,082	9,832	\$866,600	508	\$86,660	\$17,787
7509 Arlington Road	7,320	9,240	\$809,800	732	\$80,980	\$25,620
7507 Arlington Road	7,658	9,578	\$918,900	766	\$91,890	\$26,803
7505 Arlington Road	7,320	8,820	\$439,200	732	\$43,920	\$25,620
4905 Edgemoor Lane	12,832	20,332	\$991,300	1,283	\$99,130	\$44,912
Proposed Dedication	-1,946			-195		
Total	55,646	80,381	\$6,111,200	5,565	\$611,120	\$194,761
Offsite Contribution					\$805,881	



## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 02829796</b>			
Owner Information					
<b>Owner Name:</b>		LOVE EDWARD T & M S ET AL		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		4816 MOORLAND LA BETHESDA MD 20814		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/13388/ 00408
Location & Structure Information					
<b>Premises Address:</b>		4816 MOORLAND LN BETHESDA 20814-0000		<b>Legal Description:</b>	EDGE MOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22	0000	0000		0023	
					<b>Block:</b>
					12A
					<b>Lot:</b>
					17
					<b>Assessment Year:</b>
					2017
<b>Special Tax Areas:</b>		<b>Town:</b>		NONE	
		<b>Ad Valorem:</b>			
		<b>Tax Class:</b>		38	
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1930		1478		6,699 SF	
				<b>Property Land Area</b>	
				602	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
		OFFICE BUILDING			
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
<b>Land:</b>	803,800	803,800			
<b>Improvements</b>	35,600	35,700			
<b>Total:</b>	839,400	839,500	839,433	839,467	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b> REG & ASSOCIATES 1993 LLC		<b>Date:</b> 05/09/1995		<b>Price:</b> \$360,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /13388/ 00408		<b>Deed2:</b>	
<b>Seller:</b> RESOLUTION TRUST CORP		<b>Date:</b> 12/28/1994		<b>Price:</b> \$145,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /13173/ 00244		<b>Deed2:</b>	
<b>Seller:</b> ASSEMBLY HOUSES LTD PTNSHP		<b>Date:</b> 09/24/1993		<b>Price:</b> \$0	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /11800/ 00282		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2017	07/01/2018	
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00	0.00 0.00	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application			<b>Date:</b>		

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 02829808</b>			
Owner Information					
<b>Owner Name:</b>		MANIET MONIQUE		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		250 K ST NE APT 806 WASHINGTON DC 20002-8224		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/14466/ 00189
Location & Structure Information					
<b>Premises Address:</b>		4820 MOORLAND LN BETHESDA 20814-0000		<b>Legal Description:</b>	EDGE MOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22	0000	0000		0023	
					<b>Block:</b>
					12A
					<b>Lot:</b>
					18
					<b>Assessment Year:</b>
					2017
<b>Special Tax Areas:</b>				<b>Town:</b>	NONE
				<b>Ad Valorem:</b>	
				<b>Tax Class:</b>	38
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1931		1506		5,528 SF	
				<b>Property Land Area</b>	
				602	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
		OFFICE BUILDING			
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
<b>Land:</b>	663,300	663,300			
<b>Improvements</b>	29,200	40,200			
<b>Total:</b>	692,500	703,500	696,167	699,833	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b> ASSEMBLY HOUSE LTD PTNSH		<b>Date:</b> 10/30/1996		<b>Price:</b> \$350,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /14466/ 00189		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2017	07/01/2018	
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00	0.00 0.00	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	

## Search Result for MONTGOMERY COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 07 Account Number - 02829810							
Owner Information										
Owner Name:			MOORLAND MEDICINE LLC				Use:		COMMERCIAL	
Mailing Address:			4910 MOORLAND LN BETHESDA MD 20814-6208				Principal Residence:		NO	
							Deed Reference:		/38048/ 00134	
Location & Structure Information										
Premises Address:			4910 MOORLAND LN BETHESDA 20814-6208				Legal Description:		EDGEMOOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	17325
HN22	0000	0000		0023		12A	19	2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		38			
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1928			1544				5,153 SF		602	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		OFFICE BUILDING								
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:			618,300	618,300						
Improvements			8,000	19,200						
Total:			626,300	637,500		630,033		633,767		
Preferential Land:			0					0		
Transfer Information										
Seller: 4910 MOORLAND ASSOCIATES INC				Date: 09/16/2009				Price: \$925,000		
Type: ARMS LENGTH IMPROVED				Deed1: /38048/ 00134				Deed2:		
Seller: ASSEMBLY HOUSE LTD PTNSH				Date: 01/13/1995				Price: \$230,000		
Type: ARMS LENGTH IMPROVED				Deed1: /13203/ 00011				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class			07/01/2017		07/01/2018		
County:			000			0.00				
State:			000			0.00				
Municipal:			000			0.00 0.00		0.00 0.00		
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application							Date:			

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration				
Account Identifier:				District - 07 Account Number - 00486395							
Owner Information											
Owner Name:				TRIANGLE 7511 LLC				Use:		RESIDENTIAL	
Mailing Address:				2404 A AND EAGLE BLVD ANNAPOLIS MD 21401-7053				Principal Residence:		NO	
								Deed Reference:		/50975/ 00180	
Location & Structure Information											
Premises Address:				7511 ARLINGTON RD BETHESDA 20814-6101				Legal Description:		EDGEMOOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	308	
HN22	0000	0000		0023		12A	P3	2016	Plat Ref:		
Special Tax Areas:					Town:			NONE			
					Ad Valorem:						
					Tax Class:			38			
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use
1928			1,724 SF			500 SF			5,082 SF		111
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1Att/1Det						
Value Information											
			Base Value	Value			Phase-in Assessments				
				As of			As of			As of	
				01/01/2016			07/01/2017			07/01/2018	
Land:			722,200	866,600							
Improvements			208,400	261,100							
Total:			930,600	1,127,700			1,062,000			1,127,700	
Preferential Land:			0							0	
Transfer Information											
Seller: KATCO INVESTMENTS RLLLP				Date: 09/17/2015				Price: \$950,000			
Type: ARMS LENGTH IMPROVED				Deed1: /50975/ 00180				Deed2:			
Seller: LEIBOVITZ, PHILIP R &				Date: 07/16/2007				Price: \$1,425,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34580/ 00795				Deed2:			
Seller: ABALONE LLC				Date: 05/09/2005				Price: \$1,268,887			
Type: ARMS LENGTH IMPROVED				Deed1: /29828/ 00266				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class	07/01/2017				07/01/2018			
County:			000	0.00							
State:			000	0.00							
Municipal:			000	0.00 0.00				0.00 0.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application							Date:				

