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VIA ELECTRONIC SUBMISSION

September 10, 2021

Ms. Stephanie Dickel
DownCounty Planning Division, Regulatory Supervisor
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: 7000 Wisconsin Avenue – Limited Major Amendment to Site Plan Application
No. 820200090 (the "Site Plan")

Dear Ms. Dickel,

On behalf of Simpson Woodfield 7000 Wisconsin LLC (the "Applicant"), we hereby submit this Amendment to the Site Plan (the "Application") for the property located at 7000 Wisconsin Avenue¹, which is located to the south of the intersection of Wisconsin Avenue and Woodmont Avenue, in the Wisconsin Avenue Corridor of Downtown Bethesda (the "Property"). The Applicant received approval of the Site Plan (along with Preliminary Plan No. 120200090) from the Montgomery County Planning Board (the "Planning Board") on April 23, 2020, to develop up to 210,000 square feet of total development, including up to 200,000 square feet of multi-family residential uses (up to 200 dwelling units), up to 10,000 square feet of retail uses, and an allocation of 117,069 square feet of density from the Bethesda Overlay Zone (the "BOZ Density") on approximately 0.71 gross acres of land in the CR-3.0, C-3.0, R-2.75, H-120 zone (the "Project"). The Project was approved with an additional 12 feet of building height since the

¹ The Property is currently comprised of three lots that are addressed as 6936, 6950 and 7000 Wisconsin Avenue. However, Record Plat Application No. 220210710 was approved by the Planning Board on September 9, 2021, to consolidate these properties into one (1) Record Lot with an address of 7000 Wisconsin Avenue (the "Record Plat").

Applicant committed to providing a minimum of 17.6% Moderately Priced Dwelling Units (“MPDUs”) and thus was approved for a maximum building height of 122 feet.

Since the time of receiving approval of the Site Plan (and other associated development entitlements), the Applicant has started to demolish the previous non-residential buildings located at the Property and obtained approval of the Record Plat. The Applicant has also submitted support of excavation and related permit applications to the Montgomery County Department of Permitting Services. In connection with the construction and permitting processes, the Applicant has refined the amount of development that will be constructed as part of the Project. More specifically, the Applicant is proposing to reduce the overall density from 210,000 square feet to 195,100 square feet, which will consist of 189,000 square feet of multi-family residential uses and 6,1000 square feet of commercial uses. This reduction in density results in a maximum of 181 multi-family dwelling units, with 32 MPDUs. As a result of the reduced overall density, the Applicant is requesting less BOZ Density, which reduces the associated Park Impact Payment. In addition to reducing the overall density approved for the Project, the Applicant is proposing to decrease the number of parking spaces provided from 139 spaces to 124 spaces and make various minor revisions to the landscape and architectural plans.

In accordance with Condition 5.C of the Site Plan and the process for similar minor revisions to development projects that proceed from site plan approval to permitting, the Applicant is seeking to make the following revisions through the Planning Board’s Consent Agenda:

- Revision to Condition 3 to reduce the total density from 210,000 square feet to 195,100 square feet, to reduce the residential GFA from 200,000 square feet to 189,000 square feet, and commercial GFA from 10,000 square feet to 6,100 square feet. Also revise this condition to reflect a maximum of 181 multi-family dwelling units, with 32 MPDUs;
- Revise Condition 5.a to reduce the BOZ density requested from 117,069 to 103,813 square feet;
- Revise Condition 6 to reduce the Park Impact Payment (PIP) from \$970,042 to \$896,383 (103,813 -22,912 (MPDU GFA) =80,901 x \$11.08 square-foot);
- Revise Condition 7.a.i to reduce the minimum parking from 139 spaces to 124 spaces and revision to associated public benefit points;
- Revise Condition 7.d.i to reduce the BLT easement requirement from 0.4631 to 0.4276 BLT easements and revision to associated public benefit points;
- Minor revisions to utility and landscape layouts;
- Revisions to unit mix; and
- Minor revision to update the architectural footprint and ground floor layout.

Pursuant to the Site Plan Amendment Checklist (signed by Ms. Stephanie Dickel on September 2, 2021), the Applicant hereby submits the following plans and materials in support of the Application:

- Application Form
- Statement of Justification (this cover letter)
- Fee Schedule and Worksheet
- Certificate of Compliance
- Notice List
- Draft Application Notice Letter
- Pre-Submission Meeting with Staff
- Signage Information
- Amended Plans
- Markup of Approved Plans
- Checklist

Thank you for your consideration of this Application. Please contact us should you have any questions or require any additional information.

Very truly yours,

**Selzer Gurvitch Rabin Wertheimer
& Polott, P.C.**

C. Robert Dalrymple

By: _____
C. Robert Dalrymple

Matthew M. Gordon

By: _____
Matthew M. Gordon

cc: Mr. Todd Jacobus, Woodfield Development
Ms. Meredith Byer, Dewberry

DR. GERALD M. ROBIN

6820 Wisconsin Avenue, 6014
Bethesda, MD 20815
Email: dpmdr.gr@gmail.com

October 19, 2021

Mr. C. Robert Dalrymple, Esquire

4416 East West Highway, 4th Floor

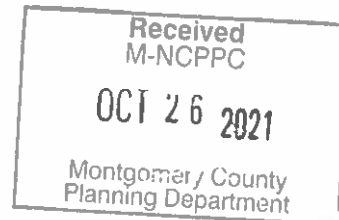
Bethesda, MD 20814

Re: 7000 Wisconsin Avenue, Bethesda, MD

Dear Mr. Dalrymple:

I remember you well from an early meeting over 7000 Wisconsin Avenue proposal. I thanked you then, but many of my concerns voiced still persist I would be grateful if you would address them directly in the interest of cordial co-existence with several hundred who are affected by this project. It is a good sign that the number of units projected have been slightly reduced. However, the true problem is this 17-story building is too immense for the property and complicated by no vehicle exit to Wisconsin Avenue. Crucial Concerns are the WHOLE ALLEY surface, not just 7000's juxta property, should be resurfaced by your building, as well as communication lines. The present surface in the alley is a narrow composite and is cracked and antiquated. In its current condition, it will not sustain the multiple heavy loads of 200 plus, 28 ft. 11-inch packed, furniture delivery trucks, plus additional vehicles already accessing the alley.

There is the obvious danger of auto and truck crowding this narrow alley creating lines to exit and enter. (Pollution waiting to happen). There is already frustration with people who use this alley as a shortcut to Bradley Boulevard and trash removal trucks creating obstacles to turning out onto Bradley Boulevard. This affects the quality of life for current and future residents.

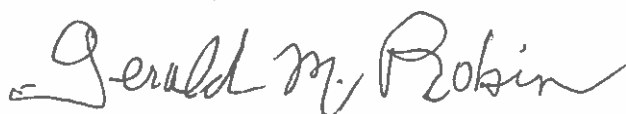


The one loading dock to accommodate enormous moving and delivery trucks for such a large building appears to be a danger to traffic in the alley.

Alley maintenance/resurfacing

Seem to be the LAST roadways to obtain needed resurfacing or replacement. A fix to this decrepit road needs to be addressed and repaired to accommodate future heavy trucks and current traffic... It is critical.

Most sincerely,

A handwritten signature in black ink that reads "Gerald M. Robin". The signature is written in a cursive, flowing style.

Gerald M. Robin

Cc: Regulatory Coordination Division IRC\

M-NCPC Development Activity Info Center

Mr. Gregory Fernebok, Adagio Condominium Association Board President