



**Zoning Text Amendment No. 18-13, Overlay Zone – Regional Shopping Center**

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**Completed: 1/3/19**

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**Description**

ZTA 18-13 would revise the standard for the allowed height of certain freestanding uses in the Regional Shopping Center Overlay zone.

**Summary**

**Staff recommends approval, as introduced, of ZTA 18-13 to revise the standard for the allowed height of certain free-standing uses in the Regional Shopping Center Overlay zone. Any impact of the additional height to surrounding neighborhoods would be mitigated by the current setback provisions for buildings above 45 feet (a minimum setback of 3 feet for each 1 foot of building height over 45 feet when the structure is adjacent to vacant or residentially improved property in an Agricultural, Rural Residential, or Residential zone).**

**Background/Analysis**

ZTA 18-13 would amend the Regional Shopping Center Overlay zone. It would allow for freestanding buildings used for Retail Sales and Service, Structured Parking, or Health Clubs and Facilities to have a maximum height of 90 feet. The Regional Shopping Center Overlay zone applies to Montgomery Mall (Westfield Montgomery) and Wheaton Mall (Westfield Wheaton). The general building height limit in the zone is 45 feet. The Overlay zone has exceptions to that height limit for a building that includes a theater complex (90 feet), a Hotel, Motel (150 feet), and an apartment building or a multi-use building with residential use (150 feet). ZTA 18-13 would add to those exceptions to the general building height limit.

The purpose of the RSC is to provide flexible development standards to facilitate certain uses compatible with a regional shopping center and provide parking design standards and requirements compatible with the function and circulation needs of regional shopping centers. The Overlay Zone outlines certain uses (in addition to those allowed in the underlying GR zone) that may be permitted as part of a regional shopping center and includes development standards.

Staff has no objection to ZTA 18-13, given that the RSC Overlay zone currently permits a hotel and apartment buildings up to 150 feet in height and a building with a theatre complex up to 90 feet in height but requires additional setback provisions for buildings above 45 feet when the structure is adjacent to vacant or residentially improved property in an Agricultural, Rural Residential, or Residential zone (a minimum setback of 3 feet for each 1 foot of building height over 45 feet). The ZTA request to allow up to 90 feet for freestanding Retail and Service uses, Structured Parking and Health Clubs and Facilities (permitted uses in the underlying or overlay zone) would also be required to meet the additional setback provisions thereby minimizing any impact to adjacent residential neighborhoods. Attachment 2 depicts the current setback distances from residential properties for buildings on both mall sites. On the Montgomery Mall site, the closest structure to any adjacent residentially zoned property is 108 feet (multi-unit residential building in the R-H zone). On the Wheaton Mall site, the closest structure to any adjacent residential property is 127 feet (open space/recreation space on RT zoned property).

### **Attachments**

1. ZTA No. 18-13 as introduced
2. Table Depicting Existing distances from Westfields Montgomery and Westfields Wheaton and adjacent residential neighborhoods

# ATTACHMENT 1

Zoning Text Amendment No.: 18-13  
Concerning: Regional Shopping  
Center Overlay Zone –  
Standards

Draft No. & Date: 1 – 11/16/18  
Introduced: December 11, 2018  
Public Hearing:  
Adopted:  
Effective:  
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: Councilmember Riemer

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- revise the standard for the allowed height of certain free-standing uses in the Regional Shopping Center Overlay zone

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 4.9.           “Overlay Zones”  
Section 4.9.12.       “Regional Shopping Center (RSC) Overlay Zone”

**EXPLANATION:** ***Boldface** indicates a Heading or a defined term.*  
*Underlining indicates text that is added to existing law by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

*ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

1           **Sec. 1. DIVISION 59-4.9 is amended as follows:**

2   **Division 4.9. Overlay Zones**

3   \*   \*   \*

4   **Section 4.9.12. Regional Shopping Center (RSC) Overlay Zone**

5   A.   Purpose

6       The purpose of the RSC Overlay zone is to:

- 7       1.    Provide flexibility of development standards to facilitate certain uses  
8           compatible with a regional shopping center.  
9       2.    Provide parking design standards and requirements compatible with  
10          the function and circulation needs of regional shopping centers.