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 02829821</b>			
Owner Information					
<b>Owner Name:</b>		STEINBERG SAMUEL J CREDIT SHELTR		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		6701 KENHILL RD BETHESDA MD 20817-6015		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/50932/ 00142
Location & Structure Information					
<b>Premises Address:</b>		7509 ARLINGTON RD BETHESDA 20814-0000		<b>Legal Description:</b>	EDGEMOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22				0023	
					<b>Block:</b>
					12A
					<b>Lot:</b>
					20
					<b>Assessment Year:</b>
					2017
				<b>Plat No:</b>	
				<b>Plat Ref:</b>	/ 17325
<b>Special Tax Areas:</b>			<b>Town:</b>		
			NONE		
			<b>Ad Valorem:</b>		
			38		
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1936		1589		7,320 SF	
				<b>Property Land Area</b>	
				651	
				<b>County Use</b>	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
		OFFICE BUILDING			
Value Information					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As of	As of	
			01/01/2017	07/01/2017	
				As of	
				07/01/2018	
<b>Land:</b>		878,400	809,800		
<b>Improvements</b>		42,800	42,700		
<b>Total:</b>		921,200	852,500	852,500	852,500
<b>Preferential Land:</b>		0			0
Transfer Information					
<b>Seller:</b> STEINBERG JANET L TRUSTEE		<b>Date:</b> 09/08/2015		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /50932/ 00142		<b>Deed2:</b>	
<b>Seller:</b> STEINBERG SAMUEL J REVOC TR		<b>Date:</b> 02/01/2013		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /45991/ 00468		<b>Deed2:</b>	
<b>Seller:</b> SAMUEL J STEINBERG		<b>Date:</b> 08/23/1993		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /11695/ 00278		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2017	07/01/2018
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 02829785</b>			
Owner Information					
<b>Owner Name:</b>		AUBINOE ALVIN L III		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		7507 ARLINGTON RD BETHESDA MD 20814-6101		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/50932/ 00147
Location & Structure Information					
<b>Premises Address:</b>		7507 ARLINGTON RD BETHESDA 20814-0000		<b>Legal Description:</b>	EDGEMOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22	0000	0000		0023	
					<b>Block:</b>
					12A
					<b>Lot:</b>
					21
					<b>Assessment Year:</b>
					2017
<b>Special Tax Areas:</b>				<b>Town:</b>	NONE
				<b>Ad Valorem:</b>	
				<b>Tax Class:</b>	38
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1923		1404		7,658 SF	
				<b>Property Land Area</b>	
				602	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
		OFFICE BUILDING			
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
<b>Land:</b>	918,900	918,900			
<b>Improvements</b>	20,300	42,400			
<b>Total:</b>	939,200	961,300	946,567	953,933	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b> AUBINOE ALVIN L IIIL		<b>Date:</b> 09/08/2015		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /50932/ 00147		<b>Deed2:</b>	
<b>Seller:</b> AUBINOE ALVIN L 3RD		<b>Date:</b> 08/13/1996		<b>Price:</b> \$305,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /14304/ 00028		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>			07/01/2017	07/01/2018
<b>County:</b>	000			0.00	
<b>State:</b>	000			0.00	
<b>Municipal:</b>	000			0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 00488100</b>			
Owner Information					
<b>Owner Name:</b>		MANIAN PETER G ET AL		<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>		10 W 15TH ST APT 617 NEW YORK NY 10011-6821		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/07182/ 00409
Location & Structure Information					
<b>Premises Address:</b>		7505 ARLINGTON RD BETHESDA 20814-0000		<b>Legal Description:</b>	PT LT 2 EDGEMOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22	0000	0000		0023	
					<b>Block:</b>
					12
					<b>Lot:</b>
					P1
					<b>Assessment Year:</b>
					2016
					<b>Plat No:</b>
					Plat Ref:
<b>Special Tax Areas:</b>			<b>Town:</b>		
			NONE		
			<b>Ad Valorem:</b>		
			38		
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1937		1,518 SF		7,320 SF	
				<b>Property Land Area</b>	
				111	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
2	YES	STANDARD UNIT	BRICK	2 full	1 Attached
Last Major Renovation					
Value Information					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As of	As of	
			01/01/2016	07/01/2017	
				As of	
				07/01/2018	
<b>Land:</b>		439,200	439,200		
<b>Improvements</b>		158,400	206,700		
<b>Total:</b>		597,600	645,900	629,800	645,900
<b>Preferential Land:</b>		0			0
Transfer Information					
<b>Seller:</b>		<b>Date:</b> 06/30/1986		<b>Price:</b> \$190,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /07182/ 00409		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2017	07/01/2018
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	

## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
<b>Account Identifier:</b>		<b>District - 07 Account Number - 00486863</b>			
Owner Information					
<b>Owner Name:</b>		FUNT LAWRENCE REV TRUST FUNT THALIA REV TRUST		<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>		4905 EDGEMOOR LN BETHESDA MD 20814-5307		<b>Principal Residence:</b>	YES
				<b>Deed Reference:</b>	/53835/ 00382
Location & Structure Information					
<b>Premises Address:</b>		4905 EDGEMOOR LN BETHESDA 20814-5307		<b>Legal Description:</b>	EDGEMOOR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
HN22	0000	0000		0023	
					<b>Block:</b>
					12
					<b>Lot:</b>
					P1
					<b>Assessment Year:</b>
					2016
					<b>Plat No:</b>
					Plat Ref:
<b>Special Tax Areas:</b>			<b>Town:</b>		
			NONE		
			<b>Ad Valorem:</b>		
			38		
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1985		2,870 SF		12,832 SF	
				<b>Property Land Area</b>	
				111	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
2	YES	STANDARD UNIT	SIDING	0 full	
Last Major Renovation					
Value Information					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
<b>Land:</b>		826,100	991,300		
<b>Improvements</b>		500,400	561,300		
<b>Total:</b>		1,326,500	1,552,600	1,477,233	1,552,600
<b>Preferential Land:</b>		0			0
Transfer Information					
<b>Seller:</b> FUNT LAWRENCE A & THALIA R		<b>Date:</b> 02/17/2017		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /53835/ 00382		<b>Deed2:</b>	
<b>Seller:</b> FUNT, LAWRENCE A		<b>Date:</b> 05/14/2008		<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /35662/ 00228		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b> 02/20/1967		<b>Price:</b> \$75,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /03595/ 00185		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2017	07/01/2018
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					
<b>Homestead Application Status:</b> Approved 12/27/2011					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	





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

**FROM:** Molline Jackson,  
Public Art Coordinator

**PROJECT:** ZOM Bethesda  
SITE PLAN No. 820180120

**DATE:** June 19, 2018

The ZOM Bethesda project was reviewed by the Art Review Panel on May 30, 2018. *The following meeting minutes summarize the Applicant's presentation, the discussion during the meeting, and recommendations regarding the public artworks (i.e. public benefits). The Panel's final recommendations will be incorporated into the final Staff Report and strongly considered by the Planning Board prior to the certification of the Site Plan and/or prior to the release of the first building permit. Should you have any additional questions and/or comments please feel to contact the Public Art Coordinator.*

**Attendance:**

Andrew Czajkowski (Applicant's Architect)  
 Chris Love (Applicant)  
 Heather Dhopolsky (Applicant's Attorney)  
 Jeff Chyatte (Public Artist)  
 Zachary Oxman (Public Artist)  
 Trini Rodriguez (Applicant's Landscape Architect)

**Art Review Panel Members and Planning Staff**

Amina Cooper (PATSC Representative and Panelist)  
 Claudia Rousseau (Panelist and PATSC Representative)  
 Judy Sutton Moore (Panelist)  
 Mark Kramer (Panelist)  
 Matthew Folden (Lead Reviewer)  
 Molline Jackson (Public Art Coordinator)  
 Ralph Bennett (Panelist)

**Summary of the Applicant's Presentation:**

- The subject property (1.28 acres) is located on the southwest corner of Moorland Lane and Arlington Road; bordered by Edgemoor Lane along the southern edge; within the Bethesda Downtown Sector Plan.
- The subject property is zoned CR-2.25 C-0.5 R-2.25 H60; 3.21 FAR with a maximum height of 60-feet and provides 10% (5,565 square feet) of public open space off-site.
- The development proposal consists of 235 multi-family residential units (including a minimum of 15% moderately priced dwelling units).

