



LANDOW & Co..... MANAGEMENT

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October 10, 2023

Via Email: MCP-Chair@mncppc-mc.org

Mr. Artie Harris, Chair
And Members of the Planning Board
Montgomery County Planning Board
2425 Reddie Drive
14th Floor
Wheaton, Maryland 20902

Re: Request for Reconsideration of Planning Board Decisions Relating to:

--Applicant: Wisconsin Avenue Properties LLC (“**Applicant**”);

--Applications: Sketch Plan Amendment No. 32019003A, Preliminary Plan No. 120230020, Site Plan No. 820230020 (collectively, the “**Applications**”); and

--Property: 7126 Wisconsin Avenue, 7140 Wisconsin Avenue, 4705 Miller Avenue, and 4708 Bethesda Avenue, all in Bethesda, MD 20814 (collectively, the “**Foulger Pratt Property**”).

Dear Chair Harris and Members of the Planning Board:

The Seasons, a Maryland Limited Partnership (“**SLP**”), owns and operates the property located at 4710 Bethesda Avenue, Bethesda, MD 20814 (“**The Seasons**”). The Seasons directly abuts the Foulger Pratt Property, which is the subject of the above-referenced Applications under consideration by the Montgomery County Planning Board (“**Planning Board**”). When the Applications were accepted by the Planning Board, SLP was not provided with notice as required by the Montgomery County Code. This error was further compounded when the Planning Board held a hearing on September 14, 2023, and issued verbal decisions on the Applications, again without SLP receiving advance notice. Because SLP did not receive the required notice, the Planning Board *must* set aside its decisions and allow SLP the opportunity to submit comments on the Applications and have its objections to the Applications considered.¹

Chapter 59 of the Montgomery County Code, 2014, as amended (the “**Montgomery County Zoning Ordinance**”), requires that notice of the Applications were required to have been sent to all “abutting and confronting property owners” when the applications were accepted, and that a “hearing notice” was required to have been sent to all “abutting and

confronting property owners” a minimum of 10 days prior to the public hearing; *see* Montgomery County Code, Chapter 59 § 7.5.2.D.-E. To SLP’s detriment, ***no notice was provided.***²

There can be no question that SLP is an abutting property owner that is entitled to notice. It is clear from Montgomery County’s tax map that The Seasons abuts the Foulger Pratt Property (an annotated copy of the tax map is attached hereto as Exhibit 1). The Seasons consists of a mixed-use, 15-story building with 247 residential apartments, multiple office spaces, and several retail areas. The east elevation of The Seasons includes two tiers of apartment units that directly face the Foulger Pratt Property. Additionally, the property upon which The Seasons is constructed is the *only* property contiguous to the Foulger Pratt Property. Moreover, counsel for Applicant acknowledged the close proximity of The Seasons to the Foulger Pratt Property when she identified The Seasons no less than four times in her submission to the Planning Board titled, “Sketch Plan Narrative and Justification Statement, and Preliminary Plan of Subdivision and Site Plan Justification Statement” (attached hereto as Exhibit 2).³

It therefore is inexplicable that SLP was not provided with notice as to the acceptance of the Applications or the hearing conducted by the Planning Board. (A copy of the list of parties provided with notice of the public hearing held on the Applications, which omits SLP, is attached hereto as Exhibit 3). SLP only learned of the Planning Board’s verbal decisions approving the Applications on October 3, 2023, when it received information regarding the Bethesda Overlay Zone “soft-cap” being surpassed and the Planning Board’s scheduling of a public hearing on this unrelated topic. By not providing the required notices to SLP, the Applicant deprived SLP of the opportunity to review the Applications, submit comments regarding the Applications, and participate in the public hearing leading to the Planning Board’s decision on the Applications.

The U.S. Supreme Court has explained that the due process clause of the Fifth Amendment requires that the party whose rights may be affected “[be given] notice of the case against him and opportunity to meet it.” *Mathews v. Eldridge*, 424 U.S. 319, 348 (1976) (citations omitted) (finding that “[p]rocedural due process imposes constraints on governmental decisions which deprive . . . ‘property’ interests”); *see also Pitsenberger v. Pitsenberger*, 287 Md. 20, 30 (1980) (citations omitted) (holding that “at a minimum, due process requires that a deprivation of property be preceded by ‘ . . . notice and opportunity for hearing appropriate to the nature of the case’”).

Specifically, in the zoning context, failure to provide notice and an opportunity to be heard invalidates administrative actions. *See Balt. St. Parking Co., LLC v. Mayor & Balt.*, 194 Md. App. 569, 593 (2010) (citing *Cassidy v. County Board of Appeals*, 218 Md. 418, 421-22 (1958)) (“The failure of an administrative official or board to give a proper notice of a hearing, required by law, prevents the official or board from conducting a valid hearing.”); *see also Meadowridge Indus. Ctr. v. Howard County*, 109 Md. App. 410, 426 (1996) (setting aside the decision of a zoning board due to a lack of proper notice).

In the current situation, Applicant, unfairly and in violation of the clear requirements of the Montgomery County Zoning Ordinance, deprived SLP of its legally mandated right to

participate in the application approval process. The approved design of Applicant's project will, in a material and substantial manner, negatively impact the use and value of The Seasons, and will negatively impact residents of The Seasons living in 26 apartment units in a material and substantial manner.

If SLP had been notified of the Applications as legally required, then it would have participated throughout the administrative process to register its objections. The Planning Board has the ability to rectify this egregious error by withdrawing its verbal approval of the Applications, and providing SLP with an opportunity to present written comments and appear at a newly scheduled hearing. This will give SLP and Applicant the chance to resolve SLP's concerns relating to the Applications in a productive manner and through the administrative process, as opposed to an adversarial court proceeding that would unduly burden all parties, including the Planning Board.

We understand that the Planning Board is expected to act upon the resolutions related to the Applications (the "**Resolutions**") on October 12, 2023. Given this timing, it is *imperative* that the Planning Board, without delay, reconsider its prior decisions, refrain from issuing the Resolutions, require that proper notice be given to SLP of the Applications, and schedule and provide notice of a new public hearing and comment period. By taking these steps, the Planning Board may prevent additional prejudice and harm to SLP. SLP reserves all of its rights relating to actions by the Applicant and the Planning Board if the relief granted herein is not provided.

Thank you in advance for your expeditious reply.

Sincerely yours,



David M. Landow

On behalf of The Seasons, a Maryland Limited Partnership

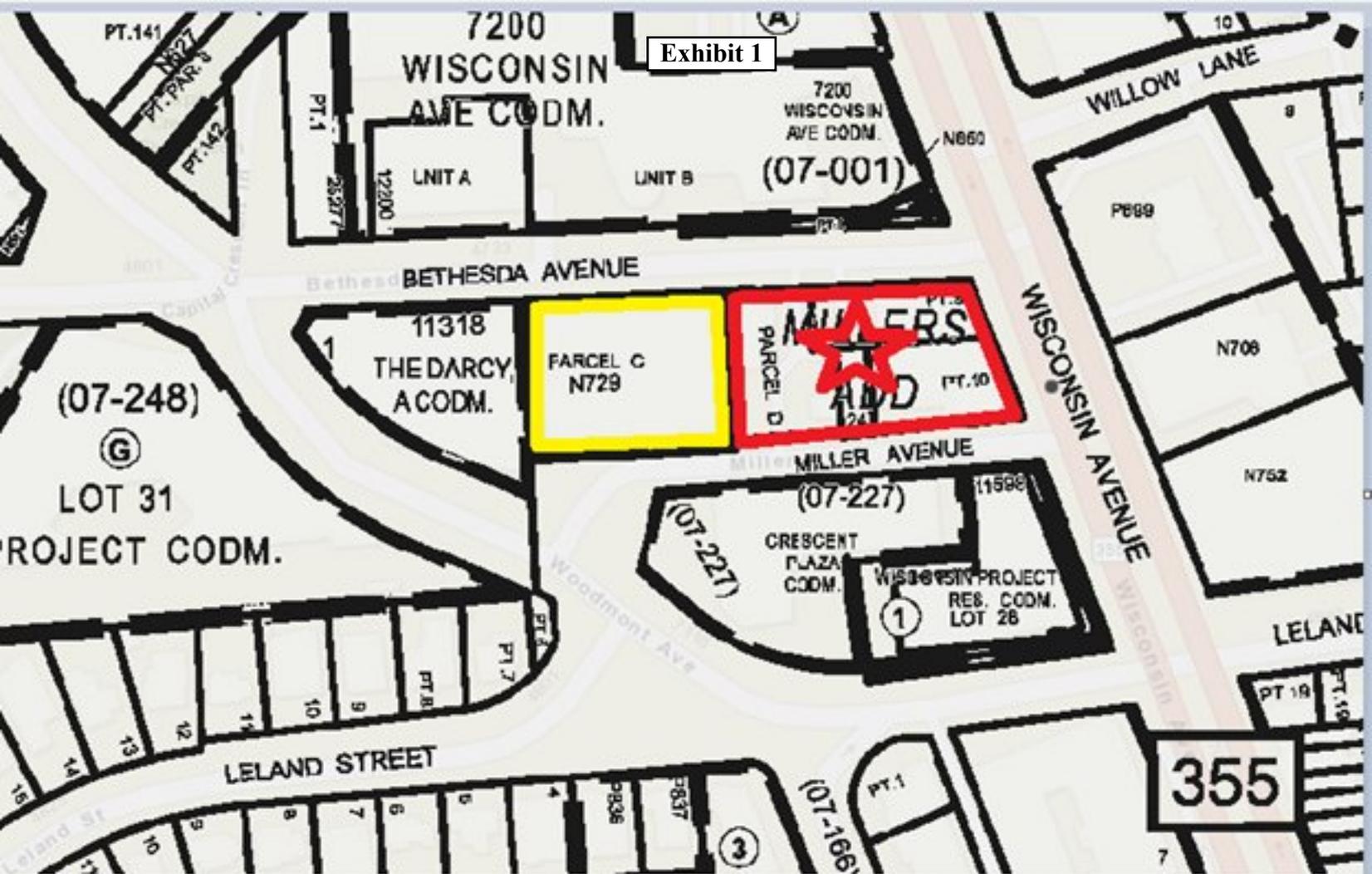
Enclosures

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Footnotes

1. This request is made pursuant to Rule 4.12.1 of the Planning Board Rules of Procedure, and is submitted on behalf of SLP by Landow and Company Management, Inc. (“**LCM**”). LCM manages The Seasons, which is part of a group of properties owned by members of the Landow family; namely, Nathan Landow, David Landow, Michael Landow, and Harolyn Landow Cardozo. Nathan Landow built The Seasons in 1970 and the Landow family has owned and operated it since that time.
2. “[Two] properties are abutting if they share a property line or easement line.” Montgomery County Code, Chapter 59 § 1.4.2.A.
3. In fact, several times SLP made Applicant’s attorney aware that it was keenly interested in any development plans that Applicant might have, and Applicant’s attorney repeatedly assured SLP that it would hear from the Applicant as to their development plans. The last contact from Applicant was made in a phone call during the first week of May, 2022, when Ms. Dori Farley at Foulger Pratt phoned Ms. Judy Beach-Uhlman from SLP and stated that no plans were finalized at that point, but once they were, they would be provided to SLP. Despite this promise, and Ms. Farley’s apparent acknowledgment that Applicant would need to provide the plans to SLP, Applicant failed to do so.

Exhibit 1



= Subject Property



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7126 WISCONSIN AVENUE

SKETCH PLAN AMENDMENT NO. 32019003A, PRELIMINARY PLAN NO. 120230020,
AND SITE PLAN NO. 820230020

SKETCH PLAN NARRATIVE AND JUSTIFICATION STATEMENT, AND PRELIMINARY PLAN OF
SUBDIVISION AND SITE PLAN JUSTIFICATION STATEMENT

I. INTRODUCTION

Wisconsin Avenue Properties LLC (the “Applicant”) is the owner and developer of four properties identified as 7126 and 7140 Wisconsin Avenue, 4705 Miller Avenue, and 4708 Bethesda Avenue (collectively, the “Property”), located on the western frontage of Wisconsin Avenue between Bethesda Avenue and Miller Avenue in downtown Bethesda. The Montgomery County Planning Board (the “Planning Board”) approved Sketch Plan No. 320190030 (the “Original Sketch Plan”) at a public hearing held on October 24, 2019. The Original Sketch Plan included 7126 and 7140 Wisconsin Avenue and 4705 Miller Avenue, as well as properties directly across Wisconsin Avenue from the Property, on the east side, owned by another entity. *Note, while properties located on the eastern side of Wisconsin Avenue were included in the Original Sketch Plan, they are not proposed for any revisions or redevelopment as part of the subject Applications (defined below). Rather, because they were included in the Original Sketch Plan and the Applicant is seeking to amend the Original Sketch Plan, they are included in the subject Sketch Plan Amendment (defined below) for purely technical reasons only.*

Since the approval of the Original Sketch Plan, the Applicant added the 4708 Bethesda Avenue site to the assemblage. In preparing for the applications that are the subject of this Justification Statement, the Applicant submitted Concept Plan No. 520220010 (the “Concept Plan”) to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”), which was formally accepted for review on August 24, 2021, in order to elicit early feedback from the Development Review Committee (“DRC”) as well as the Bethesda Design Advisory Panel (“DAP”). The DAP considered the Concept Plan at its July 28, 2021 meeting, and the DRC meeting was held on September 14, 2021. The Applicant team met again with the DAP on April 27, 2022 in order to gain further feedback and insight. The suggestions and feedback received at these meetings, as



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well as additional meetings with M-NCPPC Staff, various community organizations and advisory boards, and interested community members have informed these forthcoming applications.

The Applicant is now submitting an application for an amendment to the Original Sketch Plan (the “Sketch Plan Amendment”) under the optional method of development in the CR Zone in accordance with Section 7.3.3 of Chapter 59 (the “Zoning Ordinance”) of the Montgomery County Code, 2014, as amended (the “County Code”), in conjunction with an application for preliminary plan of subdivision approval (the “Preliminary Plan”) pursuant to Division 50.4 of the County Code (the “Subdivision Ordinance”) and an application for site plan approval (the “Site Plan”) under the optional method of development in the CR Zone in accordance with Section 7.3.4 of the Zoning Ordinance. The Sketch Plan Amendment, Preliminary Plan, and Site Plan are collectively referred to as the “Applications.” The Applicant proposes the Applications to develop the Property with a mixed-use project with up to 330 multi-family residential units (including 15% moderately priced dwelling units, or “MPDUs”), up to 130 of which may be rented for variable periods of time including fewer than 30 days, as discussed further below, and up to 9,000 square feet of non-residential uses, as well as private underground parking, private amenities, and public amenities and public benefit points (the “Project”).

II. THE PROPERTY AND SURROUNDING AREA

The Property is comprised of 28,475 square feet of existing lot area or 45,945 square feet of gross tract area, which gross tract area is the basis for density calculation attributable to the Property.¹ 7126 and 7140 Wisconsin Avenue are zoned CR-3.0, C-3.0, R-2.75, H-225 and located within the area described as the “Wisconsin Avenue Corridor” in the Bethesda Downtown Sector Plan, approved and adopted May 2017 by the Montgomery County Council (the “Sector Plan”). 4705 Miller Avenue and 4708 Bethesda Avenue are zoned CR-3.0, C-3.0, R-2.75, H-200 and located within the “Bethesda Row District” of the Sector Plan. The Property is also located within the Bethesda Overlay Zone, pursuant to the recommendations of the Sector Plan. Notably, the Sector Plan provides that the maximum building height that would otherwise be permitted on the 7126

¹ The gross tract area of the Property is comprised of approximately 28,475 square feet of existing lot area, in addition to area of the Property previously dedicated to public right-of-way for Wisconsin Avenue, Bethesda Avenue, and Miller Avenue (approximately 17,470 square feet of previous dedication).



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and 7140 Wisconsin Avenue properties (200 feet) is permitted to increase to 225 feet if the properties redevelop “in a manner that benefits the Farm Women’s Cooperative Market to the east”.

While the Applicant is no longer formally part of the joint venture that will develop the Farm Women’s Cooperative Market itself, the Applicant is making a very significant financial contribution to the Farm Women’s Cooperative Market to fund the sale of their parcel and future ongoing operations. Without this financial contribution, the sale of the site would not have been possible. This contribution will allow for improvements to the Farm Women’s Cooperative Market and its associated “civic green” as envisioned by and in furtherance of the Sector Plan recommendations. More specifically, as described in the Sector Plan, this civic green is envisioned as a green open space next to the Farm Women’s Cooperative Market building that will “act as both a destination and a local gathering spot, providing a space for market customers to eat and relax”. (Sector Plan, p. 81.)

