

EXISTING UTILITY NOTES

- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-TITI, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES HAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 103-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

LEGEND

- EX. STORM DRAIN
- PROP. STORM DRAIN
- SEWER
- WATER
- OVERHEAD WIRE
- GAS
- ELECTRIC
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- PROPOSED FLUSH CURB
- LIMITS OF DISTURBANCE
- EX. CONTOUR
- PROP. CONTOUR
- EX. ELEVATION
- PROP. ELEVATION
- EX. BUILDING
- PROP. BUILDING
- CLEAN OUT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE MANHOLE
- TRANSFORMER
- SIGN
- UTILITY POLE
- LIGHT POLE
- PROP. PAVING
- PROP. CONC. PAVING
- Prop. Sidewalk (Part of Offsite Streetscape/ Public Benefit points)

Notes:

- Proposed Improvements shown in the Public Right of Way along Chevy Chase Drive and Nottingham Drive including sidewalks, street trees and street lights as shown on the Site Plan will be reviewed and approved by MCDPS-ROW section at the time of ROW permit.
- Existing aerial utilities along Chevy Chase Drive will be relocated underground. Existing aerial utilities along Nottingham Drive will remain.

PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No: 29194
Expiration Date: January 20, 2024

Date: _____
Tim Longfellow
Professional Engineer
Gutschick, Little & Weber, P.A.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820230120, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Winthrop Investment Group, Inc. Hans Schmidt
Contact Person

Address: PO Box 1134
McLean, Virginia 22101

Phone: (703) 356-1475

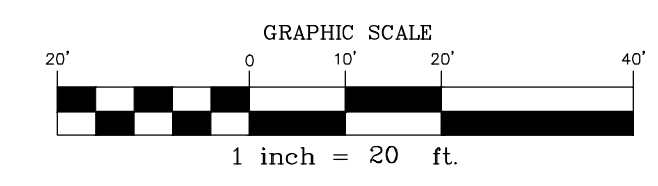
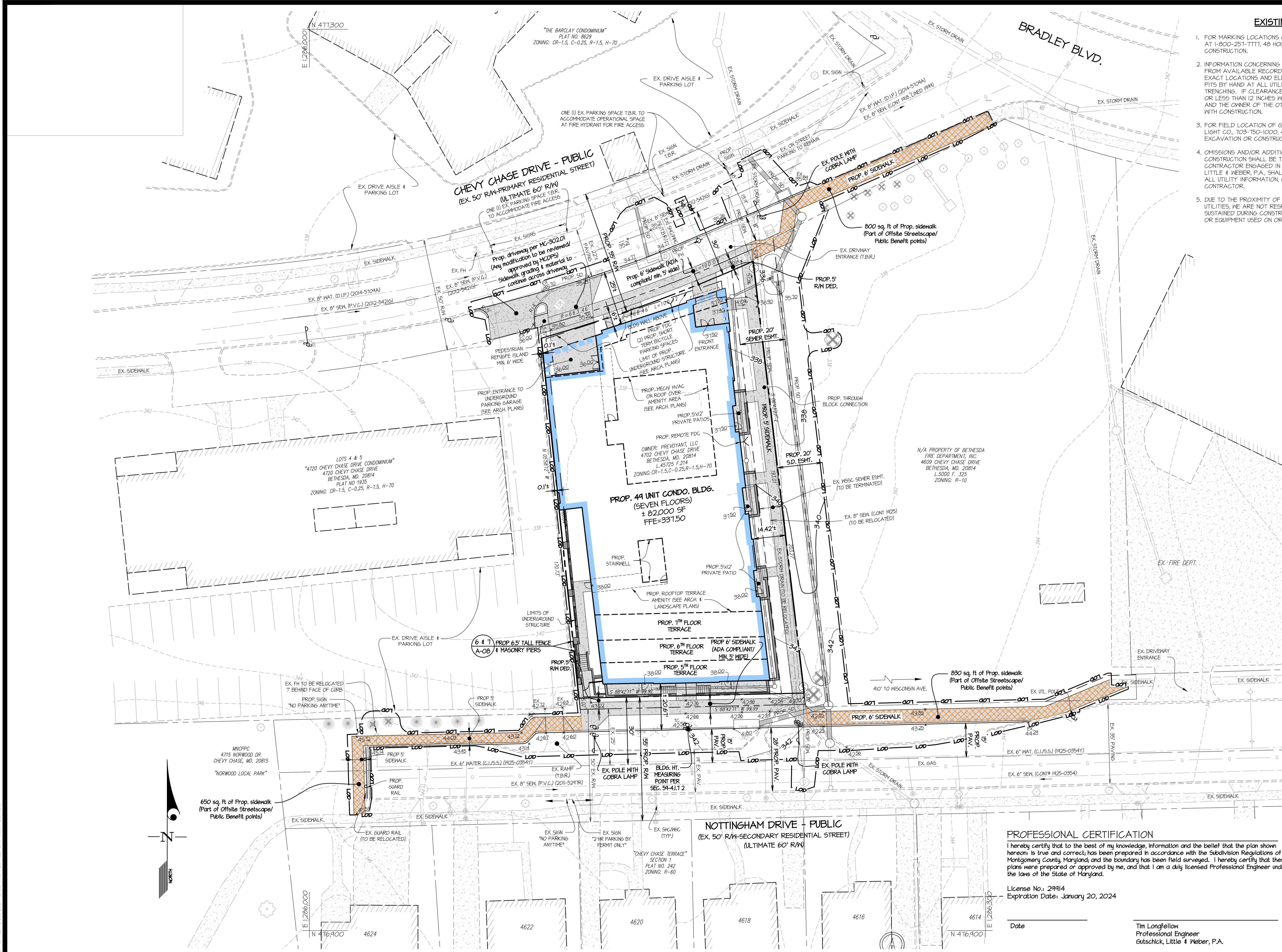
Signature: Hans J. Schmidt, President