301-495-4573 (office), 301-495-1306 (fax)  
[molline.jackson@MontgomeryPlanning.org](mailto:molline.jackson@MontgomeryPlanning.org)  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

- Per the CR Zone optional method of development requirements, the project is required to achieve at least 100 public benefit points in four categories. The development will exceed this requirement by achieving 124.66 points.
- The Applicant has chosen to provide the following public benefits: public artworks and exceptional design (e.g. structure parking, enhanced accessibility for the disabled, BLTs, energy conservation and generation, recycling facility plan, and vegetated roof).
- The existing streetscape (along Arlington Road) will be improved with the land assemblage of the single-family lots. By assembling these lots, the streetscape will have fewer curb cuts, a continuous building frontage, a widened sidewalk, and street trees.
- By increasing the density and enhancing the streetscape along this edge, residents will be within walking distance of Bethesda Elementary School (directly across the street on Arlington Road) and live within walking distance of the Bethesda central business district.

**Discussion Points:**

- The Applicant emphasized the need to make pedestrians their primary audience and vehicles the secondary audience. The pedestrian scale and accessibility of the public artworks are critical components to achieving this goal.
- The proposed height of the public artworks (2) could reach a maximum of 20-feet. The Applicant has commissioned the artwork from 2 different artists.
- The artworks will be installed within the courtyards that will front onto Arlington Road. The artworks will be used to pull pedestrians from one end of the sidewalk to the other along Arlington Road. The design intent is for pedestrians to feel as though they are moving through rooms. The artworks mark the nodes and create interesting views into the courtyards.
- The top elevation of the courtyards (2) will be flush with the retaining wall. Outside of the resident's private balconies, the courtyards will not be accessible to the residents or the pedestrians. Railings will not obstruct views inward or prohibit visibility from the streetscape along Arlington Road or into the courtyards.

**Panel Recommendations/ Conditions of Approval:**

The Applicant will address the following recommendations as conditions of approval prior to the certification of the Site Plan.

1. The Applicant will provide two artworks: 1) Synergy III by Jay Chyatte (17-feet wide, 14-feet tall, and 14-feet depth, stainless steel with a brushed finish, 304 grade) has cube-like proportions. 2) the tree sculpture by Zack Oxman (maximum height of approximately 25-feet tall and stainless steel) will reflect the color of its surroundings, like camouflage.
2. The vegetation (directly surrounding each of the artworks) will be low growing, not to take away from the overall scale. Low growing groundcovers and grasses will be used to soften the edges. However, the total height of the vegetation will not exceed 1-2 feet.
3. The tree spacing and alignment within the public right-of-way (directly in front of the sculptures) will be widened to indicate to pedestrians that something special is occurring within

the 2 rooms/courtyards. These openings will also provide a clear visibility from across the street and will not be obstructed by railings.

4. The 2 artworks will be installed as close to the right-of-way as possible. Pedestrians will be permitted to touch the base of the sculptures. The visibility will be clear (uninterrupted) access to each artwork. The pedestrian experience will be enhanced based on the pedestrian's ability to access (e.g. see and touch) the artwork.
5. Upward lighting will be provided for each artwork.
6. The Certified Site Plan must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footings, and fasteners to ensure adequate safety and proper inspection of the artworks by the Arts and Humanities Council of Montgomery County (AHCMC), Montgomery County Planning Department and Montgomery County Department of Permitting Services (DPS). This information will come from engineered drawings, certified by a structural engineer.
7. The Developer and Artist(s) will execute a maintenance agreement for the public artwork(s), and will present the signed document to the DPS and Montgomery County Planning Department prior to the issuance of the first building permit.
8. The appropriate signage for each artwork will be located on the retaining wall in front of the artworks (near the seating area along Arlington Road) and will clearly identify the title of the artwork, artist name, materials, completion date, and overall dimensions. Such signage shall be durable and placed near each artwork attached to permanent construction, not on stakes or posts.
9. Prior to final inspection of the public artwork(s), the Developer must submit to the Public Art Coordinator with the Montgomery County Planning Department at least three images of the artwork(s) on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5) address. This information will be added to the existing inventory of the public artworks throughout the County ([mcatlas.org/art](http://mcatlas.org/art)).
10. The Developer must comply with the implementation section of the Art Review Panel Policies and Procedures.



Isiah Leggett  
County  
Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdiah  
Director

July 5, 2018

Matthew Folden, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120180140  
ZOM Bethesda

Dear Mr. Folden:

We have completed our review of the preliminary plan uploaded to eplans on May 18, 2018 and the design exception dated April 3, 2018. A previous plan was reviewed by the Development Review Committee at its meeting on April 10, 2018. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

**Design Exception**

1. Driveway Spacing Reduction: Loading and garage access is less than 100 foot tangent between existing and proposed driveways

Applicant's Request: The applicant is requesting to get an exception from the DOT policy of having driveways spaced at least 100 feet from each other and on the opposite side of the street. The applicant's driveways are located immediately adjacent to the driveway of the Christopher Condominium and less than 100 feet from the driveway for the garage entrance to the office building on the opposite side of Moorland Lane. The project site configuration, topography, and the inability to provide access from Arlington Road, Edgemoor Lane or from the Christopher Condominium driveway makes the only feasible location for vehicular access a single garage entrance and adjacent loading entrance where shown on the preliminary plan and site plan.

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

MCDOT Response: DOT's 100-foot tangent policy is often waived for many projects in the Bethesda CBD. This applicant is providing all the vehicular access, including loading, along the Moorland Lane street frontage. No vehicular access points are proposed for Arlington Road. DOT's policy recommends vehicular access points on the lowest classified street. Because the applicant has more street frontage along Moorland Lane, this makes it a preferred access location. Therefore, MCDOT **recommends approval** of the design exception for the vehicular and loading access along Moorland Lane.

2. Request to reduce the sight distance

Applicant's Request: Reduce the sight distance requirement for business district streets from 200 foot to 170 feet.

MCDOT Response: The applicant remeasured the sight distance through the Mooreland Lane and Arlington Road intersection. Once the applicant did this, they met the 200-foot requirement. No design exception is necessary.