Further, because of the additional density needed in order to fill the additional 25 feet of height on the 7126 and 7140 Wisconsin Avenue portions of the Property, the Applicant will be purchasing 40,790 additional square feet from the Bethesda Overlay Zone (“BOZ”) density pool which, at a current cost of \$11.41/square-foot, results in \$461,414 of Park Impact Payment (“PIP”) funds that M-NCPPC would not have received were the Project not permitted the additional 25 feet in height on the relevant portion (note, this is in addition to the 235,497 square feet to be purchased from the BOZ density pool (minus the square footage of MPDUs not subject to the PIP payment) and resulting approximately \$2,687,020 PIP payment just to fill up the 200 feet in height). Further, as noted in the Original Sketch Plan (Condition #6), relative to each site included in the Original Sketch Plan, “[t]he associated [PIP] payment may be used towards the renovation/preservation of the Farm Women’s Cooperative Market,” which the Applicant respectfully requests M-NCPPC and the Planning Board to approve as part of these Applications.

The Applicant is also in discussions with the Bethesda Urban Partnership, who themselves are working with the Bethesda Historical Society, to incorporate a piece of the proposed “Bethesda Heritage Trail” into the Project’s plaza at the corner of Wisconsin and Bethesda Avenues. While the conversations are ongoing, it is envisioned that a type of overview map or interactive kiosk



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could be located on the Property which would direct visitors to the various sites along the Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue. The Applicant will continue working with the Bethesda Urban Partnership as well as M-NCPPC Staff during the review of the Applications in order to further this concept and design.

On these bases, the 7126 and 7140 Wisconsin Avenue portions of the Property are permitted an increase in the maximum allowable building height to 225 feet, given that the Property will be redeveloped “in a manner that benefits the Farm Women’s Cooperative Market to the east”. (Sector Plan, p. 101.)

The Property is located along downtown Bethesda’s main artery – Wisconsin Avenue – just three blocks south of the Bethesda Metro Station and one block east of the regional retail destination of Bethesda Row to the west. The Property is located within the Bethesda Parking Lot District and the Bethesda Arts and Entertainment District. While high- and mid-rise development predominates the area, the Property itself is improved with one- and two-story retail buildings.

To the north of the Property, across Bethesda Avenue, is an 11-story office building (Artery Plaza) with ground floor retail. South of the Property is the recently constructed Solaire Bethesda, containing a ground floor restaurant with 10 stories of multi-family residential units above. To the west of the Property is The Seasons apartment building, comprised of 15 floors of residential units. Directly across Wisconsin Avenue, to the east, is a block that includes the Farm Women’s Cooperative Market (on the northern end of the block, adjacent to Willow Lane) and its building and surface parking, and, south of the Farm Women’s Cooperative Market, single-story retail uses.

III. THE PROJECT

The proposed redevelopment of the Property will be located on one new subdivision lot of record (consisting of approximately 26,388 square feet of net lot area). As noted, these Applications propose to develop the Property with a multi-family residential building consisting of up to 330 multi-family residential units (including 15% MPDUs), up to 130 of which may be rented for variable periods of time including fewer than 30 days, and up to 9,000 square feet of non-residential uses, as well as private underground parking, private amenities, and public amenities and public benefit points, in accordance with Division 4.7 of the Zoning Ordinance. The Project



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proposes one floor of non-residential uses, with 21 floors of multi-family residential units above. The Applicant proposes to utilize the BOZ density provisions of Section 59-4.9.2.C.2 of the Zoning Ordinance in order to allocate gross floor area from BOZ density to the Project and to fill out the remainder of the permitted height for the Property. Through utilization of the BOZ density provisions, the effective proposed FAR of the Project is approximately CR-9.1, C-0.2, and R-8.9, with the H (height) component of 225 feet on 7126 and 7140 Wisconsin Avenue and 200 feet on 4505 Miller Avenue and 4708 Bethesda Avenue.

As noted, the Applicant is requesting the flexibility for up to 130 of the proposed 330 multi-family residential units to be permitted to be rented for variable periods of time, including fewer than 30 days. These units will continue to be full dwelling units comparable to all of the other units in the building, but may be classified as hotel units, which use is permitted under the CR zoning of the Property, when rented for fewer than 30 days. Furnished dwelling units have been provided for many years in multi-family buildings in Washington, DC, Montgomery County, and elsewhere, under either the multi-family use or under older provisions for “apartment hotels.” Recently, with the evolution of housing choices, the demand for such furnished dwelling units has only grown. These units are typically rented by residents who are in the process of relocating, have long-term consulting engagements with their employer, are present in the area for temporary medical or educational purposes, are renovating their own home, are in the process of separation or divorce, or otherwise want to move to or remain in Montgomery County but cannot commit to a long-term lease at that time. The nearby presence of the National Institutes of Health and the Walter Reed National Military Medical Center, as well numerous government contractors with employees working in multiple locations, help drive the demand for such rentals. The Applicant will be making a significant investment in furniture, other physical features, and operational arrangements including management services to accommodate these residents.

Vehicular access to the Project’s garage will be from Bethesda Avenue, while loading access will be from Miller Avenue, allowing the frontage along Wisconsin Avenue to remain fully pedestrian in nature. The Applicant discussed these locations several times with M-NCPPC Staff and other agencies, and all agreed that vehicular access is best from Bethesda Avenue, so that vehicles seeking to travel north on Wisconsin Avenue can make a left at the light, rather than either



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traversing around the block or having to make a U-turn if vehicular access was from Miller Avenue. Further, by placing the garage entrance on Bethesda Avenue and the loading entrance on Miller Avenue, it minimizes the width of the curb cuts on both frontages, minimizing pedestrian and vehicular conflicts.

All of the parking for the Project is proposed to be located underground, and the Applicant anticipates that there will be approximately four-and-a-half levels of parking, incorporating vehicle parking, bicycle parking, and loading spaces. The main residential lobby is anticipated to be located near the corner of Wisconsin and Miller Avenues. Entrances to the non-residential uses will be along both Wisconsin and Bethesda Avenues. The location of these entrances will maintain pedestrian activity levels along the Wisconsin and Bethesda Avenue street frontages, while retail storefronts will visually engage that pedestrian activity.

The Project proposes to utilize the CR Zone optional method of development in order to redevelop the Property to the maximum height and density permitted under its current zoning. Under the CR Zone optional method, public benefits are required to be provided in return for a project's achievement of the full incentive density permitted for the site. At least 100 public benefits points must be provided from at least four public benefit points categories. The manner in which the Applications satisfy this requirement is discussed in detail below.

Proposed Architecture

The Project's design is rooted in its unique location at the prominent intersection of Wisconsin and Bethesda Avenues and opposite the historic Farm Women's Cooperative Market. The Project is considered in its larger context with direct acknowledgment of the "civic green"-like open space that is proposed as a part of the Farm Women's Cooperative Market redevelopment, creating a great urban destination. The building takes a classic, timeless approach to design and strives to create a precedent for future development in the area.

The Project site is located on a narrow block in the Wisconsin Avenue Corridor of the Sector Plan, which enjoys full frontage along Wisconsin Avenue to the east, Bethesda Avenue to the north, and the smaller scale Miller Avenue to the south. To the west, the site is bordered by a 15-story, mid-block apartment building. Due to the relatively small size of the Property, several design



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accommodations have been studied to ensure a vibrant pedestrian realm and an uncompromised presence at the skyline, while still providing efficient floorplates for the residential development.

A 6-story base creates a continuous street edge at a comfortable pedestrian scale, responding to the tree canopy height and maintaining the character of the neighboring retail streets. The ground floor primarily contains retail program along Wisconsin and Bethesda Avenues, strengthening the street activity in the area. Retail storefronts will be detailed to permit elements such as canopies and vibrant signage, and outdoor seating will create stopping points to relax, gather, and socialize. The residential lobby and ground floor amenities, including a bike room, will be located along Miller Avenue. These uses will transform the nature and quality of activity on this quiet side street. The bike room is strategically located steps away from the Capital Crescent Trail. The connection to green space is also a key component to the building's urban integration with enhanced streetscape and the introduction of activating uses at grade.

Moving up the building, the use of clear balcony reveals breaks up the larger façades into more elegantly proportioned slender geometric faces. The building setback is expanded along Wisconsin and Bethesda Avenues to encourage efficient pedestrian movement at a busy intersection, foster ground floor activity along the retail corridor, and promote a larger tree canopy. A step back is introduced above the southern base along Wisconsin and Miller Avenues to further enhance pedestrian comfort and create a better relationship to the “civic green”-like open space at the Farm Women's Cooperative Market.

Above Miller Avenue, a small courtyard at the second floor provides a special gap, providing both relief and further creating two slender and elegant façade faces rising above Miller Avenue. Further façade development and articulation will differentiate the tower from its base, allowing the tower to respond to and contribute a dynamic addition to the Bethesda skyline, while adding interest and compatibility to the lower pedestrian zone.

As the building climbs from the seventh and reaches the 19th story, the western portion of the tower ends, while the top three stories step back once again, creating an elegant, recessed crown. The height of the building at the western portion is lower to both comply with the mapped zoning and



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create a better relationship to the neighboring context. The penthouse engages the northeast corner to create a special tower top that contributes to the quality of the skyline.

The Farm Women’s Cooperative Market represents the terminus of Bethesda Avenue and is an important civic site in Bethesda. To emphasize the Farm Women’s Cooperative Market’s importance, the building mass is angled and extended to the build-to line at the intersection of Wisconsin and Bethesda Avenues. The emphasis at this corner, at this intersection, creates a dramatic icon and anchors the pedestrian view behind the “civic green”-like open space as one approaches from the east. Building residents are also given many opportunities to enjoy this public amenity, both visually through large, glazed corners and physically with balconies and terraces. Outdoor space is used to activate an expressive building crown that harmonizes with the overall composition of the building below.

The result is a site-specific design for the building that is finely tuned to each unique aspect of its surrounding context and urban fabric. It creates an integral bond with the Farm Women’s Cooperative Market and shows that a cohesive vision of creativity and innovation leads to design excellence.

Proposed Public Use Space and Streetscape and Landscape Concept

The Project is comprised of two primary open spaces: the streetscape along Wisconsin Avenue, Bethesda Avenue, and Miller Avenue, and private amenity rooftop terraces. At the corner of Wisconsin and Bethesda Avenues an urban plaza is provided and incorporates small social gathering spaces with outdoor seating. The plaza is partially covered by the building tower, providing protection during rain events and other inclement weather. As discussed above, it is envisioned that a type of overview map or interactive kiosk could be located in the area of the plaza, which would direct visitors to the various sites along the Bethesda Heritage Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue. Access to the plaza and retail is provided on all sides. ADA accessibility is provided from the pedestrian sidewalk along Wisconsin Avenue and at the intersection. As the grade drops along Bethesda Avenue, a stair is incorporated to provide access and pedestrian permeability through the space. Special



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paving such as precast concrete pavers or stone is used to demarcate the plaza area, and planting beds are incorporated to provide year-long seasonal interest.

The streetscape design is based on the County’s Bethesda Downtown Plan Design Guidelines (the “Design Guidelines,” approved July 2017). Wisconsin Avenue is identified in the Design Guidelines as an Urban Boulevard street type. A 6-foot wide planting/furnishing zone is provided adjacent to Wisconsin Avenue with a 12-foot wide pedestrian through zone and 7-foot wide frontage zone along the face of building for an overall width build-to line of 25 feet. Bethesda Avenue is identified as a Downtown Mixed-Use Street type. A 6-foot wide planting/furnishing zone is provided adjacent to Bethesda Avenue with an 8-foot wide pedestrian through zone and 1-foot wide frontage zone along the face of building for an overall width build-to line of 15 feet. Miller Avenue is identified as a Neighborhood Local Street type. A 6-foot wide planting/furnishing zone is provided adjacent to Miller Avenue with a 6-foot wide pedestrian through zone and 3-foot wide frontage zone along the face of building for an overall width build-to line of 15 feet.

The streetscape design prescribed in the Bethesda Streetscape Plan includes brick paver sidewalks in a herringbone pattern. Special paving is proposed to accent the base of the building and key building features as shown on plans. As noted in the Bethesda Streetscape Plan, the trees along Wisconsin Avenue are planted within tree wells with amended soil panels, and are planted with low understory shrubs, perennials, and groundcover. Bethesda Avenue and Miller Avenue have a continuous amended soil tree panel with under-plantings with occasional openings for amenity features and infrastructure. These include features such as site furniture per the Bethesda Streetscape Plan including benches, bike racks, trash receptacles, and light fixtures, further blending the Project into the existing pedestrian-oriented context of downtown Bethesda.

The private amenity rooftop terrace will have green roof areas used for stormwater management purposes as well as amenity space. The occupied space will include a pool and surrounding deck, seating nodes, and grilling areas. Mechanical equipment space on the rooftop will be screened by panels, planters, and layered plantings. Amenity components of the rooftop are designed as a series of outdoor rooms to accommodate relatively small groups of people for social interaction, grilling, and enjoyment of the views and open air.



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Green Features and Stormwater Management

Currently, stormwater from the Property enters the public storm drain system without any retention or treatment. The Project will provide both quantity and quality controls through measures that will double as site amenities, implementing State and local mandates for Environmental Site Design to the Maximum Extent Practicable (“ESD” to the “MEP”). The Project proposes to provide intensive green roof and micro-bioretenion planter boxes on the building to treat runoff. After stormwater is treated, it will be conveyed via storm drain to the existing public storm drain system. The implementation of the previously mentioned facilities will provide ESD volume to the maximum extent practicable and provides the minimum treatment per Montgomery County requirements.

The Project also anticipates providing public benefits from the “Protection and Enhancement of the Natural Environment” category as part of the public benefits package required in order to construct the full incentive density permitted under the CR Zone optional method of development. Through implementation of ESD to the MEP and the other environmental features noted, the Project will be a significant improvement over the existing conditions on the Property.

IV. THE PROJECT SATISFIES THE REQUIREMENTS FOR APPROVAL OF A SKETCH PLAN FOR OPTIONAL METHOD DEVELOPMENT IN THE CR ZONE

The Application satisfies all of the requirements for approval of a Sketch Plan under the optional method of development in the CR Zone, as provided in Section 59-7.3.3 of the Zoning Ordinance and discussed fully below.

(1) The Sketch Plan meets the objectives, general requirements, and standards of this Chapter.

Intent Statement of the CR Zones

Section 59-4.5.1.A of the Zoning Ordinance lists the intents of the CR Zones. The Sketch Plan meets all of these intents, as follows:

- (a) *Implements the recommendations of applicable master plans.*

As noted, the Property lies within the areas identified in the Sector Plan as the Wisconsin Avenue Corridor District and the Bethesda Row District. The Sector Plan provides specific

recommendations for development in these Districts, in addition to numerous general goals and objectives for development within the Sector Plan area. The Project implements the general and specific goals and recommendations provided by the Sector Plan as follows:

Sector Plan – General Goals and Objectives

- *Foster community enrichment by encouraging public and private gathering spaces. (Sector Plan, p. 8)*
- *Re-imagine under-performing public spaces to revitalize them as community assets. (Sector Plan, p. 8)*
- *Enhance specific aspects of the public realm that support retail and office development where applicable. (Sector Plan, p. 8)*
- *Take best advantage of existing and planned transit, including Metrorail, Purple Line light rail, bus rapid transit (BRT) and bus. (Sector Plan, p. 8)*
- *Promote a diversified mix of housing options in the Downtown through mixed-use and multi-unit residential zoned development. (Sector Plan, p. 8)*
- *Provide a sufficient supply of housing to serve Bethesda's existing and future job growth. (Sector Plan, p. 8)*
- *Support a consolidated, long-term retail solution for districts with unmet retail demand. These districts include Arlington South, Bethesda Row, Wisconsin Avenue North and Pearl District. (Sector Plan, p. 8)*
- *Encourage mixed-use development to allow development to adapt to market conditions. (Sector Plan, p. 14)*
- *Create new civic gathering spaces in the expanded centers of activity. (Sector Plan, p. 14)*

The Project will locate up to 330 new multi-family residential dwelling units, including 15% MPDUs, and up to 9,000 square feet of non-residential uses within two blocks of the future entrances to the Bethesda Metro Station and the Purple Line that are being constructed at Wisconsin Avenue and Elm Street with the 7272 Wisconsin Avenue project. There will be a variety of unit types and sizes within the new multi-family residential building. This diversified mix of housing will help meet the Sector Plan goal of significantly increasing housing stock in an area zoned for multi-unit development near the primary transit hub of downtown Bethesda. One of the primary purposes of the retail is to draw pedestrians up Bethesda Avenue from the Bethesda Row District, toward the eastern terminus of Bethesda Avenue at Wisconsin Avenue and the Farm Women's Cooperative Market.