11   \*   \*   \*

12   C.   Development Standards

- 13       1.    To accommodate development at a regional shopping center with a  
14           gross leasable area that is greater than or will be greater than (if  
15           approved by site plan) 1,200,000 square feet, building height may be  
16           increased to:
- 17           a.    90 feet for a building that includes a theater complex;
  - 18           b.    150 feet for a Hotel, Motel; [and]
  - 19           c.    150 feet for an apartment building or a multi-use building with  
20               residential use[.]; and
  - 21           d.    90 feet for a free-standing building for any of the following  
22               uses or uses within the following use categories:
    - 23               i.    Retail Sales and Service;
    - 24               ii.   Structured Parking; or
    - 25               ii.   Health Clubs and Facilities.
- 26       2.    Any portion of a building over 45 feet in height must be set back from  
27           an abutting property in an Agricultural, Rural Residential, or

28 Residential zone a minimum of 3 feet for each 1 foot of building  
29 height over 45 feet.

30 \* \* \*

31 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the  
32 date of Council adoption.

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34 This is a correct copy of Council action.

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37 Megan Davey Limarzi, Esq.

38 Clerk of the Council

## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

MALL	ACCT	LANDUSE	NO	STREET	TYPE	CITY	ZIP	ZONE	DISTANCE TO MALL (FT)
Montgomery Mall	01793071	Multi-Family	10250	WESTLAKE	DR	BETHESDA	20817	R-H	180.0
Montgomery Mall	02313234	Single Family Attached	7224	SWANSONG	WAY	BETHESDA	20817	RT-8.0	676.5
Montgomery Mall	02341334	Single Family Attached	10123	CRESTBERRY	PL	BETHESDA	20817	RT-8.0	1,187.1
Montgomery Mall	02313314	Single Family Attached	7213	SWANSONG	WAY	BETHESDA	20817	RT-8.0	394.4
Montgomery Mall	02267843	Single Family Attached	7236	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	917.0
Montgomery Mall	02294948	Single Family Attached	7433	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,339.5
Montgomery Mall	02312924	Single Family Attached	7208	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	653.8
Montgomery Mall	02312957	Single Family Attached	7214	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	719.7
Montgomery Mall	02267876	Single Family Attached	9	TAVESHIRE	CT	BETHESDA	20817	RT-8.0	721.8
Montgomery Mall	02267912	Single Family Attached	1	TAVESHIRE	CT	BETHESDA	20817	RT-8.0	812.4
Montgomery Mall	02294631	Single Family Attached	7418	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,110.2
Montgomery Mall	02313531	Single Family Attached	7133	SWANSONG	WAY	BETHESDA	20817	RT-8.0	463.6