**Significant Plan Review Comment**

1. The applicant will participate in funding the planned Edgemoor Lane separated bike lanes along their street frontage. The applicant must provide an engineer's estimate for the separated bike lanes along their Edgemoor Lane street frontage that will include contingencies and be approved by MCDOT prior to issuance of the right-of-way permit. The cost estimate shall include, but not be limited to, repaving, restriping, flex posts, signing and other related improvements to the separated bike lanes. The payment must be made prior to the issuance of the Use and Occupancy permit.
2. MCDOT evaluated the impacts of implementing the master plan recommended road diet to accommodate separated bike lanes along Arlington Road. The study determined that the road diet is not feasible at this time due to extensive queuing northbound from Old Georgetown Road to beyond Bradley Boulevard during the PM peak hour. Also, there was extensive southbound queuing from Bradley Boulevard to Moorland Lane during the PM peak hour.
3. Arlington Road – The Bethesda Downtown Plan calls for Arlington Road to have a right-of-way width of 80 feet, 40 feet from the centerline. For a portion of this site, the applicant will dedicate the right-of-way to provide 40 feet from the centerline; however, they will also provide a public improvement easement (PIE) in lieu of dedicating the additional right-of-way to meet the 40 feet from the centerline. This easement is to accommodate the steps to the individual units in the building. The applicant will maintain the steps in the PIE, in accordance with a maintenance and liability agreement, or another document deemed acceptable to MCDOT. The document must be approved and recorded prior to issuance of the record plat.
4. The Drainage Design Criteria Manual states that the "spread criteria shall be as follows: Primary and higher roadway: the spread shall not exceed 8 feet." The applicant has submitted a summary of the curb inlet sizing and spread for a 10-year storm. Under the existing conditions, EX SD-1 is less than 8 feet; however, EX SD-3 and EX SD-4 are over the 8 feet at 11.90 and 9.48 feet, respectively. For the proposed conditions, the spread for EX SD-1 is reduced to 6.06 feet from the 7.04 feet. EX SD-3 and EX SD-4, continue to be over the 8-foot spread at 9.45 and 9.04 feet, respectively. Since the pre-existing conditions are greater than eight (8) feet and the applicant is reducing the spread for these inlets, MCDOT recommends approval of the storm drain analysis.

### **Plan Review Comments**

5. The sight distance study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
6. Construct Bethesda Central Business District streetscaping along the Moorland Lane, Edgemoor Lane and Arlington Road site frontages.
7. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
8. In all underground utility installations, install identification tape or other "toning" device approximately 2' above the utility.
9. If the proposed development will alter any existing street lights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
12. Prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to finalize the draft Traffic Mitigation Agreement submitted with the preliminary plan amendment application. The draft TMAg should be revised and submitted as a redlined document compared to the most recent template for residential development. A copy of the latest template can be obtained from Sandra Brecher, Chief of Commuter Services Section (240) 777-8383; or Beth Dennard (240) 777-8384. The TMAg may include but not be limited to the following:
  - Car Sharing Parking. Provide two (2) car sharing vehicle parking spaces, or the number required by law, whichever is greater, in highly visible, preferentially-located spots.
  - Electric Car Charging. Provide two (2) electric car charging stations, or the number required by law, whichever is greater, on site or other EV charging arrangements acceptable to MCDOT.
  - Bicycle Facilities. Significant bicycle activity will likely occur at this site due to its proximity to bicycle facilities along Arlington Road, nearby planned bike facility infrastructure, and bicycle shops. Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.
  - Bike Sharing Station. See comment below.
  - Real Time Transit Information – See comment below.
  - Displays (Static and Real Time Information) - Incorporate static display space into residential lobby to provide opportunity for display of transit and other alternative transportation

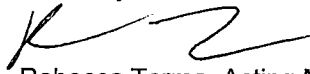
information. Information on alternatives should also be displayed on each level of parking facilities and in elevators.

13. Bikeshare. Given site constraints, the Applicant is not required to provide space in the Project for a bikeshare station. Instead, MCDOT will select an off-site location for the station based upon the requirements of the bikesharing system in the County, as close as possible to the Project. Applicant must pay the capital costs for a 15-dock bikeshare station. All payments must be made to the County or its designee. Applicant must take other actions in concert with MCDOT to promote use of bikesharing among residents, employees and visitors at the Project, to accomplish the objectives of the TMD.
14. Real Time Transit Information: Provide opportunity and connections for monitor to display Real Time Transit Information in the residential lobby. This will enable information to be readily accessed by building residents, employees, visitors, etc. Information feeds can be incorporated into planned lobby display monitors/software system for the building.
15. Design Elements: We recommend the following design elements intended to facilitate the use of non-auto modes of transportation be incorporated in the building design:
  - Design building frontages/lobbies to provide two-way visibility for transit vehicles, shuttles and taxis
  - Provide electric and water connections in outdoor settings to enable outreach events to be staged more readily.
  - Provide concierge/reception desk with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.
16. On-site Parking: MCDOT recommends that this development provide the minimum amount of on-site parking. If the site can be included in an extension of the PLD to enable provision of less on-site parking that solution should be explored.
17. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
18. We recommend that the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section regarding bike facilities along Edgemoor and Moorland Lanes. He can be reached at [matt.johnson@montgomerycountymd.gov](mailto:matt.johnson@montgomerycountymd.gov) or at 240-777-7237.
19. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at 240 777-8704.
20. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Bethesda Streetscaping standards along Arlington Road, Edgemoor Lane and Moorland Lane.
  - b. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

- c. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- d. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager  
Development Review Team  
Office of Transportation Policy

Sharepoint/director's office/development review/Rebecca/developments/Bethesda/120180140 ZOM Bethesda Prelim.docx

Enclosure

cc: Chris Love, ZMA Development, LLC  
JL Fisher, Soltesz  
Heather Dlhopsky, Linowes and Blocher, LLP  
Preliminary Plan letters notebook

cc-e: Sam Farhadi, MCDPS RWPR  
Matt Johnson, MCDOT DTE  
Kamal Hamud, MCDOT DTEO  
Dan Sanayi, MCDOT DTEO  
Sandra Brecher, MCDOT CSS  
Beth Dennard, MCDOT CSS  
NikKia Carver, MCDOT DTS



**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

May 16, 2018

**Heather Dlhopsky**  
301-961-5270  
hdlhopolsky@linowes-law.com

**VIA EMAIL**

Mr. Matthew Folden  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: ZOM Bethesda, Preliminary Plan No. 120180140 and Site Plan No. 820180120 (the  
"Applications"): Request for 30-Day Extension of Review Period

Dear Mr. Folden:

On behalf of ZMA Development, LLC (the "Applicant"), we are submitting this request for an extension of the review period for the Applications. The Applications were tentatively scheduled for a public hearing before the Montgomery County Planning Board on July 12, 2018. However, due to the delay in receipt of review comments from several of the reviewing agencies and the complexity of this infill development site, the Applicant is in need of one additional week to finalize its plans. As a result, the Applicant is submitting this request for a 30-day extension of the review period for the Applications, in order to allow the Planning Board hearing to take place on July 19, 2018, one week later than the previously anticipated hearing date.