- *On private property, provide a minimum of 35 percent green cover, which may include either singularly or a combination of the following: intensive green roof (6 inches or deeper) on 35 percent of rooftop; tree canopy cover on 35 percent of landscape; a combination of tree canopy and intensive green roof for a total green cover of 35 percent or greater. (Sector Plan, p. 15)*
- *Provide soil volumes for canopy trees of no less than 600 cubic feet. (Sector Plan, p. 16)*
- *When practical, incorporate vegetation into stormwater management facilities. (Sector Plan, p.16)*
- *Prioritize street tree planting along existing and proposed bicycle networks, creating green corridors. (Sector Plan, p. 16)*
- *Bury overhead wires to avoid conflicts with street trees. (Sector Plan, p. 16)*
- *Reduce impervious cover to maximize infiltration and /or green space. (Sector Plan, p. 16)*
- *Utilize environmental site design for parks and open space where it can be interpreted for community education. (Sector Plan, p. 16)*
- *In the High Performance Area, buildings must meet the public benefits category for CR Energy Conservation and Generation 59-4.7.3.F.3. An optional method building over 4 stories must exceed the current ASHRAE 90.1 requirements by at least 15 percent. Should the County approve alternative or additional standards, similar improvements in efficiency should be required. (Sector Plan, p. 17)*

The Property is predominantly covered with impervious surfaces and lacks contemporary stormwater management features. However, the Project proposes a variety of techniques that will vastly improve the environmental condition of the Property. Micro-bioretenion planter boxes and green roofs will be utilized to treat stormwater for the Project. After stormwater is treated, it will be conveyed to the existing public storm drain system via on-site storm drains. Implementation of these facilities will provide ESD to the MEP and effectuate a significant reduction in impervious surface. Street trees will be planted and utilities will be relocated underground along the Project's three street frontages. It is anticipated that soil volumes of at least 600 cubic feet will be provided for canopy trees. Through a combination of tree canopy and intensive green roof, the Project provides 39.9% green cover, including the portions of street tree canopy that extend within the Property boundaries. If the on-site portions of the canopies of these trees are not permitted to be counted toward green cover, the Project provides 33.5% green cover. Given the very small footprint of the Property, this is the maximum green cover that can be provided within the context of all of the other requirements and constraints – stormwater management, bioretention areas, public use space, the wide sidewalks proscribed on the three street frontages by the Design Guidelines, amenity space for residents, and not to mention the building itself. Exhibits have been

included with the Application materials depicting the green cover provided with inclusion of the on-site portions of the street tree canopy, and without, for reference. The Project will achieve 15 public benefit points in the “Energy Conservation and Generation” category, as described further below.

- *Provide each center with a gathering space appropriate to the character of the area. (Sector Plan, p. 17)*
- *Link streets, through-block connections, greenways and trails to create a well-connected network. (Sector Plan, p. 17)*
- *Transition to surrounding neighborhoods with green open space amenities and civic buffers. (Sector Plan, p. 17)*
- *Connect the proposed Capital Crescent Central Civic Green along Bethesda Avenue to the reimagined Farm Women's Cooperative Market. (Sector Plan, p. 17)*
- *Transition to surrounding neighborhoods with green open space amenities and civic buffers. (Sector Plan, p. 17)*
- *Design signature buildings that integrate design and sustainability innovation to occupy the symbolic center and surround civic gathering spaces. (Sector Plan, p. 17)*
- *Establish a green connector along the eastern edge of the Plan area to provide open space, pathways, environmental benefits and a transition to adjacent neighborhoods. Allow a range of building heights dependent on the amount of green space dedicated. (Sector Plan, p. 17)*
- *Balance development with transitions to single-unit residential neighborhoods surrounding the Sector Plan area in residential and edge districts, such as Battery Lane, Arlington North, South Bethesda and Eastern Greenway. (Sector Plan, p. 17)*
- *Support each of the three centers (Woodmont Triangle, Bethesda Row and Wisconsin Avenue corridor) with civic gathering spaces by providing civic greens in each center. (Sector Plan, p. 18)*
- *Create livable communities and appropriate transitions by greening and buffering the edges. (Sector Plan, p. 18)*
- *Create green neighborhood parks. (Sector Plan, p. 18)*

The Project will improve the streetscape along all three street frontages of the Property, representing a vast improvement from the sidewalks present today (which are narrow and, in most cases, still comprised of concrete that abuts directly against the curb). These improvements, along with a significant reduction in the number of curb cuts along the Property’s portions of both Bethesda and Miller Avenues, will provide a better pedestrian connection from the Capital Crescent Central Civic Green, up Bethesda Avenue, to Wisconsin Avenue and the Farm Women’s Cooperative Market.



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Sector Plan – Wisconsin Avenue Corridor District

- *Encourage infill and reinvestment on underutilized commercial sites and surface parking lots. (Sector Plan, p. 97)*

The Property is comprised of underutilized commercial sites with surface parking and multiple impervious spaces. The Project proposes mixed-use high-rise development as the highest and best use of this transit-proximate location.

- *Encourage mixed-income/affordable housing near transit stations. (Sector Plan, p. 97)*

Consistent with the Sector Plan’s vision of providing housing opportunities for all income levels through greater building heights, the Project takes full advantage of the recommended heights to provide housing in close proximity to the new southern entrance to the Bethesda Metro Station and future entrance to the Purple Line. A variety of multi-family unit types and sizes are proposed in the Project, 15% of which will be MPDUs.

- *Provide zoning recommendations that allow signature tall buildings at major civic spaces in the established centers. (Sector Plan, p. 93)*

The Project takes advantage of the additional height designated by the Sector Plan, to provide a mixed-use (i.e., ground floor retail and multi-family above) tower that will frame and highlight the future “civic green” at the Farm Women’s Cooperative Market, which is an important junction at Wisconsin and Bethesda Avenues.

- *Develop compact nodes that place the highest intensity in those centers, provide distinctive infill buildings and step down to lower densities and heights near the edges. (Sector Plan, p. 97)*
- *Design tall buildings along Wisconsin Avenue to have a human-scaled presence on the street, reduced uniformity and compatibility with edge neighborhoods. (Sector Plan, p. 104)*
- *Provide building articulation such as step backs, glazing and material changes. (Sector Plan, p. 104)*

The Project will provide a “distinctive infill building” located at the critical intersection of Wisconsin and Bethesda Avenues. The buildings in the immediate vicinity of the Property are mostly high- and mid-rise, but for years the Property has remained under-utilized as one- and two-story retail buildings with surface parking. The Project will replace these low-scale buildings with



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a distinctive high-rise infill building that will decrease in height from its northeast corner to its southwest corner to blend with the lower scale buildings to the south and west.

- *Provide new civic gathering spaces. (Sector Plan, p. 97)*
- *Create . . . new civic gathering spaces in the form of civic green space/parks at the Farm Women’s Cooperative Market site . . . (Sector Plan, p. 97)*
- *Create major civic gathering spaces as the hinge between Wisconsin Avenue, Norfolk Avenue and Bethesda Avenue. (Sector Plan, p. 103)*
- *Enhance the Farm Women’s Cooperative Market as both a market and a public space connected to Bethesda Avenue and the Bethesda Row district. (Sector Plan, p. 103)*

As discussed above, while the Applicant is no longer formally part of the joint venture that will develop the Farm Women’s Cooperative Market itself, the Applicant is making a very significant financial contribution to the Farm Women’s Cooperative Market to fund the sale of their parcel and future ongoing operations. Without this financial contribution, the sale of the site would not have been possible. Also, as described previously, the Applicant is in discussions with the Bethesda Urban Partnership, who themselves are working with the Bethesda Historical Society, to incorporate a piece of the proposed “Bethesda Heritage Trail” into the Project’s plaza at the corner of Wisconsin and Bethesda Avenues. While the conversations are ongoing, it is envisioned that a type of overview map or interactive kiosk could be located on the Property which would direct visitors to the various sites along the Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue. The Applicant requests per Condition #6 of the Original Sketch Plan that the Project’s PIP payment “be used towards the renovation/preservation of the Farm Women’s Cooperative Market.” These contributions will allow for improvements to the Farm Women’s Cooperative Market and its associated “civic green” as envisioned by and in furtherance of the Sector Plan recommendations.

- *Emphasize mixed land uses focused on employment and high density residential. (Sector Plan, p. 97)*

The Project proposes a mixed-use building with ground floor retail and residential above, fulfilling the vision for high density residential while also providing employment at the retail stores and other non-residential spaces that may be present in the Project.

- *Allow an increase in the maximum allowable building height to 225 feet if the property redevelopments in a manner that benefits the Farm Women’s Cooperative Market to the east. (Sector Plan, p. 101)*

While the Applicant is no longer formally part of the joint venture that will develop the Farm Women’s Cooperative Market itself, the Applicant is making a very significant financial contribution to the Farm Women’s Cooperative Market to fund the sale of their parcel and future ongoing operations. Without this financial contribution, the sale of the site would not have been possible. The Applicant is also in discussions with the Bethesda Urban Partnership, who themselves are working with the Bethesda Historical Society, to incorporate a piece of the proposed “Bethesda Heritage Trail” into the Project’s plaza at the corner of Wisconsin and Bethesda Avenues. While the conversations are ongoing, it is envisioned that a type of overview map or interactive kiosk could be located on the Property which would direct visitors to the various sites along the Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue. The Applicant requests per Condition #6 of the Original Sketch Plan that the Project’s PIP payment “be used towards the renovation/preservation of the Farm Women’s Cooperative Market.” These contributions will allow for improvements to the Farm Women’s Cooperative Market and its associated “civic green” as envisioned by and in furtherance of the Sector Plan recommendations. While the proposed building reaches to 225 feet in height along its eastern portion fronting Wisconsin Avenue, it steps down to 200 feet in height along its western side.

- *Improve the pedestrian environment with upgraded streetscapes. (Sector Plan, p. 97)*
- *Create green, active and walkable sidewalks that are designed to balance pedestrian and retail activity with vehicular and BRT traffic along this major corridor. (Sector Plan, p. 103)*
- *Provide a planting and furnishing buffer between sidewalks and street traffic. (Sector Plan, p. 103)*
- *Ensure a clear pedestrian pathway. (Sector Plan, p. 103)*
- *Allow space for various activities, such as outdoor dining in retail focus areas, and provide planting and seating along remaining sections of the street. (Sector Plan, p. 103)*

Ground floor retail is proposed throughout the Project, activating both Wisconsin Avenue and Bethesda Avenue. As described above, the existing sidewalks along the Project’s frontages are generally still narrow, concrete walkways directly adjacent to vehicular traffic. The Project will



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improve the pedestrian environment with upgraded streetscapes along the frontages of the Property on Wisconsin Avenue, Bethesda Avenue, and Miller Avenue, all as described in detail above.

- *Provide building separation to ensure the design allows for light and air, and reduces shadows cast onto public spaces. (Sector Plan, p. 104)*

The building steps back from the adjacent property to the west approximately 22.5 feet starting at the 2nd floor through the 19th floor, and an additional varying 44 to 67 feet at the 20th through 22nd floors, creating ample separation. As shown on the shadow studies included with the Applications, there are very limited shadows cast on adjacent public spaces, and none will be cast on the nearby Farm Women’s Cooperative Market.

- *Provide visual interest along the corridor by highlighting significant points with increased height. (Sector Plan, p. 104)*
- *Provide increased height at the transit gateways to the Metrorail and Purple Line stations. (Sector Plan, p. 104)*

The Applicant proposes a building with a maximum height of 225 feet at the corner of Wisconsin and Bethesda Avenue, highlighting this intersection as a significant point in the Wisconsin Avenue Corridor. Consistent with the Sector Plan’s vision of providing housing opportunities for all income levels through greater building heights, the Project takes full advantage of the recommended heights to provide housing in close proximity to the new southern entrance to the Bethesda Metro Station and future entrance to the Purple Line.

- *Incentivize the provision of green space and affordable housing through increased height along Wisconsin Avenue. (Sector Plan, p. 104)*

The Project will provide 15% MPDUs across a variety of multi-family unit sizes. It is only by virtue of the additional height permitted by the Sector Plan (for redeveloping in a manner that benefits the Farm Women’s Cooperative Market) that the Applicant is able to make a significant financial contribution to the Farm Women’s Cooperative Market to fund the sale of their parcel and future ongoing operations.

Sector Plan – Bethesda Row District

- *Preserve the human-scale and mixed-use character of the neighborhood. (Sector Plan, p. 106)*



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- *Continue the main street shopping character along Bethesda Avenue consistent with recent development. (Sector Plan at, 106)*
- *Maintain the district's human-scaled design and character in new developments. (Sector Plan, p. 108)*
- *Design new buildings to reflect the successful approaches to building articulation, material and street frontage seen throughout Bethesda Row. (Sector Plan, p. 108)*

The Project will preserve the human-scale and mixed-use character of the existing Bethesda Row neighborhood, within which a portion of the Property is located. The Sector Plan describes the Bethesda Row District as the “heart of Downtown Bethesda” and a “regional destination and model for placemaking . . . [featuring] thriving retail [and] human-scaled design” in an “active” environment. (Sector Plan, p. 106) For this area, the Applicant proposes a mixed-use residential/retail building with 21 floors of multi-family living above ground floor retail. A 6-story base and tower stepback will give the Project a human-scale feel in spite of its height. The Project will follow in the footsteps of recently constructed buildings in the Bethesda Row District such as The Darcy and The Flats, which respond to their location spanning and bridging the Bethesda Row and Wisconsin Avenue Corridor districts. The Project also includes ground floor retail along the Bethesda Avenue and Wisconsin Avenue frontages, extending the main street shopping character along Bethesda Avenue. The ground floor primarily will consist of retail establishments with canopies and signage as well as outdoor seating. Additionally, there are numerous curb cuts along the Property’s frontages on Bethesda and Miller Avenues today, but these will be significantly reduced with the Project, with vehicular access to the Project on Bethesda Avenue and loading access on Miller Avenue, providing for a vastly improved pedestrian and retail experience along the block.

- *Improve bike facilities and connectivity throughout the district. (Sector Plan, p. 106)*

Both the Sector Plan and the Bicycle Master Plan (approved and adopted December 2018) recommend a two-way separated bikeway along the north side of Bethesda Avenue, which was recently constructed.

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



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The Property today is comprised of underutilized commercial sites with surface parking and multiple impervious spaces, certainly not the highest and best use given its existing proximity to Metro and future proximity to the Purple Line Station and new entrance to the Bethesda Metro Station. The multi-family residential building, with ground floor retail and vastly improved streetscapes, is much more appropriate for this transit proximate and pedestrian activated site.

- (c) *Encourages 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 Project proposes multi-family residential units in a variety of sizes (studios, and one-, two-, and three-bedrooms), offering housing opportunities for a range of demographics and incomes within two blocks of the Bethesda Metro Station and new Purple Line. The Project also includes up to 9,000 square feet of ground floor retail along with vastly improved streetscapes along Wisconsin, Bethesda, and Miller Avenues, including a significant reduction in the number of curb cuts along Bethesda and Miller Avenues, which will activate the surrounding street frontages. The Project does not propose any parking between the proposed new building and the street frontages.

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

The proposed development is compatible with the land use, scale, and density of the existing urban context. As noted, the area surrounding the Property is predominated by high- and mid-rise development. To the north of the Property, across Bethesda Avenue, is an 11-story office building (Artery Plaza) with ground floor retail. South of the Property is the recently constructed Solaire Bethesda, containing a ground floor restaurant with 10 stories of multi-family residential units above. To the west of the Property is The Seasons apartment building, comprised of 15 floors of residential units. Directly across Wisconsin Avenue, to the east, is a block that includes the Farm Women's Cooperative Market (on the northern end of the block, adjacent to Willow Lane) and its building and surface parking, and, south of the Farm Women's Cooperative Market, single-story retail uses, which itself is proposed for future high-rise development.

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



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The Project proposes up to 330 multi-family residential units, 15% of which will be MPDUs, in a variety of retail sizes, as well as a significant ground-floor retail component, comprised of up to 9,000 square feet.

- (f) *Standardizes 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 Project will provide the required public benefit points, as further described below.