Montgomery Mall	02381716	Single Family Attached	7124	SWANSONG	WAY	BETHESDA	20817	RT-8.0	462.5
Montgomery Mall	02267752	Single Family Attached	10102	GALSWORTHY	PL	BETHESDA	20817	RT-8.0	1,128.0
Montgomery Mall	02294926	Single Family Attached	7439	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,409.4
Montgomery Mall	02312855	Single Family Attached	10104	BOSWORTH	CT	BETHESDA	20817	RT-8.0	608.8
Montgomery Mall	02312866	Single Family Attached	10102	BOSWORTH	CT	BETHESDA	20817	RT-8.0	611.5
Montgomery Mall	02312890	Single Family Attached	7202	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	588.2
Montgomery Mall	02313085	Open Space/Recreation	0	SWANSONG	WAY			0 RT-8.0	366.3
Montgomery Mall	02313108	Single Family Attached	7256	SWANSONG	WAY	BETHESDA	20817	RT-8.0	502.8
Montgomery Mall	02313405	Single Family Attached	7206	SWANSONG	WAY	BETHESDA	20817	RT-8.0	610.9
Montgomery Mall	02381738	Single Family Attached	7126	SWANSONG	WAY	BETHESDA	20817	RT-8.0	472.1
Montgomery Mall	02381773	Single Family Attached	7108	SWANSONG	WAY	BETHESDA	20817	RT-8.0	449.3
Montgomery Mall	02313303	Single Family Attached	7215	SWANSONG	WAY	BETHESDA	20817	RT-8.0	418.7
Montgomery Mall	02267808	Single Family Attached	10112	GALSWORTHY	PL	BETHESDA	20817	RT-8.0	1,010.3
Montgomery Mall	02313165	Single Family Attached	7242	SWANSONG	WAY	BETHESDA	20817	RT-8.0	627.1
Montgomery Mall	02313473	Single Family Attached	7140	SWANSONG	WAY	BETHESDA	20817	RT-8.0	618.2
Montgomery Mall	02313518	Single Family Attached	7132	SWANSONG	WAY	BETHESDA	20817	RT-8.0	545.2
Montgomery Mall	02341254	Open Space/Recreation	0	CRESTBERRY	PL			0 RT-8.0	802.7
Montgomery Mall	02341276	Single Family Attached	10137	CRESTBERRY	PL	BETHESDA	20817	RT-8.0	1,013.3
Montgomery Mall	02381807	Single Family Attached	7104	SWANSONG	WAY	BETHESDA	20817	RT-8.0	491.0
Montgomery Mall	02267865	Single Family Attached	11	TAVESHIRE	CT	BETHESDA	20817	RT-8.0	688.4
Montgomery Mall	02267898	Single Family Attached	5	TAVESHIRE	CT	BETHESDA	20817	RT-8.0	767.1
Montgomery Mall	02312811	Single Family Attached	7215	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	731.7
Montgomery Mall	02313360	Single Family Attached	7201	SWANSONG	WAY	BETHESDA	20817	RT-8.0	534.5
Montgomery Mall	02294620	Single Family Attached	7416	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,099.5
Montgomery Mall	02294642	Single Family Attached	7420	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,119.7
Montgomery Mall	02313542	Single Family Attached	7131	SWANSONG	WAY	BETHESDA	20817	RT-8.0	451.6
Montgomery Mall	02294904	Single Family Attached	7443	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,452.1
Montgomery Mall	02312913	Single Family Attached	7206	TAVESHIRE	WAY	BETHESDA	20817	RT-8.0	631.9
Montgomery Mall	02381762	Single Family Attached	7118	SWANSONG	WAY	BETHESDA	20817	RT-8.0	444.6

## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

Montgomery Mall	02313212	Single Family Attached	7230	SWANSONG	WAY	BETHESDA	20817 RT-8.0	714.0
Montgomery Mall	02341298	Single Family Attached	10133	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,073.2
Montgomery Mall	02267796	Single Family Attached	10110	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,035.9
Montgomery Mall	02294950	Single Family Attached	7431	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,299.5
Montgomery Mall	02312775	Open Space/Recreation	0	TAVESHIRE	WAY		0 RT-8.0	478.4
Montgomery Mall	02312946	Single Family Attached	7212	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	697.7
Montgomery Mall	02312981	Single Family Attached	10105	LANGHORNE	CT	BETHESDA	20817 RT-8.0	742.0
Montgomery Mall	02313132	Single Family Attached	7250	SWANSONG	WAY	BETHESDA	20817 RT-8.0	537.3
Montgomery Mall	02294755	Single Family Attached	10100	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,331.2
Montgomery Mall	02294857	Single Family Attached	7430	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,253.3
Montgomery Mall	02294868	Single Family Attached	7432	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,285.3
Montgomery Mall	02313325	Single Family Attached	7209	SWANSONG	WAY	BETHESDA	20817 RT-8.0	448.6
Montgomery Mall	02267741	Single Family Attached	10100	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,149.9
Montgomery Mall	02267774	Single Family Attached	10106	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,084.4
Montgomery Mall	02267785	Single Family Attached	10108	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,061.0
Montgomery Mall	02294892	Single Family Attached	7438	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,369.3
Montgomery Mall	02313393	Single Family Attached	7208	SWANSONG	WAY	BETHESDA	20817 RT-8.0	592.6
Montgomery Mall	02313416	Single Family Attached	7204	SWANSONG	WAY	BETHESDA	20817 RT-8.0	629.4
Montgomery Mall	02294675	Single Family Attached	7411	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	975.0
Montgomery Mall	02294700	Single Family Attached	7405	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	913.3
Montgomery Mall	02294711	Single Family Attached	7403	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	895.1
Montgomery Mall	02381740	Single Family Attached	7120	SWANSONG	WAY	BETHESDA	20817 RT-8.0	439.3
Montgomery Mall	02381751	Single Family Attached	7128	SWANSONG	WAY	BETHESDA	20817 RT-8.0	476.3
Montgomery Mall	C000031	Multi-Family					R-H	108.7
Montgomery Mall	01804038	Retail	7340	WESTLAKE	TER	BETHESDA	20817 R-30	497.0
Montgomery Mall	02341312	Single Family Attached	10127	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,162.5
Montgomery Mall	02313267	Single Family Attached	7218	SWANSONG	WAY	BETHESDA	20817 RT-8.0	623.1
Montgomery Mall	02267832	Single Family Attached	7234	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	917.0
Montgomery Mall	02312970	Single Family Attached	10107	LANGHORNE	CT	BETHESDA	20817 RT-8.0	732.7
Montgomery Mall	02313143	Single Family Attached	7248	SWANSONG	WAY	BETHESDA	20817 RT-8.0	550.1
Montgomery Mall	02313187	Single Family Attached	7238	SWANSONG	WAY	BETHESDA	20817 RT-8.0	668.5
Montgomery Mall	02381795	Single Family Attached	7110	SWANSONG	WAY	BETHESDA	20817 RT-8.0	468.7
Montgomery Mall	02381831	Single Family Attached	7114	SWANSONG	WAY	BETHESDA	20817 RT-8.0	498.0
Montgomery Mall	02267854	Single Family Attached	7238	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	917.3
Montgomery Mall	02267901	Single Family Attached	3	TAVESHIRE	CT	BETHESDA	20817 RT-8.0	789.8
Montgomery Mall	02312833	Single Family Attached	10108	BOSWORTH	CT	BETHESDA	20817 RT-8.0	605.5
Montgomery Mall	02313336	Single Family Attached	7207	SWANSONG	WAY	BETHESDA	20817 RT-8.0	475.0
Montgomery Mall	02313030	Single Family Attached	10104	LANGHORNE	CT	BETHESDA	20817 RT-8.0	835.8
Montgomery Mall	02313052	Single Family Attached	10108	LANGHORNE	CT	BETHESDA	20817 RT-8.0	834.4
Montgomery Mall	02294618	Single Family Attached	7414	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,091.3
Montgomery Mall	02267730	Open Space/Recreation	0	TAVESHIRE	WAY		0 RT-8.0	610.6
Montgomery Mall	02294870	Single Family Attached	7434	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,315.0



## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

Montgomery Mall	02294915	Single Family Attached	7441	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,438.1
Montgomery Mall	02267934	Single Family Attached	10103	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,045.7
Montgomery Mall	02267956	Single Family Attached	10107	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,000.6
Montgomery Mall	02267967	Single Family Attached	10109	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	979.7
Montgomery Mall	02312877	Single Family Attached	10100	BOSWORTH	CT	BETHESDA	20817 RT-8.0	615.1
Montgomery Mall	02312888	Single Family Attached	7200	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	558.6
Montgomery Mall	02312902	Single Family Attached	7204	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	610.0
Montgomery Mall	02313121	Single Family Attached	7252	SWANSONG	WAY	BETHESDA	20817 RT-8.0	525.1
Montgomery Mall	02313440	Single Family Attached	7146	SWANSONG	WAY	BETHESDA	20817 RT-8.0	649.9
Montgomery Mall	01721627	Multi-Family	10500	WESTLAKE	DR	BETHESDA	20817 R-30	652.3
Montgomery Mall	02341356	Single Family Attached	10119	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,208.4
Montgomery Mall	02341380	Single Family Attached	10114	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,194.3
Montgomery Mall	02313198	Single Family Attached	7234	SWANSONG	WAY	BETHESDA	20817 RT-8.0	683.5
Montgomery Mall	02313223	Single Family Attached	7228	SWANSONG	WAY	BETHESDA	20817 RT-8.0	727.3
Montgomery Mall	02341301	Single Family Attached	10131	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,104.7
Montgomery Mall	02313278	Single Family Attached	7216	SWANSONG	WAY	BETHESDA	20817 RT-8.0	598.2
Montgomery Mall	02313291	Single Family Attached	7217	SWANSONG	WAY	BETHESDA	20817 RT-8.0	436.1
Montgomery Mall	02294937	Single Family Attached	7435	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,358.4
Montgomery Mall	02267991	Single Family Attached	10115	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	902.7
Montgomery Mall	02313462	Single Family Attached	7142	SWANSONG	WAY	BETHESDA	20817 RT-8.0	627.3
Montgomery Mall	02294788	Single Family Attached	10106	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,243.6
Montgomery Mall	02294846	Single Family Attached	7428	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,215.3
Montgomery Mall	02312797	Single Family Attached	7219	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	777.2
Montgomery Mall	02313371	Single Family Attached	7212	SWANSONG	WAY	BETHESDA	20817 RT-8.0	552.2
Montgomery Mall	02267763	Single Family Attached	10104	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,106.8
Montgomery Mall	02267923	Single Family Attached	10101	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,067.2
Montgomery Mall	02267945	Single Family Attached	10105	GALSWORTHY	PL	BETHESDA	20817 RT-8.0	1,022.5
Montgomery Mall	02313063	Single Family Attached	10110	LANGHORNE	CT	BETHESDA	20817 RT-8.0	828.0
Montgomery Mall	02313074	Single Family Attached	10112	LANGHORNE	CT	BETHESDA	20817 RT-8.0	821.0
Montgomery Mall	02313110	Single Family Attached	7254	SWANSONG	WAY	BETHESDA	20817 RT-8.0	513.6
Montgomery Mall	02313427	Single Family Attached	7202	SWANSONG	WAY	BETHESDA	20817 RT-8.0	648.3
Montgomery Mall	02313438	Single Family Attached	7200	SWANSONG	WAY	BETHESDA	20817 RT-8.0	667.3
Montgomery Mall	02294686	Single Family Attached	7409	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	959.0
Montgomery Mall	02294722	Single Family Attached	7401	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	879.7
Montgomery Mall	02381727	Single Family Attached	7122	SWANSONG	WAY	BETHESDA	20817 RT-8.0	425.7
Montgomery Mall	02341391	Single Family Attached	10112	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,206.3
Montgomery Mall	02341323	Single Family Attached	10125	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,177.2
Montgomery Mall	02313256	Single Family Attached	7220	SWANSONG	WAY	BETHESDA	20817 RT-8.0	640.6
Montgomery Mall	02313280	Single Family Attached	7219	SWANSONG	WAY	BETHESDA	20817 RT-8.0	454.0
Montgomery Mall	02294562	Single Family Attached	10130	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,130.1
Montgomery Mall	02294573	Single Family Attached	10132	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,100.3
Montgomery Mall	02294584	Single Family Attached	10134	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,075.5

## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

Montgomery Mall	02294607	Single Family Attached	7412	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,073.0
Montgomery Mall	02313507	Single Family Attached	7134	SWANSONG	WAY	BETHESDA	20817 RT-8.0	575.1
Montgomery Mall	02341265	Single Family Attached	10139	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	980.0
Montgomery Mall	02381842	Single Family Attached	7100	SWANSONG	WAY	BETHESDA	20817 RT-8.0	521.7
Montgomery Mall	02267887	Single Family Attached	7	TAVESHIRE	CT	BETHESDA	20817 RT-8.0	744.4
Montgomery Mall	02313006	Single Family Attached	10101	LANGHORNE	CT	BETHESDA	20817 RT-8.0	762.4
Montgomery Mall	02313382	Single Family Attached	7210	SWANSONG	WAY	BETHESDA	20817 RT-8.0	574.6
Montgomery Mall	02294653	Single Family Attached	7422	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,134.9
Montgomery Mall	02381705	Open Space/Recreation	0	SWANSONG	WAY		0 RT-8.0	337.6
Montgomery Mall	02294881	Single Family Attached	7436	CRESTBERRY	LN	BETHESDA	20817 RT-8.0	1,340.6
Montgomery Mall	02313096	Single Family Attached	7258	SWANSONG	WAY	BETHESDA	20817 RT-8.0	488.7
Montgomery Mall	02313451	Single Family Attached	7144	SWANSONG	WAY	BETHESDA	20817 RT-8.0	637.0
Montgomery Mall	02341345	Single Family Attached	10121	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,199.0
Montgomery Mall	02341403	Single Family Attached	10110	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,209.4
Montgomery Mall	02313245	Single Family Attached	7222	SWANSONG	WAY	BETHESDA	20817 RT-8.0	658.4
Montgomery Mall	02341287	Single Family Attached	10135	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,045.3
Montgomery Mall	02267810	Single Family Attached	7230	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	918.1
Montgomery Mall	02267821	Single Family Attached	7232	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	917.3
Montgomery Mall	02312935	Single Family Attached	7210	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	675.7
Montgomery Mall	02313154	Single Family Attached	7244	SWANSONG	WAY	BETHESDA	20817 RT-8.0	597.4
Montgomery Mall	02313176	Single Family Attached	7240	SWANSONG	WAY	BETHESDA	20817 RT-8.0	647.7
Montgomery Mall	02313495	Single Family Attached	7136	SWANSONG	WAY	BETHESDA	20817 RT-8.0	587.4
Montgomery Mall	02294766	Single Family Attached	10102	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,301.1
Montgomery Mall	02312786	Single Family Attached	7221	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	800.1
Montgomery Mall	02312800	Single Family Attached	7217	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	754.3
Montgomery Mall	02312822	Single Family Attached	7213	TAVESHIRE	WAY	BETHESDA	20817 RT-8.0	698.8
Montgomery Mall	02312844	Single Family Attached	10106	BOSWORTH	CT	BETHESDA	20817 RT-8.0	606.8
Montgomery Mall	02313017	Single Family Attached	10100	LANGHORNE	CT	BETHESDA	20817 RT-8.0	850.4
Montgomery Mall	02313028	Single Family Attached	10102	LANGHORNE	CT	BETHESDA	20817 RT-8.0	842.7
Montgomery Mall	02313347	Single Family Attached	7205	SWANSONG	WAY	BETHESDA	20817 RT-8.0	494.6
Montgomery Mall	02313041	Single Family Attached	10106	LANGHORNE	CT	BETHESDA	20817 RT-8.0	828.3
Montgomery Mall	02313520	Single Family Attached	7135	SWANSONG	WAY	BETHESDA	20817 RT-8.0	473.0
Montgomery Mall	02294744	Open Space/Recreation	0	BELLS MILL	RD		0 RT-8.0	1,466.9
Montgomery Mall	02381784	Single Family Attached	7106	SWANSONG	WAY	BETHESDA	20817 RT-8.0	474.8
Montgomery Mall	02313201	Single Family Attached	7232	SWANSONG	WAY	BETHESDA	20817 RT-8.0	701.2
Montgomery Mall	02312968	Single Family Attached	10109	LANGHORNE	CT	BETHESDA	20817 RT-8.0	720.1
Montgomery Mall	02294595	Single Family Attached	10136	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,038.0
Montgomery Mall	02313484	Single Family Attached	7138	SWANSONG	WAY	BETHESDA	20817 RT-8.0	595.3
Montgomery Mall	02294777	Single Family Attached	10104	CRESTBERRY	PL	BETHESDA	20817 RT-8.0	1,279.4
Montgomery Mall	02381818	Single Family Attached	7112	SWANSONG	WAY	BETHESDA	20817 RT-8.0	485.5
Montgomery Mall	02381820	Single Family Attached	7102	SWANSONG	WAY	BETHESDA	20817 RT-8.0	507.7
Montgomery Mall	02312992	Single Family Attached	10103	LANGHORNE	CT	BETHESDA	20817 RT-8.0	752.0

## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

Montgomery Mall	02313358	Single Family Attached	7203	SWANSONG	WAY	BETHESDA	20817	RT-8.0	514.4
Montgomery Mall	02294664	Single Family Attached	7424	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	1,150.7
Montgomery Mall	02267978	Single Family Attached	10111	GALSWORTHY	PL	BETHESDA	20817	RT-8.0	956.5
Montgomery Mall	02267980	Single Family Attached	10113	GALSWORTHY	PL	BETHESDA	20817	RT-8.0	932.5
Montgomery Mall	02294697	Single Family Attached	7407	CRESTBERRY	LN	BETHESDA	20817	RT-8.0	933.9
Montgomery Mall	01890725	Open Space/Recreation	0	WESTLAKE	DR		0	R-H	711.0
Wheaton Mall	01200067	Cultural	2900	FAULKNER	PL	KENSINGTON	20895	R-60	181.0
Wheaton Mall	02288743	Open Space/Recreation	0	LITTLEFORD	LN		0	RT-8.0	127.0
Wheaton Mall	02288798	Single Family Attached	10839	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	138.0
Wheaton Mall	02748154	Single Family Attached	17	TORRANCE	CT	KENSINGTON	20895	PD-9	398.7
Wheaton Mall	02748176	Single Family Attached	13	TORRANCE	CT	KENSINGTON	20895	PD-9	357.9
Wheaton Mall	02748028	Single Family Attached	10816	TORRANCE	DR	KENSINGTON	20895	PD-9	384.8
Wheaton Mall	02629164	Single Family Detached	10813	MELVIN GROVE	CT	KENSINGTON	20895	R-60	243.4
Wheaton Mall	02747981	Single Family Attached	10806	TORRANCE	DR	KENSINGTON	20895	PD-9	489.8
Wheaton Mall	03801195	Vacant	0	MCCOMAS	AVE	KENSINGTON	20895	RT-8.0	130.3
Wheaton Mall	03744072	Single Family Attached	2877	FINDLEY	RD	KENSINGTON	20895	RT-8.0	447.3
Wheaton Mall	01027128	Single Family Detached	2917	UNIVERSITY	BLV	KENSINGTON	20895	R-60	779.9
Wheaton Mall	01200661	Single Family Detached	2810	PEREGOY	DR	KENSINGTON	20895	R-60	620.6
Wheaton Mall	02288856	Single Family Attached	10827	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	158.9
Wheaton Mall	02288891	Single Family Attached	10817	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	251.1
Wheaton Mall	02288903	Single Family Attached	10815	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	273.1
Wheaton Mall	02288823	Single Family Attached	10833	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	146.6
Wheaton Mall	02748187	Single Family Attached	11	TORRANCE	CT	KENSINGTON	20895	PD-9	326.5
Wheaton Mall	02748143	Single Family Attached	19	TORRANCE	CT	KENSINGTON	20895	PD-9	419.2
Wheaton Mall	02748212	Single Family Attached	1	TORRANCE	CT	KENSINGTON	20895	PD-9	179.9
Wheaton Mall	02748030	Single Family Attached	10818	TORRANCE	DR	KENSINGTON	20895	PD-9	371.7
Wheaton Mall	02748052	Single Family Attached	2	TORRANCE	CT	KENSINGTON	20895	PD-9	316.3
Wheaton Mall	02748063	Single Family Attached	4	TORRANCE	CT	KENSINGTON	20895	PD-9	300.3
Wheaton Mall	02748074	Single Family Attached	6	TORRANCE	CT	KENSINGTON	20895	PD-9	284.8
Wheaton Mall	03801231	Vacant	2667	MCCOMAS	AVE	KENSINGTON	20895	RT-8.0	185.9
Wheaton Mall	03744037	Single Family Attached	2887	FINDLEY	RD	KENSINGTON	20895	RT-8.0	520.8
Wheaton Mall	03743831	Vacant	0	FINDLEY	RD	KENSINGTON	20895	RT-8.0	360.4
Wheaton Mall	01197766	Single Family Detached	2911	FAULKNER	PL	KENSINGTON	20895	R-60	319.4
Wheaton Mall	02748198	Single Family Attached	5	TORRANCE	CT	KENSINGTON	20895	PD-9	230.6
Wheaton Mall	02748085	Single Family Attached	8	TORRANCE	CT	KENSINGTON	20895	PD-9	270.1
Wheaton Mall	02748096	Single Family Attached	10	TORRANCE	CT	KENSINGTON	20895	PD-9	252.7
Wheaton Mall	02748017	Single Family Attached	10814	TORRANCE	DR	KENSINGTON	20895	PD-9	398.5
Wheaton Mall	02747970	Single Family Attached	10804	TORRANCE	DR	KENSINGTON	20895	PD-9	506.5
Wheaton Mall	03801264	Vacant	2661	MCCOMAS	AVE	KENSINGTON	20895	RT-8.0	145.1
Wheaton Mall	02288925	Single Family Attached	10811	LITTLEFORD	LN	KENSINGTON	20895	RT-8.0	317.1
Wheaton Mall	02748165	Single Family Attached	15	TORRANCE	CT	KENSINGTON	20895	PD-9	378.3
Wheaton Mall	02748201	Single Family Attached	3	TORRANCE	CT	KENSINGTON	20895	PD-9	210.1