Enclosed, please find the completed Regulatory Plan Extension Request form for the Applications. Please contact us should you have any questions or require any additional information.

Very truly yours,

**LINOWES AND BLOCHER LLP**



Heather Dlhopsky

Enclosure

\*\*L&B 6944812v1/10489 0002



**Montgomery County Planning Department**  
**Maryland-National Capital Park and Planning Commission**

Effective: December 5, 2014

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
 Fax 301.495.1306

## REGULATORY PLAN EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: ZOH Bethesda

Plan No. 120180140  
820180120

This is a request for extension of:

☐ Project Plan  
☒ Preliminary Plan

☐ Sketch Plan  
☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 7-12-18

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

**Person requesting the extension:**

☐ Owner, ☒ Owner's Representative, ☐ Staff (check applicable)

Name: Heather Dlhopolzky Affiliation/Organization: Linowers and Blocher LLP  
 Street Address: 7200 Wisconsin Avenue Suite 800  
 City: Bethesda State: MD Zip Code: 20814  
 Telephone Number: 301-961-5270 ext.  Fax Number:  E-mail: hdlhopolzky@linowers-law.com

We are requesting an extension for 30 <sup>days</sup> months until 8-13-18 (anticipated new hearing date of 7-19-18)

Describe the nature of the extension request. Provide a separate sheet if necessary.

Please see attached cover letter.

**Signature of Person Requesting the Extension**

H. Dlhopolzky  
 Signature

5-16-18  
 Date

**Extension Review***Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from 7/12/18 until 8/13/18.

Gwen Wright  
Signature

5/16/18  
Date

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.



Isiah Leggett  
County  
Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh  
Director

May 16, 2018

Mr. Matthew Folden, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: ZOM Bethesda  
Traffic Impact Study Review

Dear Mr. Folden:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review (TIS) report for the proposed ZOM Bethesda. This study, dated February 21, 2018, was prepared by Wells + Associates. Total development evaluated by the report and analysis includes the following:

- Removal of the eight (8) free-standing structures that are a combination of single-family residences and homes that have been converted to office uses; and
- Proposed a 235-unit multi-family mid-rise residential apartment building.

We offer the following comments:

**Motor Vehicles System Adequacy**

1. The TIS indicates this study was prepared in accordance with the Fall 2017 Local Area Transportation Review (LATR) guidelines and the Subdivision Staging Policy (SSP).
2. The TIS report states that the "short term pick-up/drop-off 'pull off' spaces are proposed to be provided in front of the building entrance along eastbound Moorland Lane." DOT staff will need to complete a formal review of whether the meter and parking space can be removed.
3. We accept the consultant's conclusions that the total future conditions would operate within the congestion standard at the studied intersections-assuming the Planning Department has found the consultant's methodology and analysis to be accepted. Therefore, additional traffic mitigation is not required.

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Located one block west of the Rockville Metro Station

Mr. Matthew Folden  
ZOM Bethesda TIS  
May 16, 2018  
Page 2

**Pedestrian and Bicycle Impact Statement**

1. The consultant provided an evaluation of the pedestrian and bicycle access and circulation in the vicinity of the site and the transit and other non-automotive operations in the study area. The consultant provided the location of sidewalks, pedestrian signal heads, accessible ramps and bus stops and routes within the study area.
2. The consultant determined that the off-site study intersections provided sufficient timing for pedestrians to cross the respective road at a walking speed of 3.5 feet per second.
3. The applicant provided the locations of bus stops and the routes; however, no amenities at the stops were identified.

**Transit, Pedestrian, and Bicycle System Adequacy**

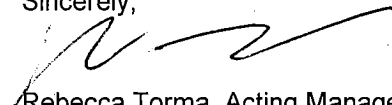
1. The study indicates that the analysis for pedestrian, transit and bicycle system adequacy is not required since the proposed development does not generate more than 50 trips for any of the tests. We accept this conclusion.

**SUMMARY**

1. We concur with the consultant's conclusion regarding the motor vehicle, transit and bicycle system adequacy. The motor vehicle delay will not exceed the Bethesda CBD policy threshold.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact myself for this project, at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov) or at (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager  
Development Review Team  
Office of Transportation Policy

sharepoint/transportation/director's office/development review/Rebecca/developments/Bethesda/120180140 ZOM Bethesda TIS.docx

cc: Michael J. Workosky, Wells + Associates, Inc.  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Stephanie Dickel, M-NCPPC Area 1

April 25, 2018

Mr. William L. Zeid  
Wells & Associates  
1420 Spring Hill Road, Suite 610  
Tysons VA 22102

Dear Mr. William L. Zeid:

Thank you for the opportunity to review the **Traffic Impact Study (TIS)** prepared by **Wells & Associates**, dated **February 21, 2018** for the proposed **ZOM Bethesda** development – **18APMO012XX** in located on **MD 187 (Old Georgetown Road)** in **Montgomery County**, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The project involves the proposed redevelopment of a site by razing the existing buildings and constructing a mid-rise residential apartment building with up to 235 units.
- The site is located along the east side of Arlington Road between Moorland Lane and Edgemoor Lane in Bethesda Central Business District Metro Station Policy Area of Montgomery County, MD.
- Vehicular access is proposed via one (1) driveway along Moorland Lane that will serve a below-grade parking garage containing approximately 225 parking spaces.
- The following key intersections were analyzed:
  - Arlington Road/Moorland Lane
  - Arlington Road/Edgemoor Lane
  - Old Georgetown Road/Moorland Lane
  - Old Georgetown Road/Woodmont Avenue
  - Proposed Site Driveway/Moorland Lane

Mr. William L. Zeid  
 SHA Tracking No.: 18APMO012XX  
 Page 2 of 4  
 April 25, 2018

Based on the information provided, please address the following comments in a point-by-point response:

**Regional and Intermodal Planning Division (RIPD) Comments (Mr. Matt Baker):**

1. Please note the State's fiscally constrained draft FY 2018-2023 Consolidated Transportation Program (CTP) includes projects under construction and/or development and evaluation. The CTP includes no projects affecting MDOT SHA facilities analyzed in this TIS.
2. Please note the State's fiscally unconstrained Highway Needs Inventory (HNI), the State's long-range plan, includes projects that are critical to Maryland's transportation needs. The HNI includes no projects affecting MDOT SHA facilities analyzed in this TIS.
3. Please note WMATA Metrorail, WMATA MetroBus, Montgomery County Ride On, and Capital Bikeshare serve the development site. WMATA Metrorail Red Line service is available at Bethesda Metro Station, 1/3-mile away. All roadway improvements to MDOT SHA roadway facilities should provide for and maintain full ADA-compliant access to existing and future transit facilities.
4. Please note the May 2017 Maryland-National Capital Park and Planning Commission (M-NCPPC) Bethesda Downtown Sector Plan, as amended, in which this development lies, includes no projects affecting MDOT SHA facilities analyzed in this TIS.
5. Please note the March 2005 M-NCPPC Countywide Bikeways Functional Master Plan, as amended, recommends implementation of a separated bike lane along MD 187 (Old Georgetown Road) between Woodmont and Wisconsin avenues. All roadway improvements to MDOT SHA roadway facilities should provide for and maintain bicycle facilities as well as full ADA-compliant pedestrian facilities.