General Requirements for Optional Method Development in the CRT Zone

Section 59-4.5.4.A of the Zoning Ordinance lists the general requirements for development under the optional method in the CR Zone. The Applications meet all of these general requirements, as follows:

- (a) *Procedure for approval.*

The submittal of these Sketch Plan Amendment and Site Plan applications and accompanying materials satisfies this requirement.

- (b) *Public benefit points and categories.*

Section 59-4.5.4.A.2 of the Zoning Ordinance addresses public benefit points for the CR Zone, and provides that 100 public benefit points across at least four categories are required for development above the greater of 1.5 FAR or 10,000 square feet of gross floor area. The Project proposes an FAR of 9.1, and therefore public benefit points are required. The Applicant proposes public benefit points across four categories, as follows: Minimum Parking, Way Finding, Enhanced Accessibility for the Disabled, Exceptional Design, Structured Parking, Tower Step-Back, Building Lot Terminations, and Energy Conservation and Generation.

Connectivity and Mobility

Minimum Parking. The Project will provide fewer than the maximum number of parking spaces permitted under the Zoning Ordinance, achieving 15 points in this public benefit category.

Way Finding. As discussed above, the Applicant anticipates incorporating an overview map or interactive kiosk on the Property which would direct visitors to the various sites along the Bethesda



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Heritage Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue, achieving 5 points in this public benefit category.

Diversity of Uses and Activities

Enhanced Accessibility for the Disabled. The Project will include 24 dwelling units that satisfy ANSI A117.1 Residential Type A standards, or an equivalent County standard, achieving 20 points in this public benefit category.

Quality Building and Site Design

Exceptional Design. It is the Project’s intention to deliver a sustainable, timeless, and lasting contribution to the heart of downtown Bethesda. Multiple meaningful design gestures and architectural massing decisions are being deliberately made to set up a project that will resonate in quality, value, and community pride within downtown Bethesda.

The Project will pursue exceptional design through the following design criteria:

1. The Project’s overall massing, step-backs, tower separation, and courtyard are responding to the adjacent properties while addressing the immediate context through cleaning up and transforming three meaningful frontages (Wisconsin, Bethesda, and Miller Avenues), at a key site in downtown Bethesda.
2. Additionally, these three enhanced frontages, with their retail and residential amenity uses, transform the sidewalks and streetscapes into shared, attractive, pedestrian friendly and meaningful public spaces. The Project’s ground floor will be experienced from all three sides. Retail spaces line Bethesda Avenue and turn the corner onto Wisconsin Avenue. Moving south on Wisconsin Avenue, the frontage transitions to the residential component near the southeast corner of the site. Residential amenity spaces extend down Miller Avenue to create interest and activate the street.
3. The new, dynamic tower, rising at this key intersection, across from the Farm Women’s Cooperative Market, will create an enhanced public realm and backdrop to the Eastern Greenway while creating a sense of place at the point that re-connects the Eastern



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Greenway, the Wisconsin Avenue Corridor, and Bethesda Row. In addition, it becomes the anchor to the building.

4. A dynamic and elegantly proportioned massing of the Project begins with a 6-story, brick base around the perimeter of the building establishing a comfortable scale for the pedestrian. The tower at the corner of Wisconsin and Bethesda Avenues, as the anchor, rises through the building and is ultimately the high point in elevation. As the building steps back at the seventh floor, it transitions to a lighter brick and metal panel walls with large, punched openings. The building continues to step at the 20th floor, changing to a lighter material of metal panels and larger windows to lighten up the top as the building finishes off.
5. This key “infill” project will be providing needed additional residential density in short walking distance to the Bethesda Metro Station and forthcoming Purple Line Station, with the addition of the residential uses (with 15% MPDUs) set upon a new retail base in the heart Bethesda. This new retail base is designed with high ceilings, expansive storefronts, and market-driven depths to accommodate contemporary retail expectations. This will provide a much-needed replacement to the existing small, low-ceilinged retail and crumbling surface parking that comprise the Property today.

As a result, the Applicant is seeking 20 points in this public benefit category.

Structured Parking. The Project will provide structured parking, with all of the Project’s parking spaces to be provided in a below-ground parking garage, thus achieving 20 points in this public benefit category.

Tower Step-Back. The Project anticipates achieving 5 points in this public benefit category through stepback of the façade as described in the project narrative above.

Protection and Enhancement of the Natural Environment

Building Lot Terminations. The Project will include purchase of Building Lot Termination (BLT) easements for 8.4 public benefit points.



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Gross Tract Area	45,945 sf
Base FAR (0.5) GSF	22,972.5 sf
Proposed GSF	418,332 sf
Total Incentive Density for BLT	395,359.5 sf
7.5% Incentive GSF	29,651.96
BLT per 31,500 SF	0.94
Public Benefit Points	8.4

Energy Conservation and Generation. The Project is being designed to exceed the energy efficiency standards for new buildings by 17.5%, through such features as a highly efficient mechanical system, energy efficient lighting, and low-flow plumbing fixtures. The Applicant’s consultants, Sustainable Building Partners, have prepared a Preliminary Energy Performance Analysis, dated May 3, 2022, that is included with the Applications. The Applicant anticipates achieving 15 points in this public benefit category.

(c) Building type.

The Project proposes a multi-use building. Section 59-C-4.5.4.A.3 of the Zoning Ordinance notes that all building types allowed under Section 59-C-4.1.6 are allowed in the CR Zone under optional method development, and Section 59-C-4.1.6 permits multi-use buildings.

(d) Compatibility standards.

Section 59-4.1.8.A of the Zoning Ordinance contains setback compatibility standards, and Section 59-4.1.8.B contains height compatibility standards. However, Section 59-4.1.8.A only applies to CR-zoned property that abuts a property in an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, and that proposes development of an apartment, multi-use, or general building type. Here, the Property does not abut any property located in an Agricultural, Rural Residential, or Residential zone. Section 59-4.1.8.B applies to property that abuts or confronts a property in an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use, and that proposes any building type in a CR, Employment, Industrial, or Floating zone. Again, the Property does not abut any property located in an Agricultural, Rural Residential, or Residential zone. Therefore, the compatibility standards are not applicable to the Property or Project.



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Development Standards for Optional Method Development in the CR Zone

Section 59-4.5.4.B of the Zoning Ordinance lists the development standards for development under the optional method in the CR Zone. The Applications meet all of these general requirements, as described and delineated in the development standards chart below:

(a) Open space.

Because the Property's net lot area is more than one-half acre but less than one acre, and the Property has three right-of-way frontages, 5% of the site is required to be provided as open space. The Applicant proposes to provide 8.2%.

(b) Lot, density, and height.

The Project utilizes the optional method of development and the BOZ density provisions to achieve development with an FAR of approximately CR-9.1, C-0.2, and R-8.9, with the H (height) component of 225 feet on 7126 and 7140 Wisconsin Avenue and 200 feet on 4505 Miller Avenue and 4708 Bethesda Avenue.

(c) Placement.

Section 59-4.5.4.B.3 of the Zoning Ordinance provides that setbacks for principal buildings, accessory structures, and parking are established by the site plan approval process. A setback of 6 feet is proposed from Bethesda Avenue, and a setback of 8 feet is proposed from Wisconsin Avenue, with no setbacks proposed on the other two sides of the Project, as is typical for urban infill projects.

(d) Form.

Section 59-4.5.4.B.4 provides that form standards are established by the site plan approval process and must address, at a minimum, transparency, blank walls, and active entrances. All public and highly visible frontages will feature significant glass features and activating uses. The Project proposes significant glass and activating features along all three street frontages. There will be retail street frontage at the corner of Wisconsin and Bethesda Avenues and west down Bethesda Avenue for the majority of the first floor. The residential entrance to the building is located at the southeast corner of the building from Wisconsin Avenue. Residential amenity spaces extend down



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Miller Avenue with the lobby and leasing areas, fitness room, and bike room all open and visible from the street.

Development Standard	Permitted/Required per the Zoning Ordinance	Proposed for Sketch Plan Amendment, Preliminary Plan, and Site Plan Approval
Gross Tract Area (GTA)	N/A	45,945 sf
Maximum Density (CR) Maximum Non-Residential Density (C) Maximum Residential Density (R)	3.0 FAR (137,835 sf)	9.1 FAR (418,332 sf) ² 0.2 FAR (9,000 sf) 8.9 FAR (409,332 sf)
Maximum Building Height (H)	225 feet/200 feet	225 feet/200 feet
Open Space	5% of net lot area	8.2% of net tract area
Vehicle Parking³ Residential Non-Residential	Min. 1 sp/unit, max. 1 sp/studio, 1.25 sp/1BR, 1.5 sp/2BR	261 spaces
Bicycle Parking Residential Non-Residential	Min. 0.5 sp/unit, max. 100 sp	106 spaces

General Development Requirements

Article 59-6 of the Zoning Ordinance lists general development requirements applicable to all zones. The Site Plan meets all of these requirements, as follows:

- (a) *Site Access (Division 6.1).*

Vehicular access to the Project’s garage will be from Bethesda Avenue, while loading access will be from Miller Avenue, allowing the frontage along Wisconsin Avenue to remain fully pedestrian in nature. The Applicant discussed these locations several times with M-NCPPC Staff and other reviewing agencies, and all agreed that vehicular access is best from Bethesda Avenue, so that vehicles seeking to travel north on Wisconsin Avenue can make a left at the light, rather than either

² Density to be purchased from the Bethesda Overlay Zone density pool = 290,497 square feet (418,332 square feet of building gross floor area - 137,835 square feet allowable on-site under zoning). Note, the square footage of MPDUs is not subject to the PIP payment.

³ Additional adjustments to required minimum number of parking spaces pursuant to Section 59-6.2.3.H of the Zoning Ordinance are permitted and are reflected on the Site Plan.



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traversing around the block or having to make a U-turn if vehicular access was from Miller Avenue. Further, by placing the garage entrance on Bethesda Avenue and the loading entrance on Miller Avenue, it minimizes the width of the curb cuts on both frontages, minimizing pedestrian and vehicular conflicts.

(b) Parking, Queuing, and Loading (Division 6.2).

All of the parking for the Project is proposed to be located underground, and the Applicant anticipates that there will be approximately four-and-a-half levels of parking. As mentioned, vehicular access to the Project's garage will be from Bethesda Avenue, while loading access will be from Miller Avenue, allowing the frontage along Wisconsin Avenue to remain fully pedestrian in nature.

(c) Open Space and Recreation (Division 6.3).

Because the Property's net lot area is more than one-half acre but less than one acre, and the Property has three right-of-way frontages, 5% of the site is required to be provided as open space. The Applicant proposes to provide 8.2%. Adequate recreation facilities will be provided at and/or nearby the Project, as reflected on the Site Plan.

(d) General Landscaping and Outdoor Lighting (Division 6.4).

Landscaping and lighting, as well as other site amenities, will be provided to ensure that these facilities will be safe, adequate, and efficient for residents and visitors to the Project. The Project will include streetscaping along all three street frontages, with widened sidewalks, street trees, and lighting, all as described above. Sidewalk elements will include planter strips, sidewalks, and street trees, and LED lighting. The Project also includes landscaping and lighting on the rooftop in order to provide an attractive outdoor environment for use by the residents of the Project.

(e) Screening Requirements (Division 6.5).

Division 6.5 of the Zoning Ordinance only applies to standard method development, and thus is not applicable to this optional method project.

(f) Outdoor Display and Storage (Division 6.6).

This Division is inapplicable because the Project does not propose any outside display or storage.



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(g) *Signs (Division 6.7).*

The Applicant will obtain all necessary approvals for signage at the Project from the Montgomery County Department of Permitting Services (“MCDPS”).

(2) The Sketch Plan substantially conforms with the recommendations of the applicable master plan.

As discussed in detail above, the Sketch Plan fulfills the Sector Plan’s recommendations for the Property and the surrounding area.

(3) The Sketch Plan satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.

There was no approved development plan or schematic development plan in effect on October 29, 2014 for the Property, and therefore this requirement is inapplicable.

(4) For a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, the Sketch Plan satisfies any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property’s zoning on October 30, 2014.

The zoning on the Property on October 29, 2014 was not the result of a Local Map Amendment, and therefore this requirement is inapplicable.

(5) The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.

The proposed development is compatible with the land use, scale, and density of the existing urban context. To the north of the Property, across Bethesda Avenue, is an 11-story office building (Artery Plaza) with ground floor retail. South of the Property is the recently constructed Solaire Bethesda, containing a ground floor restaurant with 10 stories of multi-family residential units above. To the west of the Property is The Seasons apartment building, comprised of 15 floors of residential units. Directly across Wisconsin Avenue, to the east, is a block that includes the Farm Women’s Cooperative Market (on the northern end of the block, adjacent to Willow Lane) and its building and surface parking. South of the Farm Women’s Cooperative Market are currently single-story retail uses, which are proposed to be developed in the future with a high-rise multi-family building itself.



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(6) The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

As noted, vehicular access to the Project's garage will be from Bethesda Avenue, while loading access will be from Miller Avenue, allowing the frontage along Wisconsin Avenue to remain fully pedestrian in nature. The Applicant discussed these locations several times with M-NCPPC Staff and other reviewing agencies, and all agreed that vehicular access is best from Bethesda Avenue, so that vehicles seeking to travel north on Wisconsin Avenue can make a left at the light, rather than either traversing around the block or having to make a U-turn if vehicular access was from Miller Avenue. Further, by placing the garage entrance on Bethesda Avenue and the loading entrance on Miller Avenue, it minimizes the width of the curb cuts on both frontages, minimizing pedestrian and vehicular conflicts. All of the parking for the Project is proposed to be located underground, and the Applicant anticipates that there will be approximately four-and-a-half levels of parking (with numbers of parking spaces, bicycle parking spaces, and loading spaces to be further refined as the Project moves forward through the review processes).

(7) The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.

As discussed above, the Project will provide at least the minimum 100 public benefit points required.

(8) The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.

The Applicant plans to construct the Project in one phase.

V. THE PROJECT SATISFIES THE REQUIREMENTS AND FINDINGS FOR APPROVAL OF A PRELIMINARY PLAN OF SUBDIVISION

In order to approve a preliminary plan of subdivision, pursuant to Section 50-4.2.D of the Subdivision Ordinance, the Planning Board must make certain findings. The Preliminary Plan application satisfies the findings that the Planning Board must make, as follows:



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- (1) The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.**

The lot size, width, shape, and orientation are appropriate for the location of the subdivision considering the recommendations of the Sector Plan and the type of development and use contemplated. As documented through the Applications' materials, the new proposed lot complies with the dimensional requirements for the CR Zone as specified in the Zoning Ordinance.

- (2) The Preliminary Plan substantially conforms to the master plan.**

As discussed in detail above, the Project satisfies the applicable requirements of the Sector Plan.

- (3) Public facilities will be adequate to support and service the area of the subdivision.**

The Project will be served by adequate public services and facilities. As demonstrated by the LATR Exemption Letter, prepared by Wells + Associates and dated June 24, 2022, since the proposed redevelopment will generate fewer than 50 peak hour person trips compared with the existing uses, the Project is exempt from an LATR transportation study. With regard to water and sewer service, the Property is classified as Water Category W-1 and Sewer Category S-1, which are areas served by community (public) systems that are either existing or under construction. Sanitary sewer and water service is provided by the Washington Suburban Sanitary Commission ("WSSC"). The Property is serviced by a twelve-inch public sewer main located in Bethesda Avenue and an eight-inch water main located in Miller Avenue. Regarding schools, the Property is served by Bethesda-Chevy Chase High School, Westland Middle School, and Bethesda Elementary School. Per the Growth and Infrastructure Policy FY22 School Test, all of these schools have adequate capacity to serve the Project.

- (4) All Forest Conservation Law, Chapter 22A requirements are satisfied.**

All applicable requirements for forest conservation under Chapter 22A are satisfied. Per the approved Simplified NRI No. 4-20221760, there are no forested areas on the subject Property. A Forest Conservation Plan for the removal of the existing four trees on the Property is being filed with these Applications. Plantings will be provided throughout the Project, as detailed above.



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(5) All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.

All applicable stormwater management, water quality plan, and floodplain requirements of Chapter 19 will be satisfied. The Applicant will provide sediment and erosion control as well as water quality treatment for stormwater as required by County laws, rules, and regulations. The Applicant submitted a stormwater management concept plan to MCDPS for the Property on April 20, 2022, demonstrating ESD to the MEP as required by State and local regulations. The Applicant continues to work with MCDPS as it works towards approval of the concept plan, and the Applicant will continue to coordinate with MCDPS on all required sediment and erosion control and stormwater management approvals as the entitlement process progresses.