## Westfields Montgomery Wheaton-Adjacency to Residential Properties

## ATTACHMENT 2

Wheaton Mall	02747992	Single Family Attached	10808	TORRANCE	DR	KENSINGTON	20895 PD-9	473.4
Wheaton Mall	03801220	Vacant	2669	MCCOMAS	AVE	KENSINGTON	20895 RT-8.0	204.2
Wheaton Mall	01027618	Single Family Detached	2915	UNIVERSITY	BLV	KENSINGTON	20895 R-60	747.0
Wheaton Mall	01200078	Vacant	0	FAULKNER	PL		0 R-60	246.1
Wheaton Mall	02288914	Single Family Attached	10813	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	295.1
Wheaton Mall	02747913	Open Space/Recreation	0	TORRANCE	CT		0 PD-9	146.1
Wheaton Mall	03744094	Single Family Attached	2873	FINDLEY	RD	KENSINGTON	20895 RT-8.0	408.1
Wheaton Mall	00954252	Institutional/Community Facility	10731	MC COMAS	AVE	KENSINGTON	20895 R-60	467.7
Wheaton Mall	01202421	Single Family Detached	2801	MC COMAS	AVE	KENSINGTON	20895 R-60	425.2
Wheaton Mall	02288867	Single Family Attached	10823	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	174.8
Wheaton Mall	02288936	Single Family Attached	10809	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	339.1
Wheaton Mall	02288801	Single Family Attached	10837	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	139.7
Wheaton Mall	02288834	Single Family Attached	10831	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	154.6
Wheaton Mall	02748108	Single Family Attached	14	TORRANCE	CT	KENSINGTON	20895 PD-9	361.2
Wheaton Mall	02629142	Single Family Detached	10812	MELVIN GROVE	CT	KENSINGTON	20895 R-60	365.4
Wheaton Mall	02748006	Single Family Attached	10810	TORRANCE	DR	KENSINGTON	20895 PD-9	449.4
Wheaton Mall	03801253	Vacant	2663	MCCOMAS	AVE	KENSINGTON	20895 RT-8.0	155.8
Wheaton Mall	03744061	Single Family Attached	2881	FINDLEY	RD	KENSINGTON	20895 RT-8.0	478.4
Wheaton Mall	03743990	Single Family Attached	2897	FINDLEY	RD	KENSINGTON	20895 RT-8.0	589.7
Wheaton Mall	03744015	Single Family Attached	2893	FINDLEY	RD	KENSINGTON	20895 RT-8.0	559.9
Wheaton Mall	01198748	Single Family Detached	2811	PEREGOY	DR	KENSINGTON	20895 R-60	591.5
Wheaton Mall	02288845	Single Family Attached	10829	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	160.6
Wheaton Mall	02288880	Single Family Attached	10819	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	229.1
Wheaton Mall	02288787	Single Family Attached	10841	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	136.8
Wheaton Mall	02288812	Single Family Attached	10835	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	141.6
Wheaton Mall	02748121	Single Family Attached	18	TORRANCE	CT	KENSINGTON	20895 PD-9	405.5
Wheaton Mall	03316461	Single Family Detached	10807	TORRANCE	DR	KENSINGTON	20895 R-60	460.9
Wheaton Mall	03743864	Vacant	0	FINDLEY	RD	KENSINGTON	20895 RT-8.0	601.2
Wheaton Mall	03744048	Single Family Attached	2885	FINDLEY	RD	KENSINGTON	20895 RT-8.0	508.8
Wheaton Mall	03743842	Vacant	0	FINDLEY	RD	KENSINGTON	20895 RT-8.0	464.6
Wheaton Mall	03743853	Vacant	0	FINDLEY	RD	KENSINGTON	20895 RT-8.0	473.2
Wheaton Mall	03744026	Single Family Attached	2891	FINDLEY	RD	KENSINGTON	20895 RT-8.0	544.2
Wheaton Mall	01202215	Single Family Detached	2807	MC COMAS	AVE	KENSINGTON	20895 R-60	472.0
Wheaton Mall	01202237	Single Family Detached	2811	MC COMAS	AVE	KENSINGTON	20895 R-60	539.5
Wheaton Mall	02288878	Single Family Attached	10821	LITTLEFORD	LN	KENSINGTON	20895 RT-8.0	207.2
Wheaton Mall	02748110	Single Family Attached	16	TORRANCE	CT	KENSINGTON	20895 PD-9	387.6
Wheaton Mall	02748132	Single Family Attached	20	TORRANCE	CT	KENSINGTON	20895 PD-9	423.7
Wheaton Mall	02748041	Single Family Attached	10820	TORRANCE	DR	KENSINGTON	20895 PD-9	353.5
Wheaton Mall	02629153	Single Family Detached	10817	MELVIN GROVE	CT	KENSINGTON	20895 R-60	312.2
Wheaton Mall	03801242	Vacant	2665	MCCOMAS	AVE	KENSINGTON	20895 RT-8.0	169.5
Wheaton Mall	03744050	Single Family Attached	2883	FINDLEY	RD	KENSINGTON	20895 RT-8.0	495.7
Wheaton Mall	03744083	Single Family Attached	2875	FINDLEY	RD	KENSINGTON	20895 RT-8.0	429.9

Wheaton Mall	03744004	Single Family Attached	2895	FINDLEY	RD	KENSINGTON	20895 RT-8.0	571.8
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