**Travel Forecasting and Analysis Division (TFAD) Comments (Mr. Scott Holcomb):**

1. In Figure 2-1 the lane configuration for Old Georgetown Road and Moorland Lane shows the incorrect lane configuration for EB Old Georgetown Road. The HCM analysis shows the correct lane configurations. Please adjust the figure if the study is resubmitted in the future.

**Traffic Development & Support Division (TDSD) Comments (Mr. Eric Waltman):**

1. The study found that all state highway study intersections are forecast to operate acceptably (based on M-NCPPC's LATR Guidelines) under Total Traffic conditions. No mitigation is proposed within SHA r/w.

Mr. William L. Zeid  
 SHA Tracking No.: 18APMO012XX  
 Page 3 of 4  
 April 25, 2018

2. TDSD concurs with the findings/methodology of the report and offers no comments at this time.

**District 3 Traffic Comments (Mr. Jack Goode):**

1. We have reviewed the traffic impact study and offer no comments at this time.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to the Access Management Division at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Kwesi Woodroffe. For electronic submissions create an account with our new online system <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@sha.state.md.us](mailto:kwoodroffe@sha.state.md.us) or [shaamdpermits@sha.state.md.us](mailto:shaamdpermits@sha.state.md.us).

Sincerely,



Andre Futrell,  
 District Engineer, District 3, SHA

AF/jrg

cc: Mr. Matt Baker, SHA – RIPD  
 Ms. Samantha Biddle, SHA – RIPD  
 Ms. Rola Daher, SHA – TFAD  
 Mr. Matt Folden, Montgomery County Planning Board



Mr. William L. Zeid  
SHA Tracking No.: 18APMO012XX  
Page 4 of 4  
April 25, 2018

Mr. Jack Goode, SHA District #3 Traffic  
Mr. Derek Gunn, SHA District #3 Traffic  
Mr. Scott Holcomb, SHA – TFAD  
Mr. Chris Love, ZOM Mid-Atlantic  
Ms. Shadija Maddox, SHA District #3 Traffic  
Ms. Erica Rigby, SHA District #3  
Ms. Thomasina Saxon, SHA – RIPD  
Mr. Errol Stoute, SHA – TDSD  
Mr. William Stroud, SHA – TDSD  
Mr. Eric Waltman, SHA – TDSD  
Mr. Kwesi Woodroffe, SHA District #3 Regional Engineer

# DPS-ROW CONDITIONS OF APPROVAL

Attachment E  
May 21, 2018

## 820180120 ZOM Bethesda

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820180120-003.pdf V5” uploaded on/ dated “5/18/2018” and  
“08-LL-820180120-L1.00.pdf V5” uploaded on/ dated “5/18/2018”.

The followings need to be addressed prior to the certification of site plan:

1. There are structures shown on the landscaping plan in the ROW labeled as “POTENTIAL METAL AND WOOD SHADE STRUCTURE AND/OR PROPOSED ART”. From discussion with the project landscape architect (Parker Rodriguez, Inc) on May 21, 2018, we understand they are part of the streetscape and cantilevered from the building wall at a height of about 9 feet over the areas that are strictly for public use, however their type and design are still pending. As such, at this point we are not able to approve them until further details are provided.
2. The landscaping proposed between the sidewalk and ROW line will be by private maintenance under a maintenance and liability agreement.
3. Due to limited soil volume provided for the street trees (600CF), the proposed street tree species along Arlington Road needs to change from Willow Oak to a smaller one such as Overcup oak.

and the following needs to be a condition of the certified site plan:

1. The oak tree in the ROW at the corner of Moorland Road and Arlington Road is slated to be preserved. Given all the work that will be done around it (storm drain, extending the planting strip, sidewalk work), it may have to be replaced. As such, and per the applicant’s response, the applicant needs to have an arborist prepare a tree preservation plan for DPS approval in order to best mitigate damages during construction. The tree will be monitored by the arborist and DPS throughout the entire construction. If the tree is deemed unhealthy and/ or damaged, the applicant will install a new Overcup Oak as a replacement.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Clarence J. Snuggs  
Director

May 31, 2018

Mr. Matthew Folden  
Area 1 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: ZOM Bethesda  
Preliminary Plan No. 120180140  
Site Plan No. 820180120

Dear Mr. Folden:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval, with the following condition:

- At certified site plan, the bedroom mix in the Project Development Table on Sheet 1 of the Plans must be corrected so that it is consistent with the requirements of Chapter 25A of the Montgomery County Code.

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Heather Dlhopsky, Linowes and Blocher  
J.L. Fisher, Soltesz

S:\Files\recurring\Housing\MPDU\Developments\ZOM Bethesda\ZOM Bethesda DHCA Letter\_5-31-2018.docx

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 29-May-18  
**TO:** Daniel Pino (LSA)  
Loiederman Soltesz Associates, Inc  
**FROM:** Marie LaBaw  
**RE:** ZOM Bethesda  
820180120

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **29-May-18**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.









## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

May 30, 2018

Ms. Elvina Newton Tryer  
Soltesz  
2 Research Place, Suite 100  
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
ZOM Bethesda  
Preliminary Plan #: 120180140  
SM File #: 283300  
Total Concept Area: 1.32 acres  
Lots/Block: Lots 17, 18, 19, 20, 21 and P3/Block  
12A and Lots 1, 2/Block 12  
Watershed: Potomac Direct

Dear Ms. Tryer:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via extensive green roof and a request for a Quantity and Quality Control waiver of the remaining stormwater management requirements due to site limitations.

**For our records, please submit a revised *Application for Stormwater Management Concept* that denotes in Section D that this is a "Combination Concept/Site Development Stormwater Management Plan." This revision must be processed through DPS intake staff, and requires an administrative processing fee. The application must be revised prior to submission of detailed sediment control review plans.**

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

The approved stormwater management concept plan included the installation of an extensive green roof over 13,584 square feet of the building roof and 853 square feet of the garage roof for a total of 14,437 square feet of green roof. The type of roof proposed on the concept plan is a typical 8 inch roof section. Should a proprietary roof system ultimately be selected, the use of the proprietary green roof product will require prior approval from DPS. The applicant should verify this approval prior to initiating design.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

Ms. Elvina Newton Tryer  
May 30, 2018  
Page 2 of 2

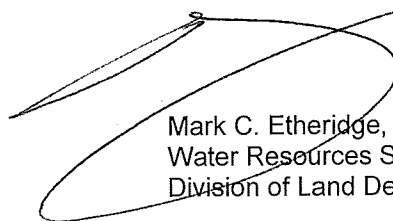
- A waiver of Quantity and Quality control requirements is hereby granted. Payment of the associated waiver fees must be made prior to issuance of the sediment control permit. Waiver fee calculations must be submitted during sediment control plan review.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Jean Kapusnick at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or 240-777-6345.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: jak

cc: N. Braunstein  
SM File # 283300

ESD: Required/Provided 9,705 cf / 1,527 cf (*1" for areas not considered redevelopment met*)  
PE: Target/Achieved: 2.2"/0.35"  
STRUCTURAL: 0.0 cf  
WAIVED: 1.32 ac.