(6) Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.

There are no burial sites on the Property that the Applicant has actual notice or constructive notice of, or that are included in the Montgomery County Cemetery Inventory.

(7) Any other applicable provision specific to the property and necessary for approval of the subdivision is satisfied.

The only other applicable provisions relate to the Original Sketch Plan. The manner in which the Project satisfies these conditions, or seeks amendment to them as part of the Sketch Plan Amendment, is discussed below.

VI. THE PROJECT SATISFIES THE REQUIREMENTS FOR APPROVAL OF A SITE PLAN FOR OPTIONAL METHOD DEVELOPMENT IN THE CR ZONE

The Application satisfies all of the requirements for approval of a Site Plan under the optional method of development in the CR Zone, as provided in Section 59-7.3.4 of the Zoning Ordinance and discussed fully below.

(1) The proposed development satisfies any previous approval that applies to the site.

The Sketch Plan is being amended concurrently with review of the Site Plan. The manner in which the Project satisfies the conditions of the Original Sketch Plan, or seeks to amend them, is as follows:



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- A. *Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:*
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.*

Acknowledged. The Sketch Plan Amendment is generally conforming with the above relative to 7126 and 7140 Wisconsin Avenue and 4705 Miller Avenue, but the Applicant requests an amendment to this condition in order to accommodate the addition of 4708 Bethesda Avenue to the Property.

- B. *Conditions. This approval is subject to the following conditions:*

1. *Density. The Sketch Plan is limited to a maximum of 650,305 square feet of total development, excluding the 4,195 square feet of existing square footage to remain for the Farm Women's Cooperative Market building. The Sketch Plan includes an allocation of up to 191,878 square feet of Bethesda Overlay Zone density for the West Side Project and up to 21,991 square feet of Bethesda Overlay Zone density for the East Side Project. The maximum number and distribution of residential dwelling units and/or non-residential uses will be determined at Preliminary Plan(s).*

The Sketch Plan Amendment will amend this condition, with a total maximum of 418,332 square feet of development proposed, and an allocation of up to 280,497 square feet of BOZ density for the Property/Project.⁴

2. *Height. The height of each building is subject to the limitations set forth in the Sketch Plan data tables for each development option.*

Acknowledged. The Sketch Plan data table indicates the heights sought for the Property (225 feet for the 7126 and 7140 Wisconsin lots, and 200 feet for 4705 Miller Avenue and 4708 Bethesda Avenue).

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*

⁴ Note, the square footage related to MPDUs is not subject to the PIP payment.

must equal at least 100 for each Site Plan 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 categories and points will be established for each at Site Plan.

- a. Major Public Facilities, achieved through rehabilitation and preservation of the Farm Women's Cooperative Market and the Civic Green;*
- b. Diversity of Uses and Activities, achieved through Enhanced Accessibility;*
- c. Connectivity and Mobility, achieved through minimum parking, public parking, through-block connections, trip mitigation and wayfinding;*
- d. Quality of Building and Site Design, achieved through architectural elevations, exceptional design, historic resource protection, public open space, public art, structured parking and tower step-back;*
- e. Protection of the Natural Environment, achieved through the purchase of building lot terminations, cool roof, energy conservation and generation, vegetated area, and vegetated roof; and*
- f. Retained Buildings, achieved through the Farm Women's Market.*

As described above, the Applicant proposes public benefit points across four categories, as follows: Minimum Parking, Way Finding, Enhanced Accessibility for the Disabled, Exceptional Design, Structured Parking, Tower Step-Back, Building Lot Terminations, and Energy Conservation and Generation.

- 4. Building Design. The Applicant must submit a revised architectural design concept to the Design Advisory Panel, addressing comments from the DAP enumerated in the Sketch Plan Findings, at the time of any Site Plan application submittal.*

Acknowledged. The Applicant met with the DAP on April 26, 2022 in advance of filing the Applications, and will meet with the DAP again after the Applications are formally accepted for review by M-NCPPC.

- 5. Historic Preservation for the Farm Women's Cooperative Market.*
 - a. This condition of approval only applies for any Preliminary Plan or Site Plan applications that are submitted for the East Side Project and does not apply to a Site Plan that is submitted for the West Side Project. ...*

This condition is inapplicable given that the Applications pertain only to the west side of the Original Sketch Plan.

- 6. Park Impact Payment (PIP). At the time of Site Plan(s), the Applicant must identify the final amount of BOZ density being purchased and allocated to each Subject*



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Site. The associated payment may be used towards the renovation/preservation of the Farm Women's Cooperative Market.

Acknowledged. The Applications propose an allocation of up to 280,497 square feet of BOZ density for the Property/Project. However, square footage related to MPDUs is not subject to the PIP payment.

7. *Open Space. The Project must provide 10% of the combined Sketch Plan site area as public open space.*

Acknowledged. The Applications propose 8.2% public open space, as delineated in the submitted materials. Given that significant public open space is proposed in the remainder of the Original Sketch Plan area (on the east side of Wisconsin Avenue), this requirement will be fully satisfied.

8. *Eastern Greenway.*
 - a. *For any Site Plan that includes County Parking Lots 24 and 10, the associated Project must provide a new high-quality, multi-acre public urban park in conformance with the Sector Plan in coordination with Park and Planning staff.*

This condition is inapplicable given that the Applications do not pertain to County Parking Lots 24 or 10.

9. *Green Area. For each Site Plan, the Applicant must provide a minimum of 35% of the associated site area as Green Cover, consistent with the Sector Plan.*

Through a combination of tree canopy and intensive green roof, the Project provides 39.9% green cover, including the portions of street tree canopy that extend within the Property boundaries. If the on-site portions of the canopies of these trees are not permitted to be counted toward green cover, the Project provides 33.5% green cover. Given the very small footprint of the Property, this is the maximum green cover that can be provided within the context of all of the other requirements and constraints – stormwater management, bioretention areas, public use space, the wide sidewalks proscribed on the three street frontages by the Design Guidelines, amenity space for residents, and not to mention the building itself. Exhibits have been included with the Application materials depicting the green cover provided with inclusion of the on-site portions of the street tree canopy, and without, for reference.



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10. *Streetscape. The Applicant must install the Bethesda Streetscape Standard along the right-of-way frontages that directly abut the boundaries of each respective Site Plan, including the undergrounding of utilities, with such Bethesda Streetscape, to be illustrated on the Certified Site Plan(s).*

Acknowledged. The Site Plan materials demonstrate how this requirement is satisfied.

11. *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 Subject Property's right-of-way frontages.*

Both the Sector Plan and the Bicycle Master Plan recommend a two-way separated bikeway along the north side of Bethesda Avenue, which was recently constructed.

12. *MCDOT Letter. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated October 10, 2019 and hereby incorporates them as conditions of the Sketch Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Sketch Plan approval.*

Acknowledged. The Applicant anticipates that the Montgomery County Department of Transportation ("MCDOT") will provide a new review letter as part of its review of the Sketch Plan Amendment.

13. *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.*

Acknowledged.

14. *Moderately Priced Dwelling Units (MPDUs). The Applicant must provide a minimum of 15% of the total new units as MPDUs in accordance with Chapter 25A for each Site Plan.*

The Project proposes that 15% of the new units will be MPDUs.

15. *Future Coordination for Preliminary Plan(s) and Site Plan(s). In addition to any other requirements for Preliminary Plan under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan application, as applicable:*
 - a. *Fire and Rescue access and facility details;*



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The Applicant has been coordinating with the Office of the Fire Marshal on fire and rescue access and facilities. A Fire Access Plan, identifying egress doors, fire department connections, building and emergency vehicle access is being reviewed concurrently with the Applications.

b. Streetscape details;

The Site Plan materials demonstrate how this requirement is satisfied.

c. Updated building shadow study with final building design;

An updated building shadow study is included with the Site Plan.

d. 3D model of the proposed development including surrounding existing development and site area;

A 3D model of the proposed development, including surrounding existing development and site area, is included with the Site Plan.

e. Submit a preliminary/final forest conservation plan which addresses the following: a tree save plan component prepared by an International Society of Arboriculture certified arborist who is also a Maryland Licensed Tree Care Expert; and onsite mitigation plantings consisting of native canopy trees for the removal of any variance tree(s);

Per the approved Simplified NRI No. 4-20221760, there are no forested areas on the subject property. A Forest Conservation Plan for the removal of the existing four trees on the subject Property is being filed with these Applications. Plantings will be provided throughout the Project, as detailed above.

f. Address any existing/proposed utility conflicts or other site limitations which may need to be rectified to achieve the proposed streetscape plantings;

The proposed hardscape and street tree plantings have been coordinated with the conceptual utility improvements that are required to serve the subject Property. Subject to any final design comments from the local agencies, the current streetscape and utility design is achievable as proposed.

g. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features;



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The Applicant is pursuing LEED v4 NC Silver threshold in alignment with 2018 IgCC and Montgomery County's Green Code. The Project will demonstrate at least 17.5% energy cost savings in accordance with the Sector Plan. The Project also prioritizes street trees along the street frontages, increases tree canopy along the rights-of-way, incorporates vegetation in the stormwater management facilities, buries the overhead utility lines which will avoid conflict with the tree canopy, provides three different species of tree canopy (diversity will further increase once plantings are established for the green roof areas and bioretention planters), and provides a combination of extensive and intensive green roof.

- h. Provide a noise analysis at time of Preliminary Plan(s), or submit a waiver under Section 2.2.2 of the 1983 Noise Guidelines;*

The Applicant's consultants are preparing this, and the noise analysis will be submitted to M-NCPPC shortly.

- i. Address the Sector Plan recommendations and design guidelines regarding stormwater management;*

The site consists of existing attached commercial buildings, a free-standing bank with a drive-thru, and associated surface parking. The Project proposes a multi-story, mixed-use residential/commercial building with a parking garage and associated streetscape. The Project will utilize six micro-bioretention planter boxes and green roof to implement Environmental Site Design criteria to address water quality for the site.

- j. Address Bird-Safe Design per the Bethesda Downtown Plan Design Guidelines;*

Recessed balconies at the lower levels and projected balconies above help with glazing concerns. In addition, since this a residential building, there will be interior window treatments which will provide color to the glass.

- k. Traffic Mitigation Agreement to participate in the Bethesda Transportation Demand Management District and achieve the Sector Plan 55% NADMS goal;*

Per discussion with MCDOT on June 3, 2022, because the Code provisions have changed since the time of review of the Original Sketch Plan, a Traffic Mitigation Agreement is no longer



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required. Instead, a project-based TDM Plan will be negotiated with MCDOT prior to issuance of any building permit.

l. Necessary dedication along frontage roadways;

Dedication to achieve the subject Property's portions of the ultimate rights-of-way for Wisconsin Avenue, Bethesda Avenue, and Miller Avenue are reflected on the plans.

m. Demonstrate how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements; and

This Justification Statement (see above) demonstrates how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guidelines requirements.

n. At the time of Site Plan, the West Side Project must demonstrate their contribution to the Farm Women's Market for the additional height in conformance with the Sector Plan.

As discussed above, while the Applicant is no longer formally part of the joint venture that will develop the Farm Women's Cooperative Market itself, the Applicant is making a very significant financial contribution to the Farm Women's Cooperative Market to fund the sale of their parcel and future ongoing operations. Without this financial contribution, the sale of the site would not have been possible. This contribution will allow for improvements to the Farm Women's Cooperative Market and its associated "civic green" as envisioned by and in furtherance of the Sector Plan recommendations. More specifically, as described in the Sector Plan, this civic green is envisioned as a green open space next to the Farm Women's Cooperative Market building that will "act as both a destination and a local gathering spot, providing a space for market customers to eat and relax". (Sector Plan, p. 81.)

Further, because of the additional density needed in order to fill the additional 25 feet of height on the 7126 and 7140 Wisconsin Avenue portions of the Property, the Applicant will be purchasing 40,790 additional square feet from the Bethesda Overlay Zone ("BOZ") density pool which, at a current cost of \$11.41/square-foot, results in \$461,414 of Park Impact Payment ("PIP") funds that M-NCPPC would not have received were the Project not permitted the additional 25 feet in height on the relevant portion (note, this is in addition to the 235,497 square feet to be purchased from the BOZ density pool (minus the square footage of MPDUs which is not subject to the PIP



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payment) and resulting approximately \$2,687,020 PIP payment just to fill up the 200 feet in height). Further, as noted in the Original Sketch Plan (Condition #6), relative to each site included in the Original Sketch Plan, “[t]he associated [PIP] payment may be used towards the renovation/preservation of the Farm Women’s Cooperative Market,” which the Applicant respectfully requests M-NCPPC and the Planning Board to approve as part of these Applications.

The Applicant is also in discussions with the Bethesda Urban Partnership, who themselves are working with the Bethesda Historical Society, to incorporate a piece of the proposed “Bethesda Heritage Trail” into the Project’s plaza at the corner of Wisconsin and Bethesda Avenues. While the conversations are ongoing, it is envisioned that a type of overview map or interactive kiosk could be located on the Property which would direct visitors to the various sites along the Trail, including the Farm Women’s Cooperative Market directly across Wisconsin Avenue. The Applicant will continue working with the Bethesda Urban Partnership as well as M-NCPPC Staff during the review of the Applications in order to further this concept and design.

(2) The proposed development satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014.

There was no approved development plan or schematic development plan in effect on October 29, 2014 for the Property, and therefore this requirement is inapplicable.

(3) The proposed development satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.

The zoning on the Property on October 29, 2014 was not the result of a Local Map Amendment, and therefore this requirement is inapplicable.

(4) The proposed development satisfies applicable use standards, development standards, and general requirements under this Chapter.

As discussed in detail above, the Project satisfies applicable use standards, development standards, and general requirements of the Zoning Ordinance.

(5) The proposed development satisfies the applicable requirements of: (i) Chapter 19, Erosion, Sediment Control, and Stormwater Management; and (ii) Chapter 22A, Forest Conservation.



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The Applicant will provide sediment and erosion control and water quality treatment for stormwater as required by County laws, rules, and regulations. The stormwater management concept plan was submitted to MCDPS on April 20, 2022, demonstrating environmental site design to the maximum extent practicable. The Applicant will continue to coordinate with MCDPS on all required sediment and erosion control and stormwater management approvals as the entitlement process progresses.

All applicable requirements for forest conservation under Chapter 22A are satisfied. Per the approved Simplified NRI No. 4-20221760, there are no forested areas on the subject Property. A Forest Conservation Plan for the removal of the existing four trees on the subject Property is being filed with these Applications. Plantings will be provided throughout the Project, as detailed above.

(6) The proposed development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.

The Project provides safe, well-integrated parking and circulation patterns, with vehicular access to the Project's garage from Bethesda Avenue, and loading access from Miller Avenue, allowing the frontage along Wisconsin Avenue to remain fully pedestrian in nature. The Applicant discussed these locations several times with M-NCPPC Staff and other reviewing agencies, and all agreed that vehicular access is best from Bethesda Avenue, so that vehicles seeking to travel north on Wisconsin Avenue can make a left at the light, rather than either traversing around the block or having to make a U-turn if vehicular access was from Miller Avenue. Further, by placing the garage entrance on Bethesda Avenue and the loading entrance on Miller Avenue, it minimizes the width of the curb cuts on both frontages, minimizing pedestrian and vehicular conflicts. All of the parking for the Project is proposed to be located underground, and the Applicant anticipates that there will be approximately four-and-a-half levels of parking (with numbers of parking spaces, bicycle parking spaces, and loading spaces to be further refined as the Project moves forward through the review processes). As described throughout, building massing will be well-integrated with the surrounding urban context, primarily consisting of high-rise buildings or soon-to-be-developed new high-rise buildings. The public open space requirement of 5% will be met on-site, primarily through implementation of vastly improved, wide sidewalks and streetscape on all three



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of the Property's street frontages. Amenities for the residents of the building will be provided within the building itself and on its various rooftops.

- (7) **The proposed development substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.**

As described above, the Project substantially conforms with the recommendations of the Sector Plan as well as the Design Guidelines.

- (8) **The proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage.**

The Project will be served by adequate public services and facilities. As demonstrated by the LATR Exemption Letter, prepared by Wells + Associates and dated June 24, 2022, since the proposed redevelopment will generate fewer than 50 peak hour person trips compared with the existing uses, the Project is exempt from an LATR transportation study. With regard to water and sewer service, the Property is classified as Water Category W-1 and Sewer Category S-1, which are areas served by community (public) systems that are either existing or under construction. Sanitary sewer and water service is provided by WSSC. The Property is serviced by a twelve-inch public sewer main located in Bethesda Avenue and an eight-inch water main located in Miller Avenue. Regarding schools, the Property is served by Bethesda-Chevy Chase High School, Westland Middle School, and Bethesda Elementary School. Per the Growth and Infrastructure Policy FY22 School Test, all of these schools have adequate capacity to serve the Project.

- (9) **On a property in a Rural Residential or Residential zone, the proposed development is compatible with the character of the residential neighborhood.**

The Property is not in a Rural Residential or Residential zone; therefore, this finding is inapplicable.



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(10) On a property in all other zones, the proposed development is compatible with existing and approved or pending adjacent development.

As described above, the proposed development is compatible with the land use, scale, and density of the existing urban context. To the north of the Property, across Bethesda Avenue, is an 11-story office building (Artery Plaza) with ground floor retail. South of the Property is the recently constructed Solaire Bethesda, containing a ground floor restaurant with 10 stories of multi-family residential units above. To the west of the Property is The Seasons apartment building, comprised of 15 floors of residential units. Directly across Wisconsin Avenue, to the east, is a block that includes the Farm Women's Cooperative Market (on the northern end of the block, adjacent to Willow Lane) and its building and surface parking. South of the Farm Women's Cooperative Market are currently single-story retail uses, which are proposed to be developed in the future with a high-rise multi-family building itself.

VII. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of the Sketch Plan Amendment, Preliminary Plan, and Site Plan applications, thereby allowing the construction of this multi-family residential building with ground floor retail, using the optional method of development for the CR Zone. As explained above and in the plans submitted with the Applications, the Project satisfies all of the findings that the Planning Board must make in approving the Sketch Plan Amendment and Site Plan under the Zoning Ordinance, and the Preliminary Plan under the Subdivision Ordinance.

Exhibit 3

Foulger Pratt - Surrounding Owners List

District	Acct #	Address	<u>Subject Address</u> Owner Name	Mailing Address	City State Zip
07	424267	7126 WISCONSIN AVE	WISCONSIN AVE PROPERTIES LLC, C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON DC 20007
07	424256	7140 WISCONSIN AVE	WISCONSIN AVE PROPERTIES LLC, C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON DC 20007
07	438242	4705 MILLER AVE	CALCAGNO BLANCA	5721 DURBIN RD	BETHESDA MD 20817-6118
07	00417411	7121 WISCONSIN AVE	WISCONSIN COLUMBIA VENTURE LLC	5301 WISCONSIN AVE NW STE 500	WASHINGTON DC 20015-
07	00430521	7155 WISCONSIN AVE	WISCONSIN COLUMBIA VENTURE LLC, C/O BERNSTEIN MANAGEMENT CORP	5301 WISCONSIN AVE NW SUITE 500	WASHINGTON DC 20814
07	00471474	0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471508	0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471485	0 46TH ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471510	0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471496	0 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471543	7106 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471554	7104 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471521	4601 LELAND ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471532	7106 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471430	4600 LELAND ST	MONTG CO MD	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471452	4600 LELAND ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471463	4600 LELAND ST	MONTG CO MD	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471441	4600 LELAND ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
07	00471428	4600 LELAND ST	MONTG COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
<u>Abutting Properties</u>					
07	3284307	4708 BETHESDA AVE	WISCONSIN AVENUE PROPERTIES LLC	12435 PARK POTOMAC AVE #200, C/O FOULGER-PRATT	POTOMAC MD 20854
07	02921457	7200 WISCONSIN AVE	JBG/7200 WISCONSIN LLC, C/O JBG SMITH PROPERTIES	4747 BETHESDA AVE STE 200	BETHESDA MD 20815-3690
07	02411368	7201 WISCONSIN AVE	7201 WISCONSIN LLC, C/O GUARDIAN REALTY MNGMNT INC	6000 EXECUTIVE BLVD STE 400	N BETHESDA MD 20852-3857
07	00472365	4609 WILLOW LN	LUBOV PROPERTIES LLC	5101 RIVER ROAD #808	BETHESDA MD 20816
07	00472354	7200 47TH ST	LUBOV PROPERTIES LLC	5101 RIVER ROAD #808	BETHESDA MD 20816
07	02381911	4600 ELM ST	MARYLAND NATIONAL CAPITOL PARK & PLANNING COMM	8787 GEORGIA AVE	SILVER SPRING MD 20910
07	03229363	4600 ELM ST	EICHBERG JOHN A & B J R	4600 ELM ST #4	CHEVY CHASE MD 20815-6000
07	03229341	4600 ELM ST	FISHER LAWRENCE PETER II	4600 ELM ST UNIT R4	CHEVY CHASE MD 20815-6000
07	00471975	7201 46TH ST	FONTENOT BRODI L, FONTENOT YVETTE E	7201 46TH ST	CHEVY CHASE 20815-6022
07	00471350	7113 46TH ST	FORT WILLIAM D, FORT PATRICIA R	7113 46TH ST	CHEVY CHASE MD 20815-6024
07	00471918	7111 46TH ST	MARTIN STEPHANIE C TRUSTEE	7111 46TH ST	CHEVY CHASE MD 20815-6024
07	00470594	7109 46TH ST	CHAPMAN KEVIN ARTHUR & CHAPMAN KRISTEN	7109 46TH ST	CHEVY CHASE MD 20815-6024
07	00471691	7107 46TH ST	JOSE JENNIFER OCAMPO, ZEUTHEN KASPER	7107 46TH ST	CHEVY CHASE MD 20815
07	00470971	7105 46TH ST	BENJAMIN ELLY H	7105 46TH ST	CHEVY CHASE MD 20815-6024
07	00471268	4509 LELAND ST	SISLEN DAVID A REVOCABLE TRUST	7500 OLD GEORGETOWN RD # 76C	BETHESDA MD 20814
07	00471576	4512 LELAND ST	GONZALEZ ALFONSO J	4512 LELAND ST	CHEVY CHASE MD 20815
07	00470903	4503 WALSH ST	HSU ELIZABETH R, HORGAN-MARKMAN MICAH	4503 WALSH ST	CHEVY CHASE MD 20815
07	00471793	4502 WALSH ST	6900 WISCONSIN L L C C/O WPC MGMT LLC	4719 HAMPDEN LN 3RD FL	BETHESDA MD 20814
07	00470286	4504 WALSH ST	4504 WALSH STREET L L C C/O THE LEBLING COMPANIES	2401 RESEARCH BLVD STE 202	ROCKVILLE MD 20850-3246
07	00471213	4508 WALSH ST	MONTGOMERY COUNTY	101 MONROE ST	ROCKVILLE MD 20850
07	00470311	6925 WISCONSIN AVE	VERIZON MARYLAND INC C/O ENGIE	PO BOX 2379	SPOKANE WA 99210
07	00470867	7029 WISCONSIN AVE	355 ASSOCIATES LLC C/O MICHAEL J HELLER	6305 BERKSHIRE DR	BETHESDA MD 20814-2200
07	00470060	6935 WISCONSIN AVE	BL BLACKWELL COMPANY LLC	7758 WISCONSIN AVE, UNIT 201	BETHESDA MD 20815
07	00470173	7003 WISCONSIN AVE	7001-7003 WISCONSIN AVE LLC C/O PARKE M BREWER	12105 RENICK LN	SILVER SPRING MD 20904-2871
07	00472068	7007 WISCONSIN AVE	KS REALTY LLC	8613 WOODBROOK LN	CHEVY CHASE MD 20815-4844
07	00472057	7009 WISCONSIN AVE	KS REALTY LLC	8613 WOODBROOK LN	CHEVY CHASE MD 20815-4844
07	00471997	7011 WISCONSIN AVE	CORVELLI SUZANNE W	7011 WISCONSIN AVE	CHEVY CHASE MD 20815
07	00472126	7015 WISCONSIN AVE	KOPSIDAS MARIA TR	6516 WINDERMERE CIR	ROCKVILLE MD 20852-3541
07	00470880	7017 WISCONSIN AVE	TOMASELLO OLGA L TRUSTEE	5824 LENOX RD	BETHESDA MD 20817-6070
07	00469937	7023 WISCONSIN AVE	TOMASELLO OLGA L TRUSTEE	5824 LENOX RD	BETHESDA MD 20817-6070
07	00470550	7027 WISCONSIN AVE	GOLDBERG JONATHAN J, GOLDBERG SHELDON E	9513 REACH RD	POTOMAC MD 20854
07	00470867	7029 WISCONSIN AVE	355 ASSOCIATES LLC C/O MICHAEL J HELLER	6305 BERKSHIRE DR	BETHESDA MD 20814-2200
07	00470878	4606 LELAND ST	355 ASSOCIATES LLC C/O MICHAEL J HELLER	6305 BERKSHIRE DR	BETHESDA MD 20814-2200
07	00470845	4620 LELAND ST	JMM HOLDINGS LLC	4620 LELAND ST	CHEVY CHASE MD 20815-6245
07	00417400	7101 WISCONSIN AVE	7101 WISCONSIN OWNER LLC C/O DONOHOE COMPANIES INC	7101 WISCONSIN AVE #700	BETHESDA MD 20814
MNCPPC IRC Division				2425 Reedie Drive, 14th Floor	Wheaton, MD 20902
MR. RICHARD BRUSH, MANAGER				255 ROCKVILLE PIKE 2ND FLOOR	ROCKVILLE, MD 20850
MR. GREG LECK				101 MONROE ST 10th FLOOR	ROCKVILLE, MD 20850
MR. MARK ETHERIDGE, MANAGER				255 ROCKVILLE PIKE, 2ND FLOOR	ROCKVILLE, MD 20850
MS. LISA SCHWARTZ				100 MARYLAND AVENUE 4TH FLOOR	ROCKVILLE, MD 20850
MR. ATIQ PANJSHIRI				255 ROCKVILLE PIKE, 2ND FLOOR	ROCKVILLE, MD 20850
MR. EHSAN MOTAZEDI				255 ROCKVILLE PIKE, 2ND FLOOR	ROCKVILLE, MD 20850
<u>Parties of Record</u>					
MCDPS-WATER RES. PLAN REVIEW					
MCDOT					
MCDPS-SEDIMENT/STORMWATER					
INSPECTION & ENFORCEMENT					
DHCA					
MCDPS-RIGHT-OF-WAY PERMITTING					
MCDPS-SITE PLAN ENFORCEMENT					

MR. MARK BEALL	MCDPS-ZONING	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850		
MS. CHRISTINA CONTRERAS	MCDPS-LAND DEVELOPMENT	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850		
MR. GENE VON GUNTEN	MCDPS-WELL & SEPTIC	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850		
MR. CHRISTOPHER ANDERSON	MPDU MANAGER, DHCA	100 MARYLAND AVENUE, 4TH FLOOR	ROCKVILLE, MD 20850		
MR. ALAN SOUKUP	MCDDEP-WATER & WASTEWATER POLICY	255 ROCKVILLE PIKE, SUITE 120	ROCKVILLE, MD 20850		
Charles Hathaway		5301 Wisconsin Avenue, NW Suite 500	Washington, DC 20015		
Josh Etter	Fougler Pratt	12435 Park Potomac Avenue, Suite 200	Potomac, MD 20854		
Judd Ullom	Fougler Pratt	12435 Park Potomac Ave, Suite 200	Potomac, MD 20854		
Matt Pohlhaus	Bohler Engineering	16701 Melford Blvd Suite 310	Bowie, MD 20715		
Joseph Pikiwicz	FXCollaborative Architects LLP	22 West 19th Street	New York, New York 10011		
Frank Bossong	Rodgers Consulting, Inc.	19847 Century Blvd. Suite 200	Germantown, MD 20874		
Courtney Cason	Rodgers Consulting, Inc.	19847 Century Blvd. Suite 200	Germantown, MD 20874		
Heather Dlhopsky	Wire Gill LLLP	4800 Hampden Lane, Suite 200	Bethesda, MD 20814		
McLean Quinn	EYA LLC	4800 Hampden Lane, Suite 300	Bethesda, MD 20814		
Andy Czajkowski	SK&I Architecture	4600 EAST-WEST HIGHWAY, SUITE 700	BETHESDA, MD 20814		
Valerie Hochman	SK&I Architecture	4600 EAST-WEST HIGHWAY, SUITE 700	BETHESDA, MD 20814		
Christopher M. Ruhlen	Lerch, Early, Brewer	7600 Wisconsin Ave, Suite 700	Bethesda, MD 20814		
Alyssa Stein	EHT Traceries	440 Massachusetts Ave, NW	Washington, D.C., 20001		
Barney Rush	Town of Chevy Chase	6917 Maple Ave	Chevy Chase, MD 20815		
Patricia Maclay, MD	Daughters of the American Revolution (DAR)	573 Whetstone Glen Street	Gaithersburg, MD 20877		
Deborah A. Vollmer		7202 44th St	Chevy Chase, MD		
Elaine E. Joost		4801 Hampden Lane, #803	Bethesda, MD 20814		
Dedun Ingram		4312 Willow Lane	Chevy Chase, MD 20815		
Sandra Heiler	MC Historic Preservation Commission	205 Market St	Brookeville, MD 20833		
Emily McCarthy, Constituent Service Aide	Town of Chevy Chase	4301 Willow Lane	Chevy Chase MD 20815		
Barbara B Franklin		4550 N. Park Avenue #406	Chevy Chase MD 20815		
Robin Brady		2108 Salisbury Road	Silver Spring, MD 20910		
Deborah Ingram		4411 Elm St	Chevy Chase MD 20815		
Jean Le Dem Veronique Kessler		7204 44th Street	Chevy Chase MD 20815		
David H Moulton		7209 Fairfax Road	Bethesda MD 20714		
Naomi Spinrad		4810 DeRussey Parkway	Chevy Chase MD 20815		
Lila Asher		4100 Thornapple St	Chevy Chase, MD 20815		
Louis Evangelista		4402 Walsh St	Chevy chase MD 20815		
Dori Farley	Fougler Pratt	12435 Park Potomac Avenue, Suite 200	Potomac, MD 20854		
Trini Rodriguez	Parker Rodriguez	101 North Union Street, Suite 320	Alexandria, VA 22314		
Brian Bolen	Parker Rodriguez	101 North Union Street, Suite 320	Alexandria, VA 22314		
Nancy Randall	Wells + Associates	1110 Bonifant Street, Suite 210	Silver Spring, MD 20910		
Chris Kabatt	Wells + Associates	1110 Bonifant Street, Suite 210	Silver Spring, MD 20910		
Jean Salemmme		7111 Woodmont Avenue, Unit 615	Chevy Chase, MD 20815		
Raylene Dufresne		1807 Franwall Avenue	Silver Spring, MD 20902		
Carol Docktor		7111 Woodmont Avenue, #817	Chevy Chase, MD 20815		
Claudia Kousoulas	St. John's Opportunity Shop	4504 Walsh Street	Chevy Chase, MD 20815		
Sara Gerstl		7111 Woodmont Avenue, #614	Chevy Chase, MD 20815		
Abby and Neil Imus		7171 Woodmont Avenue, #811	Chevy Chase, MD 20815		
Hennie Keshani		12500 Park Potomac Avenue, Suite 1015	Potomac, MD 20854		
Annette Gatten		6908 Ayr Lane	Bethesda, MD 20817		
	<u>Schools and Libraries</u>				
Bethesda Elementary School	Ms. Lisa (Lisa) S.Seymour, Principal Elementary	7600 Arlington Road	Bethesda	MD	20814
Westland Middle School	Ms. Alison L. Serino, Principal; Administrator	5511 Massachusetts Avenue	Bethesda	MD	20816
Bethesda-Chevy Chase High School	Dr. Shelton L. Mooney, Principal	4301 East-West Highway	Bethesda	MD	20814
Connie Morella Library	Eric Carzon, Branch Manager	7400 Arlington Rd.	Bethesda	MD	20814
	<u>Civic, Community, Condominium and HOAs</u>				
4720 Chevy Chase Drive Condo Assn	Board Treasurer	Aaron Forsberg	4720 Chevy Chase Drive, Unit #102	Chevy Chase MD	20815
4720 Chevy Chase Drive Condo Assn	Administrative Agent	Cynthia Hoes	4801 Fairmont Avenue	Bethesda MD	20814
4720 Chevy Chase Drive Condo Assn	Management Contact	Jane Silbert	107 West Jefferson Street	Rockville MD	20850
4720 Chevy Chase Drive Condo Assn	Board Member	Wendy Patterson	4720 Chevy Chase Drive, Unit #403	Chevy Chase MD	20815
47th and Elm: A Condominium	Primary Contact - Owner	Austin Hang	7222 47th Street	Chevy Chase MD	20875
47th and Elm: A Condominium	Management Contact Oakbrook Mgt	Jim Koss	10400 Connecticut Ave	Kensington MD	20895
47th and Elm: A Condominium	Administrative Agent	Liz Tyree	10400 Connecticut Ave	Oakbrook Kensington MD	20895
Adagio Condominium	President	Steven Seelig	6820 Wisconsin Avenue Apt 3013	Bethesda MD	20815
Bradley House Condominium Association	Primary Contact - Owner	Becky Boyd	4800 Chevy Chase Drive \$507	Chevy Chase MD	20816
Bradley House Condominium Association	Administrative Agent - Abaris Realty	Glenn Loveland	7811 Montrose Road, Suite 110	Potomac MD	20854
Bradley House Condominium Association	Secretary	Gloria Malkin	4800 Chevy Chase Drive, #406	Chevy Chase MD	20815
Bradley House Condominium Association	Community Representative	Stacey Band	4800 Chevy Chase Drive, #204	Chevy Chase MD	20815
Chase At Bethesda	President	Matias Smulevich	7500 Woodmont Avenue	Bethesda MD	20814
Chevy Chase Drive Condo Association	Management Contact	Jane Silbert	107 West Jefferson Street	MD	
Chevy Chase West Neighborhood Assn	Co-President	Joann Barron	4704 Morgan Dr	Chevy Chase MD	20815