June 15, 2018

Ms. Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Montgomery County Department of Environmental Protection  
Division of Solid Waste Services  
101 Monroe Street  
Rockville, Maryland 20850

**Re: Recycling Facility Plan – ZOM Bethesda, Preliminary Plan No. 120180140 and Site Plan No. 820180120 (the “Applications”)**

Dear Ms. Kao:

On behalf of ZMA Development, LLC (the “Applicant”), we are presenting, for approval, this Recycling Facility Plan to the Division of Solid Waste Services at the Montgomery County Department of Environmental Protection.

The Applicant is the owner and developer of properties identified as 4816 Moorland Lane, 4820 Moorland Lane, 4910 Moorland Lane, 7505 Arlington Road, 7507 Arlington Road, 7509 Arlington Road, 7511 Arlington Road, and 4905 Edgemoor Lane (collectively, the “Property”), located on the southeast corner of the intersection of Arlington Road and Moorland Lane, wrapping to the south to comprise the entire eastern frontage of Arlington Road between Moorland and Edgemoor Lanes, in downtown Bethesda.

On November 30, 2017, the Montgomery County Planning Board (the “Planning Board”) approved Sketch Plan No. 320180050 (the “Sketch Plan”) for the redevelopment of the Property. The Applicant is now seeking approval of an application for site plan (the “Site Plan”) under the optional method of development in the CR Zone in accordance with Section 7.3.4 of Chapter 59 (the “Zoning Ordinance”) of the Montgomery County Code, 2004, as amended (the “County Code”), concurrently with an application for preliminary plan (the “Preliminary Plan”) pursuant to Chapter 50 of the County Code (the “Subdivision Regulations”). The Applicant proposes to develop the Property with up to 235 multi-family residential units (including 15% moderately priced dwelling units, or “MPDUs”), as well as private underground parking, private amenities, and public amenities and public benefit points (the “Project”).

Under the CR Zone optional method of development, a project must achieve public benefit



points in order to receive approval of the maximum density allowed under the zoning of a given property. In the case of this Project and Property, 100 public benefit points are required to be achieved. These points span a number of different categories. One of the categories that the Applicant is proposing public benefit points under is “Recycling Facility Plan”, which falls under the “Protection and Enhancement of the Natural Environment” public benefit point heading. Per the CR Zone Incentive Density Implementation Guidelines (adopted by the County Planning Department in September 2017), public benefit points may be granted for a project that provides recycling facilities that exceed the minimum requirements under the County Code.

The Applicant understands that the minimum County Code requirements pertaining to recycling facilities are dictated by Chapter 48 of the Code and Montgomery County Executive Regulation (MCER) 1-15. The Applicant proposes several initiatives and features in the Project above and beyond what is required by the regulations, all aimed at enhancing waste reduction, described below.

- a) **Recycling Chute** – A recycling chute will be available with access at every residential floor via a dedicated closet. Each closet will include a sorter mechanism that allows residents to choose between Trash, Comingled Materials, and Mixed Paper, each option labeled with County-provided stickers. Each chute will empty into the trash area on the ground floor and be managed by building personnel. Each residential unit and retail tenant will receive promotional materials that discuss the benefits of recycling with a narrative of recycling facilities available within the building.
- b) **Paper Shredder** – A commercial paper shredder will be available in the ground floor Trash Compactor Room for all residents and tenants wishing to shred sensitive paper material. Management personnel will hire a commercial firm to pick up and recycle shredded paper on a periodic basis. Each residential unit and retail tenant will receive promotional materials that discuss the benefits of recycling with a narrative of recycling facilities available within the building.
- c) **Cooking Oil Disposal** – Management personnel will provide residential units with a cooking oil canister upon move-in. Residents will be encouraged to dispose of used cooking oil in an oil drum located in the Trash Compactor Room on the ground floor. Management

personnel will hire a commercial firm to pick up and recycle used cooking oil on a periodic basis. Each residential unit and retail tenant will receive promotional materials that discuss the benefits of recycling with a narrative of recycling facilities available within the building.

**d) Scrap Metal Collection** – A container for scrap metal will be provided in the Trash Compactor Room on the ground floor in the same area as other recycling containers. This container will be available for smaller scrap metal items. In addition to this container, a labeled area in the Trash Compactor Room will also be available for larger scrap metal items such as appliances, shelves, and other larger items too large to fit in the container. Management personnel will hire a commercial firm to pick up and recycle used scrap metal on a periodic basis. Each residential unit and retail tenant will receive promotional materials that discuss the benefits of recycling with a narrative of recycling facilities available within the building.

In summary, the aforementioned initiatives are in addition to the minimum County-regulated requirements for recycling and disposal. The Applicant believes these additional initiatives will enhance waste reduction and increase awareness of the benefits of recycling. We ask that you sign below where indicated, to reflect your agreement that these features and initiatives exceed the minimum required under the County Code and applicable regulations.

Thank you for your consideration of this Recycling Facility Plan. Please do not hesitate to contact us if additional information is necessary.