Christopher Condominium	Administrative Agent	Jane Silbert	107 West Jefferson Street	ALA Inc	Rockville	MD	20850
Christopher Condominium	President	Scott Groh	4808 Moorland Lane #607		Bethesda	MD	20814
Citizens Coordinating Committee on FH	Chair	Melanie Rose White	5500 Friendship Boulevard #2221		Chevy Chase	MD	20815
City Homes of Edgemoor HOA	Primary Contact - Owner	Richard Lawch	4810 Montgomery Lane		Bethesda	MD	20814
City Homes of Edgemoor HOA	Administrative Agent Allied Realty	Scott Sheridan	7605 Arlington Road Suite 100		Bethesda	MD	20814
Concerned Families of City Homes		Brent Polkes	4808 Montgomery Lane		Bethesda	MD	20814
Council of Unit Owners Darcy Condominium	President	Shari Esfahani	7171 Woodmont Avenue		Bethesda	MD	20815
Council of Unit Owners Hampden Row Condo	Primary Contact - Owner	Jennifer Kielczewski	4915 Hampden Lane	Unit G4	Bethesda	MD	20814
Council of Unit Owners Hampden Row Condo	Administrative Agent	Sean Farrell	3414 Morningwood Drive		Olney	MD	20832
Crescent Plaza Condominium	Primary Contact - Owner	Bamini Subramanian	7111 Woodmont Avenue		Bethesda	MD	20814-6057
Crescent Plaza Homeowners Association	Administrative Agent	Faith Jennings	7111 Woodmont Avenue		Bethesda	MD	20815
East Bethesda Citizens Association	President	Andy O'Hare	8002 Kentbury Drive		Bethesda	MD	20814
East Bethesda Citizens Association	Treasurer	Jack Hayes	8305 Kentucky Avenue		Bethesda	MD	20814
East Bethesda Citizens Association	Vice President	Katya Marin	4404 Fairfield Drive		Bethesda	MD	20814
East Bethesda Citizens Association	Recording Secretary	Melissa Groman	4403 Chestnut Street		Bethesda	MD	20814
East County Citizens Advisory Board	Chair	Rachel Evans	3300 Briggs Chaney Road		Silver Spring	MD	20904
Edgemoor at Arlington, a Condominium	Primary Contact - Owner	William Zellmer	7405 Arlington Road		Bethesda	MD	20814
Edgemoor at Arlington: a Condominium	Administrative Agent	Matthew Hunter	1428 U St NW		Washington	DC	20009
Edgemoor Citizens Association	President	Edgemoor Citizens Assn President	PO Box 30459		Bethesda	MD	20824
Edgemoor Condominium	Vice President	Ronald Grudziecki	4821 Montgomery Lane	Apartment	Bethesda	MD	20814
Elm Street-Oakridge-Lynn Civic Assn	Secretary	Bren Lizzio	4218 Oakridge Lane		Chevy Chase	MD	20815
Elm Street-Oakridge-Lynn Civic Assn	Vice Chair	Dedun Ingram	4312 Willow Lane		Chevy Chase	MD	20815
Hampden Square Condominium Assn	President	David Metzger	4801 Hampden Lane #704		Bethesda	MD	20814
Kenwood Forest I Condominium	President	Helen Davies	6687 Fairfax Road		Chevy Chase	MD	20815
Kenwood Forest I Condominium	Management Contact	Kwame Yiadom	7811 Montrose Road		Potomac	MD	20854
Kenwood Forest II Condominium	Primary Contact - Owner	Helen Davies	0000 Kenwood Forest Lane		Chevy Chase	MD	20815
Kenwood Forest II Condominium	Primary Contact - Owner	Melanie Schwabe	4862 Chevy Chase Dr		Chevy Chase	MD	20815
Kenwood Forest II Condominium	Treasurer	Donald Shuey	4872 Chevy Chase Drive		Chevy Chase	MD	20815
Kenwood Forest II Condominium	Administrative Agent	Oriel Jimenez	6658A Hillandale Road		Chevy Chase	MD	209815
Leisure World - Mutual # 20B - Greens II	Primary Contact - Owner	Phillips Mark	15100 Interlachen Drive #104		Silver Spring	MD	20906
Leisure World - Mutual # 20B -Greens II	Administrative Agent - President	Robert Brunelle	15100 Interlachen Drive #116		Silver Spring	MD	20906
Lionsgate at Woodmont Corner	Management Contact First Services Resd	Joyce Nwabudike	8701 Georgia Avenue		Silver Spring	MD	20910
Lionsgate at Woodmont Corner	Board Member	Larry Hefter	7710 Woodmont Avenue, #803		Bethesda	MD	20814
Montgomery County Civic Federation	Co-President	Alan Bowser					
Montgomery County Renters Alliance	Chair - Treasurer	William Roberts, Esq	P.O. Box 7773-7773		Silver Spring	MD	20907
Montgomery County Renters Alliance Inc.	Chair	Hermoine Freeman					
Montgomery County Taxpayers League	President	Edward Amatetti					
Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Slidell Road		Boyd's	MD	20841
Riviera of Chevy Chase Condo	Administrative Agent	Ricardo Luna	4242 East-West Highway	Attn Boarc	Chevy Chase	MD	20815
Riviera of Chevy Chase Condominium	Administrative Agent	Brandes Richard	8701 Georgia Ave. Suite 300	FSR Resid	Silver Spring	MD	20910
Riviera Of Chevy Chase Condominium	Primary Contact - Owner	Diane Morgan	4242 East-West Highway #516		Chevy Chase	MD	20815
Sacks Neighborhood Association	Treasurer	Alicia Wattenberg	4814 Wellington Drive		Chevy Chase	MD	20815
Sacks Neighborhood Association	Vice President	Haleh Joone	4813 Leland Street		Chevy Chase	MD	20815
Sacks Neighborhood Association	Board Member	Pablo Collins	4820 Leland Street		Chevy Chase	MD	20815
Sierra Club - Montgomery County Group	Treasurer	Jennifer Rossmere	P O Box 4024		Rockville	MD	20849
Town of Chevy Chase	Mayor	Cecily Baskir	4301 Willow Lane		Chevy Chase	MD	20815
Town of Chevy Chase	Attorney - Bolt Legal LLC	Ronald Bolt	10410 Kensington Parkway, Suite 222		Kensington	MD	20895
Town of Chevy Chase	Town Manager	Todd Hoffman	4301 Willow Lane		Chevy Chase	MD	20815
Town of Chevy Chase	Management Assistant	Warren Rizzi	4301 Willow Lane		Chevy Chase	MD	20815
Wellington Condominium Inc	Primary Contact/Owner	Kathleen O'Connell	8701 Georgia Avenue #300		Silver Sp	MD	20910
Wellington Condominium Inc	Management Contact Abaris Realty, Inc.	Rahul Risal	7811 Montrose Road		Potomac	MD	20854

PLANNING BOARD HEARING



On, **September 14, 2023**, the Montgomery County Planning Board will conduct an in person and virtual public hearing at 2425 Reddie Drive, Wheaton, Maryland on the following development plan:

Name of Plan: 7126 Wisconsin Avenue

Master Plan: 2017 Bethesda Downtown Sector Plan

A) Sketch Plan No. 32019003A- Request to amend the previous approval to add the property at 4708 Bethesda Avenue into the West Side development proposal, and to increase the proposal's Bethesda Overlay Zone density allocation. Zoned CR-3.0, C-3.0, R-2.75, H-225; CR- 3.0 C- 3.0, R-2. 75, H-200; CR-3.0 C-3.0, R-2.75, H-35; CR-3.0, C-3.0, R-2.75, H-175; CR3.0, C-2.0, R-2.75, H-90; CRT 0.5, C-0.25, R-0.5, H-70 and Bethesda Overlay Zone

B) Preliminary Plan No. 120230020 - Request to consolidate four properties into a single lot for up to 330 multi-family residential units and up to 11,487 square feet of commercial uses. Zoned CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200 and Bethesda Overlay Zone.

C) Site Plan No. 820230020 - Request to develop a 418,332 square-foot mixed-use building, up to 225 feet in height, comprised of up to 406,845 square feet of multi-family residential uses for a maximum of 330 units, of which up to 130 units may be converted to short-term rental units, with 15 percent MPDUs, and up to 11,487 square feet of commercial uses, with 280,497 square feet of Bethesda Overlay Zone (BOZ) density and associated PIP payment. Zoned CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200 and Bethesda Overlay Zone;

Located at the southwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue.

To review a written report by planners regarding the development plan, check the approximate hearing time, or to sign up to testify via Microsoft Teams, over the phone, or in person, go to our website at montgomeryplanningboard.org/agendas/. To testify, you must fill out the [Sign Up to Testify](#) form on the website or call 301-495-4605 **by 12 noon on the day before the Planning Board meeting**. Any written materials must also be submitted by 12 noon the day before the Planning Board meeting by emailing to mcp-chair@mncppc-mc.org; faxing to 301-495-1320, or mailing to address on the back of this card. The public can watch the Planning Board hearing online via livestream at www.montgomeryplanningboard.org. For ADA accommodations or to request materials in alternate formats, please submit requests one week prior to the meeting date and consult <https://montgomeryplanning.org/accessibility/> or contact the Montgomery Planning ADA Coordinator at 301-495-1324 or 301-495-1331(TTY)| 7-1-1 or 800-552-7724 for MD Relay Service assistance.

For more information or to comment on the development plan, please contact Adam Bossi the Plan Reviewer via email at Adam.Bossi@montgomeryplanning.org, or by phone at 301-495-4529.

Thank you for your interest in Montgomery County's future development



Montgomery County Planning Department
M-NCPPC
2425 Reddie Drive
Wheaton, MD 20902

Montgomery County Planning Board HEARING NOTICE

7126 Wisconsin Avenue

Sketch Plan

Preliminary Plan

Site Plan

September 14, 2023

(view additional information on the back of this card)

Written comments should include the agenda item and must be received by **12 noon on Wednesday** before a scheduled Thursday hearing. They may be emailed to Montgomery County Planning Board Chair at mcp-chair@mncppc-mc.org; mailed to Montgomery County Planning Board, 2425 Reddie Drive, Wheaton, MD 20902; or faxed to (301) 495-1320.

Written comments received after the deadline may not be considered by the Planning Board or be included in the public record unless the Chair leaves the record open.

Association Name	Position	Name	Address 1	Address 2	City	State	Zip
4720 Chevy Chase Drive Condo Assn	Board Treasurer	Aaron Forsberg	4720 Chevy Chase Drive, Unit #102		Chevy Chase MD		20815
4720 Chevy Chase Drive Condo Assn	Administrative Agent	Cynthia Hoes	4801 Fairmont Avenue		Bethesda MD		20814
4720 Chevy Chase Drive Condo Assn	Management Contact	Jane Silbert	107 West Jefferson Street		Rockville MD		20850
4720 Chevy Chase Drive Condo Assn	Board Member	Wendy Patterson	4720 Chevy Chase Drive, Unit #403		Chevy Chase MD		20815
47th and Elm: A Condominium	Management Contact Oakbrook Mgt	Jim Koss	10400 Connecticut Ave		Kensington MD		20895
47th and Elm: A Condominium	Administrative Agent	Liz Tyree	10400 Connecticut Ave		Kensington MD		20895
Adagio Condominium	President	Steven Seelig	6820 Wisconsin Avenue Apt 3013		Bethesda MD		20815
Bradley House Condominium Association	Primary Contact - Owner	Becky Boyd	4800 Chevy Chase Drive #507		Chevy Chase MD		20816
Bradley House Condominium Association	Administrative Agent - Abaris Realty	Glenn Loveland	7811 Montrose Road, Suite 110		Potomac MD		20854
Bradley House Condominium Association	Secretary	Gloria Malkin	4800 Chevy Chase Drive, #406		Chevy Chase MD		20815
Bradley House Condominium Association	Community Representative	Stacey Band	4800 Chevy Chase Drive, #204		Chevy Chase MD		20815
Chase At Bethesda	President	Matias Smulevich	7500 Woodmont Avenue		Bethesda MD		20814
Cheval Condominium	Management Contact	Amy Kaplow	4960 Fairmont Avenue		Bethesda MD		20814
Cheval Condominium	President	Milton Schwartz	4960 Fairmont Avenue		Bethesda MD		20814
Chevy Chase Drive Condo Association	Management Contact	Jane Silbert	107 West Jefferson Street		Rockville MD		20850
Chevy Chase West Neighborhood Assn	Board At-Large	David Schopfer	4606 Morgan Drive		Chevy Chase MD		20815
Chevy Chase West Neighborhood Assn	Co-President	Joann Barron	4704 Morgan Dr		Chevy Chase MD		20815
Christopher Condominium	Administrative Agent	Jane Silbert	107 West Jefferson Street		Rockville MD		20850
Christopher Condominium	President	Scott Groh	4808 Moorland Lane #607		Bethesda MD		20814
Citizens Coordinating Committee on FH	Past Chair	Melanie Rose White	5500 Friendship Boulevard #2221		Chevy Chase MD		20815
City Homes of Edgemoor HOA	Primary Contact - Owner	Richard Lawch	4810 Montgomery Lane		Bethesda MD		20814
City Homes of Edgemoor HOA	Administrative Agent Allied Realty	Scott Sheridan	7605 Arlington Road Suite 100		Bethesda MD		20814
Concerned Families of City Homes		Brent Polkes	4808 Montgomery Lane		Bethesda MD		20814
Council of Unit Owners Darcy Condominium	President	Shari Esfahani	7171 Woodmont Avenue		Bethesda MD		20815
Council of Unit Owners Hampden Row Condo	Primary Contact - Owner	Jennifer Kielczewski	4915 Hampden Lane	Unit G4	Bethesda MD		20814
Council of Unit Owners Hampden Row Condo	Administrative Agent	Sean Farrell	3414 Morningwood Drive		Olney MD		20832
Crescent Plaza Condominium	Primary Contact - Owner	Bamini Subramanian .	7111 Woodmont Avenue		Bethesda MD		20814-6057
Crescent Plaza Homeowners Association	Administrative Agent	Faith Jennings	7111 Woodmont Avenue		Bethesda MD		20815
East Bethesda Citizens Association	President	Andy O'Hare	8002 Kentbury Drive		Bethesda MD		20814
East Bethesda Citizens Association	Treasurer	Jack Hayes	8305 Kentucky Avenue		Bethesda MD		20814
East Bethesda Citizens Association	Vice President	Katya Marin	4404 Fairfield Drive		Bethesda MD		20814
East Bethesda Citizens Association	Recording Secretary	Melissa Groman	4403 Chestnut Street		Bethesda MD		20814
East County Citizens Advisory Board	Chair	Rachel Evans	3300 Briggs Chaney Road		Silver Spring MD		20904
Edgemoor at Arlington, a Condominium	Primary Contact - Owner	William Zellmer	7405 Arlington Road		Bethesda MD		20814
Edgemoor at Arlington: a Condominium	Administrative Agent	Matthew Hunter	1428 U St NW		Washington DC		20009
Edgemoor Citizens Association	President	Edgemoor Citizens Assn President	PO Box 30459		Bethesda MD		20824
Edgemoor Condominium	Vice President	Ronald Grudziecki	4821 Montgomery Lane	Apartment #502	Bethesda MD		20814
Elm Street-Oakridge-Lynn Civic Assn	Secretary	Bren Lizzio	4218 Oakridge Lane		Chevy Chase MD		20815
Elm Street-Oakridge-Lynn Civic Assn	Vice Chair	Dedun Ingram	4312 Willow Lane		Chevy Chase MD		20815
Hampden Square Condominium Assn	President	David Metzger	4801 Hampden Lane #704		Bethesda MD		20814
Kenwood Forest I Condominium	President	Helen Davies	6687 Fairfax Road		Chevy Chase MD		20815
Kenwood Forest I Condominium	Management Contact	Kwame Yiadom	7811 Montrose Road		Potomac MD		20854
Kenwood Forest II Condominium	Primary Contact - Owner	Helen Davies	0000 Kenwood Forest Lane		Chevy Chase MD		20815
Kenwood Forest II Condominium	Primary Contact - Owner	Melanie Schwabe	4862 Chevy Chase Dr		Chevy Chase MD		20815
Kenwood Forest II Condominium	Treasurer	Donald Shuey	4872 Chevy Chase Drive		Chevy Chase MD		20815
Kenwood Forest II Condominium	Administrative Agent	Oriel Jimenez	6658A Hillandale Road		Chevy Chase MD		209815
Leisure World - Mutual # 20B - Greens II	Primary Contact - Owner	Phillips Mark	15100 Interlachen Drive #104		Silver Spring MD		20906
Leisure World - Mutual # 20B -Greens II	Administrative Agent - President	Robert Brunelle	15100 Interlachen Drive #116		Silver Spring MD		20906
Lionsgate at Woodmont Corner	Management Contact First Services Resd	Joyce Nwabudike	8701 Georgia Avenue		Silver Spring MD		20910
Lionsgate at Woodmont Corner	Board Member	Larry Hefter	7710 Woodmont Avenue, #803		Bethesda MD		20814
Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Slidell Road		Boyd's MD		20841
Riviera of Chevy Chase Condo	Administrative Agent	Ricardo Luna	4242 East-West Highway		Chevy Chase MD		20815
Riviera of Chevy Chase Condominium	Administrative Agent	Brandes Richard	8701 Georgia Ave. Suite 300		Silver Spring MD		20910
Riviera Of Chevy Chase Condominium	Primary Contact - Owner	Diane Morgan	4242 East-West Highway #516		Chevy Chase MD		20815
Sacks Neighborhood Association	Treasurer	Alicia Wattenberg	4814 Wellington Drive		Chevy Chase MD		20815
Sacks Neighborhood Association	Vice President	Haleh Joone	4813 Leland Street		Chevy Chase MD		20815
Sacks Neighborhood Association	Board Member	Pablo Collins	4820 Leland Street		Chevy Chase MD		20815
Sierra Club - Montgomery County Group		Al Carr	P O Box 4024		Rockville MD		20849
Sierra Club - Montgomery County Group	Chair	Darian Unger	P O Box 4024		Rockville MD		20849
Town of Chevy Chase	Mayor	Barney Rush	4301 Willow Lane		Chevy Chase MD		20815
Town of Chevy Chase	Attorney - Bolt Legal LLC	Ronald Bolt	10410 Kensington Parkway, Suite 222		Kensington MD		20895
Town of Chevy Chase	Town Manager	Todd Hoffman	4301 Willow Lane		Chevy Chase MD		20815
Town of Chevy Chase	Management Assistant	Town Office	4301 Willow Lane		Chevy Chase MD		20815

Wellington Condominium Inc
Wellington Condominium Inc

Primary Contact/Owner
Management Contact Abaris Realty, Inc.

Kathleen O'Connell
Rahul Risal

8701 Georgia Avenue #300
7811 Montrose Road

Silver Sp MD 20910
Potomac MD 20854

Address	Owner Name	Mailing Address	City State Zip
7126 WISCONSIN AVE	WISCONSIN AVE PROPERTIES LLC, C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON DC 20007
7140 WISCONSIN AVE	WISCONSIN AVE PROPERTIES LLC, C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON DC 20007
4705 MILLER AVE	CALCAGNO BLANCA	5721 DURBIN RD	BETHESDA MD 20817-6118
7121 WISCONSIN AVE	WISCONSIN COLUMBIA VENTURE LLC	5301 WISCONSIN AVE NW STE 500	WASHINGTON DC 20015-
7155 WISCONSIN AVE	WISCONSIN COLUMBIA VENTURE LLC, C/O BERNSTEIN		
0 46TH ST	MANAGEMENT CORP	5301 WISCONSIN AVE NW SUITE 500	WASHINGTON DC 20814
0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
0 46TH ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
0 46TH ST	MONTGOMERY CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
7106 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
7104 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
4601 LELAND ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
7106 46TH ST	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
4600 LELAND ST	MONTG CO MD	EOB 101 MONROE ST	ROCKVILLE MD 20850
4600 LELAND ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
4600 LELAND ST	MONTG CO MD	101 MONROE ST	ROCKVILLE MD 20850
4600 LELAND ST	MONTG CO	EOB 101 MONROE ST	ROCKVILLE MD 20850
4600 LELAND ST	MONTG COUNTY	EOB 101 MONROE ST	ROCKVILLE MD 20850
4708 BETHESDA AVE	WISCONSIN AVENUE PROPERTIES LLC	12435 PARK POTOMAC AVE #200, C/O FOULGER-PRATT	POTOMAC MD 20854
7200 WISCONSIN AVE	7200 WISCONSIN LLC	4747 BETHESDA AVE STE 200	BETHESDA MD 20815-3690
7201 WISCONSIN AVE	7201 WISCONSIN LLC, C/O GUARDIAN REALTY MNGMNT INC	6000 EXECUTIVE BLVD STE 400	N BETHESDA MD 20852-3857
4609 WILLOW LN	LUBOV PROPERTIES LLC	5101 RIVER ROAD #808	BETHESDA MD 20816
7200 47TH ST	LUBOV PROPERTIES LLC	5101 RIVER ROAD #808	BETHESDA MD 20816
		2425 REEDIE DR	
4600 ELM ST	MARYLAND NATIONAL CAPITOL PARK & PLANNING COMM	11TH FLOOR	WHEATON MD 20902
4600 ELM ST	EICHBERG JOHN A & B J R	4600 ELM ST #4	CHEVY CHASE MD 20815-6000
4600 ELM ST	FISHER LAWRENCE PETER II	4600 ELM ST UNIT R4	CHEVY CHASE MD 20815-6000
7201 46TH ST	FONTENOT BRODI L, FONTENOT YVETTE E	7201 46TH ST	CHEVY CHASE 20815-6022
7113 46TH ST	FORT WILLIAM D, FORT PATRICIA R	7113 46TH ST	CHEVY CHASE MD 20815-6024
7111 46TH ST	MARTIN STEPHANIE C TRUSTEE	7111 46TH ST	CHEVY CHASE MD 20815-6024
7109 46TH ST	CHAPMAN KEVIN ARTHUR & CHAPMAN KRISTEN	7109 46TH ST	CHEVY CHASE MD 20815-6024
7107 46TH ST	JOSE JENNIFER OCAMPO, ZEUTHEN KASPER	7107 46TH ST	CHEVY CHASE MD 20815
7105 46TH ST	BENJAMIN ELLY H	7105 46TH ST	CHEVY CHASE MD 20815-6024
	KESHANI ARIO B		
4509 LELAND ST	RODRIGUEZ PRISCILLA C	4509 LELAND ST	CHEVY CASE MD 20815-
4512 LELAND ST	GONZALEZ ALFONSO J	4512 LELAND ST	CHEVY CHASE MD 20815
4503 WALSH ST	HSU ELIZABETH R, HORGAN-MARKMAN MICAH	4503 WALSH ST	CHEVY CHASE MD 20815
4502 WALSH ST	6900 WISCONSIN L L C C/O WPC MGMT LLC	4719 HAMPDEN LN 3RD FL	BETHESDA MD 20814
4504 WALSH ST	4504 WALSH STREET L L C C/O THE LEBLING COMPANIES	2401 RESEARCH BLVD STE 202	ROCKVILLE MD 20850-3246
4508 WALSH ST	MONTGOMERY COUNTY	101 MONROE ST	ROCKVILLE MD 20850

6925 WISCONSIN AVE	VERIZON MARYLAND INC C/O ENGIE	PO BOX 2379	SPOKANE WA 99210
7029 WISCONSIN AVE	355 ASSOCIATES LLC	40 COMMERCE LN STE B	ROCHELLE VA 22738-
6935 WISCONSIN AVE	BL BLACKWELL COMPANY LLC	7758 WISCONSIN AVE, UNIT 201	BETHESDA MD 20815
7003 WISCONSIN AVE	7001-7003 WISCONSIN AVE LLC C/O PARKE M BREWER	12105 RENICK LN	SILVER SPRING MD 20904-2871
7007 WISCONSIN AVE	KS REALTY LLC	8613 WOODBROOK LN	CHEVY CHASE MD 20815-4844
7009 WISCONSIN AVE	KS REALTY LLC	8613 WOODBROOK LN	CHEVY CHASE MD 20815-4844
7011 WISCONSIN AVE	CORVELLI SUZANNE W	7011 WISCONSIN AVE	CHEVY CHASE MD 20815
7015 WISCONSIN AVE	KOPSIDAS MARIA TR	6516 WINDERMERE CIR	ROCKVILLE MD 20852-3541
7017 WISCONSIN AVE	TOMASELLO OLGA L TRUSTEE	201 LONG TRAIL IN	ROCKVILLE MD 20850-
7023 WISCONSIN AVE	TOMASELLO OLGA L TRUSTEE	201 LONG TRAIL IN	ROCKVILLE MD 20850-
7027 WISCONSIN AVE	GOLDBERG JONATHAN J, GOLDBERG SHELDON E	9513 REACH RD	POTOMAC MD 20854
7029 WISCONSIN AVE	355 ASSOCIATES LLC	40 COMMERCE LN STE B	ROCHELLE VA 22738-
4606 LELAND ST	355 ASSOCIATES LLC	40 COMMERCE LN STE B	ROCHELLE VA 22738-
4620 LELAND ST	JMM HOLDINGS LLC	4620 LELAND ST	CHEVY CHASE MD 20815-6245
7101 WISCONSIN AVE	7101 WISCONSIN OWNER LLC C/O DONOHUE COMPANIES INC	7101 WISCONSIN AVE #700	BETHESDA MD 20814
MNCPPC IRC Division		2425 Reedie Drive, 14th Floor	Wheaton, MD 20902
MR. RICHARD BRUSH, MANAGER	MCDPS-WATER RES. PLAN REVIEW	255 ROCKVILLE PIKE 2ND FLOOR	ROCKVILLE, MD 20850
MR. GREG LECK	MCDOT	101 MONROE ST 10th FLOOR	ROCKVILLE, MD 20850
	MCDPS-SEDIMENT/STORMWATER		
MR. MARK ETHERIDGE, MANAGER	INSPECTION & ENFORCEMENT	255 ROCKVILLE PIKE, 2ND FLOOR	ROCKVILLE, MD 20850
MS. LISA SCHWARTZ	DHCA	100 MARYLAND AVENUE 4TH FLOOR	ROCKVILLE, MD 20850
MR. ATIQ PANJSHIRI	MCDPS-RIGHT-OF-WAY PERMITTING	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850
MR. EHSAN MOTAZEDI	MCDPS-SITE PLAN ENFORCEMENT	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850
MR. MARK BEALL	MCDPS-ZONING	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850
MS. CHRISTINA CONTRERAS	MCDPS-LAND DEVELOPMENT	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850
MR. GENE VON GUNTEN	MCDPS-WELL & SEPTIC	255 ROCKVILLE PIKE,2ND FLOOR	ROCKVILLE, MD 20850
MR. CHRISTOPHER ANDERSON	MPDU MANAGER, DHCA	100 MARYLAND AVENUE, 4TH FLOOR	ROCKVILLE, MD 20850
MR. ALAN SOUKUP	MCDDEP-WATER & WASTEWATER POLICY	255 ROCKVILLE PIKE, SUITE 120	ROCKVILLE, MD 20850
Charles Hathaway		5301 Wisconsin Avenue, NW Suite 500	Washington, DC 20015
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Judd Ullom	Fouglar Pratt	12435 Park Potomac Ave, Suite 200	Potomac, MD 20854
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Frank Bossong	Rodgers Consulting, Inc.	19847 Century Blvd. Suite 200	Germantown, MD 20874
Courtney Cason	Rodgers Consulting, Inc.	19847 Century Blvd. Suite 200	Germantown, MD 20874
Heather Dlhopsky	Wire Gill LLLP	4800 Hampden Lane, Suite 200	Bethesda, MD 20814
McLean Quinn	EYA LLC	4800 Hampden Lane, Suite 300	Bethesda, MD 20814
Andy Czajkowski	SK&I Architecture	4600 EAST-WEST HIGHWAY, SUITE 700	BETHESDA, MD 20814
Valerie Hochman	SK&I Architecture	4600 EAST-WEST HIGHWAY, SUITE 700	BETHESDA, MD 20814
Christopher M. Ruhlen	Lerch, Early, Brewer	7600 Wisconsin Ave, Suite 700	Bethesda, MD 20814
Alyssa Stein	EHT Traceries	440 Massachusetts Ave, NW	Washington, D.C., 20001
Barney Rush	Town of Chevy Chase	6917 Maple Ave	Chevy Chase, MD 20815

Patricia Maclay, MD	Daughters of the American Revolution (DAR)	573 Whetstone Glen Street	Gaithersburg, MD 20877
Deborah A. Vollmer		7202 44th St	Chevy Chase, MD
Elaine E. Joost		4801 Hampden Lane, #803	Bethesda, MD 20814
Dedun Ingram		4312 Willow Lane	Chevy Chase, MD 20815
Sandra Heiler	MC Historic Preservation Commission	205 Market St	Brookeville, MD 20833
Emily McCarthy, Constituent			
Service Aide	Town of Chevy Chase	4301 Willow Lane	Chevy Chase MD 20815
Barbara B Franklin		4550 N. Park Avenue #406	Chevy Chase MD 20815
Robin Brady		2108 Salisbury Road	Silver Spring, MD 20910
Deborah Ingram		4411 Elm St	Chevy Chase MD 20815
Jean Le Dem Veronique Kessler		7204 44th Street	Chevy Chase MD 20815
David H Moulton		7209 Fairfax Road	Bethesda MD 20714
Naomi Spinrad		4810 DeRussey Parkway	Chevy Chase MD 20815
Lila Asher		4100 Thornapple St	Chevy Chase, MD 20815
Louis Evangelista		4402 Walsh St	Chevy chase MD 20815
Dori Farley	Foulger Pratt	12435 Park Potomac Avenue, Suite 200	Potomac, MD 20854
Trini Rodriguez	Parker Rodriguez	101 North Union Street, Suite 320	Alexandria, VA 22314
Brian Bolen	Parker Rodriguez	101 North Union Street, Suite 320	Alexandria, VA 22314
Nancy Randall	Wells + Associates	1110 Bonifant Street, Suite 210	Silver Spring, MD 20910
Chris Kabatt	Wells + Associates	1110 Bonifant Street, Suite 210	Silver Spring, MD 20910
Jean Salemme		7111 Woodmont Avenue, Unit 615	Chevy Chase, MD 20815
Raylene Dufresne		1807 Franwall Avenue	Silver Spring, MD 20902
Carol Docktor		7111 Woodmont Avenue, #817	Chevy Chase, MD 20815
Claudia Kousoulas	St. John's Opportunity Shop	4504 Walsh Street	Chevy Chase, MD 20815
Sara Gerstl		7111 Woodmont Avenue, #614	Chevy Chase, MD 20815
Abby and Neil Imus		7171 Woodmont Avenue, #811	Chevy Chase, MD 20815
Hennie Keshani		12500 Park Potomac Avenue, Suite 101S	Potomac, MD 20854
Annette Gatten		6908 Ayr Lane	Bethesda, MD 20817
SOMERSET ES	Mr. Travis J. Wiebe, Principal Elementary	5811 Warwick Place	Chevy Chase, MD 20815
WESTLAND MS	Ms. Alison L. Serino, Principal	5511 Massachusetts Avenue	Bethesda, MD 20816
BETHESDA-CHEVY CHASE HS	Dr. Shelton L. Mooney, Principal	4301 East-West Highway	Bethesda, MD 20814
Connie Morella Library	Attn: Branch Manager	7400 Arlington Rd.	Bethesda, MD 20814