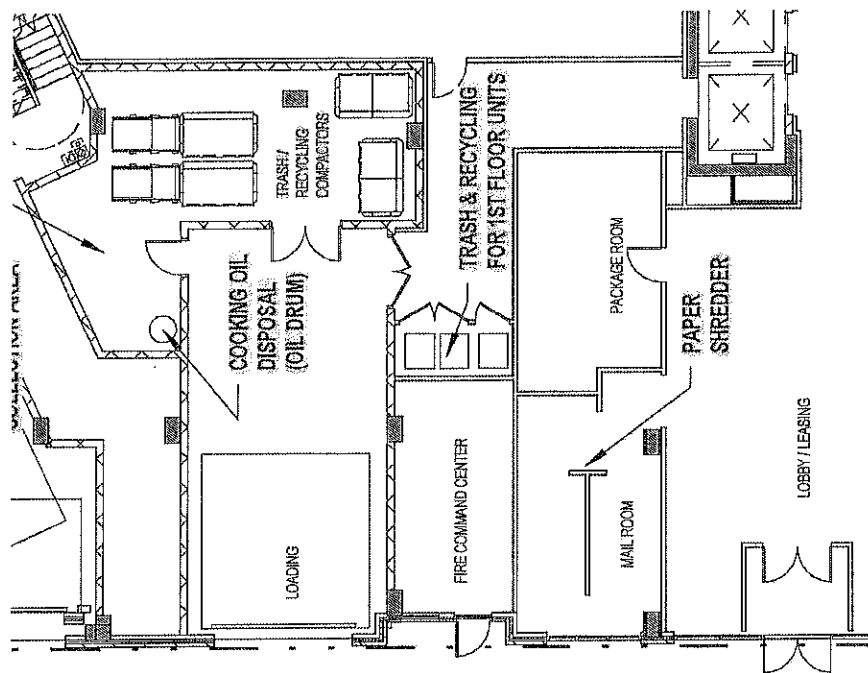
Sincerely,

  
Chris Lowe, ZMA Development, LP

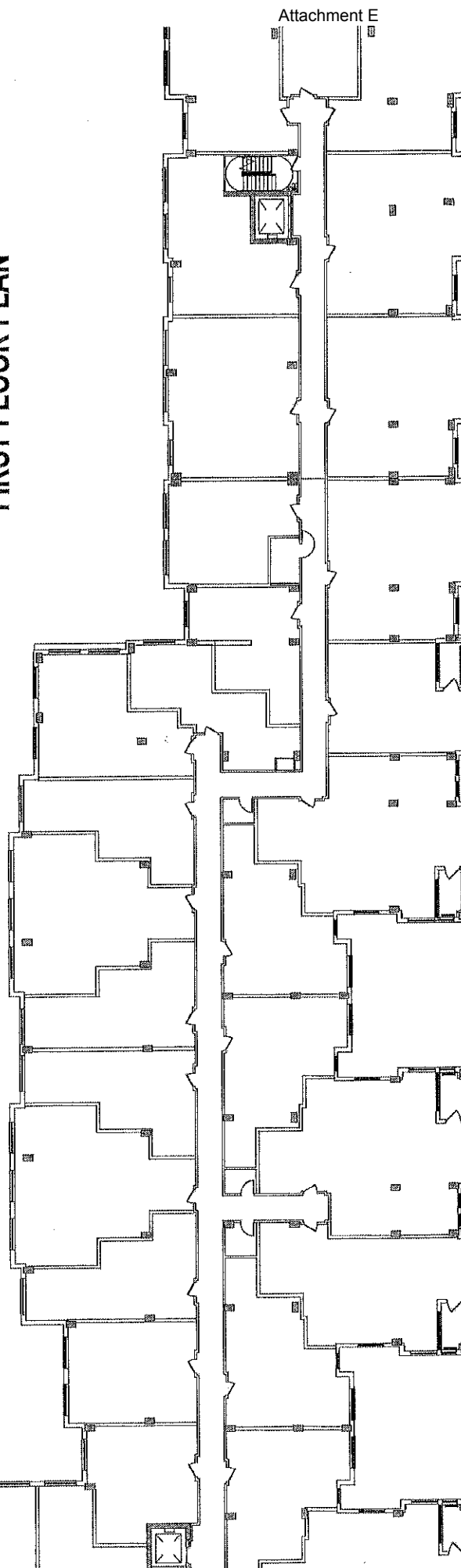
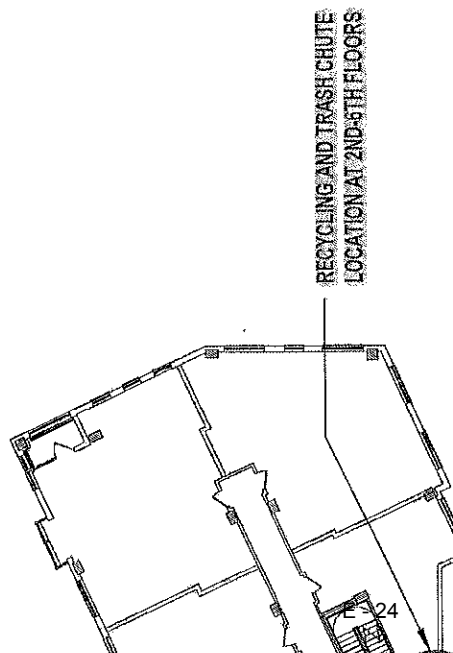
Accepted and acknowledged:



Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Montgomery County Department of Environmental  
Protection  
Division of Solid Waste Services



# FIRST FLOOR PLAN



**From:** Alex Kasten <[askasten@verizon.net](mailto:askasten@verizon.net)>  
**Sent:** Monday, June 18, 2018 2:49 PM  
**To:** MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>; Dickel, Stephanie  
<[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>  
**Subject:** Please Support the Plans for ZOM Bethesda

Dear Mr. Anderson,

I am writing you today to ask that the Planning Board approve ZOM Bethesda's plans to transform the 7500 block of Arlington Road in Bethesda from a series of outdated single family homes used for commercial purposes to a multi-family six-story residential community.

As an area resident of Bethesda and artist, I ardently support the project's design and aesthetic for many reasons, but here a few for your consideration:

- The project uses art to integrate beautifully with the neighborhood. Specifically, a proposed sculpture walk enhances the pedestrian experience and creates an enjoyable transition into the greater community that can be appreciated by all.
- The project fits with the neighborhood as many of us residents envision it evolving. It complements the mixed-use, diverse character of downtown Bethesda and will be a welcome replacement to the current single-family homes that occupy the 7500 block.
- The project is pedestrian-friendly for all. The plan features several green pathways that create not only a safe and welcoming experience for all citizens, but also a pleasing visual transition from the mixed-used, residential environment to the taller office buildings of downtown Bethesda.

Thank you for including my support in your consideration for the project. I look forward to seeing their plans come to fruition in the coming months.

Best Regards,

Alex Kasten  
9210 Topeka Street  
Bethesda, MD 20817  
Ph. 301-335-9435  
[kastenstudios.com](http://kastenstudios.com)

**From:** [chy8art@aol.com](mailto:chy8art@aol.com) <[chy8art@aol.com](mailto:chy8art@aol.com)>  
**Sent:** Monday, June 18, 2018 3:14 PM  
**To:** MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>; Dickel, Stephanie  
<[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>  
**Subject:** ZOM Bethesda – Support Message

Dear Chair Anderson,

I am writing to express my support for the ZOM Bethesda project in advance of the upcoming hearing on July 12.

As a native Bethesda sculptor, lifelong Montgomery County resident and a resident living just a few blocks from the development, I believe that ZOM Living's plans for the 7500 block of Arlington Road present an exciting opportunity for us to enhance our community.

I am especially excited about the vision for an Art Walk as it builds upon Bethesda's strong history of commitment to the arts. This new amenity will help people reconnect to those roots. Introducing sculpture into the natural landscape will open the eyes of people to new ideas, inspire dialogue, and improve access to the arts. The Art Walk will also help connect the community to local attractions, municipal venues, and businesses such as the Bethesda Jazz and Supper Club, the Round House Theater, and Bethesda Urban Partnership.

I find that the building's design is tastefully done, and will appropriately blend in with the taller commercial buildings on the east side of Arlington Road. The proposed enhancements to make the landscaping and sidewalks more pedestrian-friendly are also much needed, and will be a major benefit to both residents and visitors of the site. Overall, ZOM Living's plans provide an innovative and unique blend of both improvements to the residential aspects of the neighborhood and conformity to the nearby residential and commercial area.

Thank you for your consideration of my comments. I urge you to allow their thoughtful plans to continue moving through the approval process.

Sincerely,

Jeff Chyatte

[www.Chyattestudios.com](http://www.Chyattestudios.com)