MNCPPC SITE PLAN No. 820230120

SITE PLAN
4702 CHEVY CHASE DRIVE
PART OF LOTS 3 & 4, "BRADLEY HILLS"
L. 45795 F. 214

G. L. W. FILE No.
19123
SHEET
5 OF 5

BETHESDA ELECTION DISTRICT No. 07 MONTGOMERY COUNTY, MARYLAND



DESIGNED BY	DRAWN BY	CHECKED BY	TML	DATE	REVISION	BY	APP'R.
MAJ	KAB						

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
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PREPARED FOR:
WINTHROP INVESTMENT GROUP, INC.
PO BOX 1134
MCLEAN, VA. 22101
ATTN: HANS J. SCHMIDT
TEL: (703) 356-7975

SCALE
1" = 20'

DATE
DEC. 2023

ZONING
CR-1.5, C-0.25,
R-1.5, H-70

TAX MAP - GRID
HN-341

L:\CADD\DRAWINGS\19123\PLANS BY GLW\SITE PLAN\19123 SP-05 Site Plan.dwg, PLOTTED: 12/29/2023 5:10 PM, LAST SAVED: 12/29/2023 5:08 PM, PLOTTED BY: Keith Bennett



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

MCPB No. 20-131
Sketch Plan No. 320210010
4702 Chevy Chase Drive
Date of Hearing: December 17, 2020

JAN 07 2021

RESOLUTION

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

WHEREAS, on August 25, 2020, Winthrop Investment Group, Inc (“Applicant”) filed an application for approval of a sketch plan for construction of up to 85,000 square feet of density for a multi-family residential development, including up to 53,913 square feet of BOZ density and associated PIP payment on 0.48 acres of CR 1.5 C 0.25 R 1.5 H 70’ and Bethesda Overlay (BOZ) zoned-land, located on Chevy Chase Drive approximately 130 feet east of Bradley Boulevard (“Subject Property”) in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320210010, 4702 Chevy Chase Drive (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 7, 2020, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on December 17, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Sketch Plan No. 320210010, for construction of up to 85,000 square feet of density for a

Approved as to  2425 Reedie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605
Legal Sufficiency: www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc.org
M-NCPPC Legal Department

MCPB No. 20-131
 Sketch Plan No. 320210010
 4702 Chevy Chase Drive
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multi-family residential development, including up to 53,913 square feet of BOZ density and associated PIP payment on the Subject Property, subject to the following binding elements and conditions:¹

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.

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

1. Density

The Sketch Plan is limited to a maximum of 85,000 total square feet of residential development. The maximum number of dwelling units and use mix will be determined at Preliminary Plan. The maximum density includes up to 53,913 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP). The final square footage, including BOZ density and PIP payment, will be determined at Site Plan.

2. Height

The development is limited to a maximum height of 70 feet, as measured from the building height measuring point to be illustrated on the Certified Site Plan.

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. and this Sketch Plan is amended. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Diversity of uses and activities, achieved by providing enhanced accessibility for the disabled;

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

- b. Connectivity and Mobility, achieved by providing fewer than the maximum parking spaces under the Zoning Ordinance and BOZ and Streetscape Improvements; and
- c. Quality of Building and Site Design, achieved through architectural elevations, exceptional design, and structured parking.
- d. Protection and Enhancement of the Natural Environment, achieved through building lot termination, providing a recycling facility plan, and vegetated wall.

4. Park Impact Payment (PIP)

The Park Impact Payment (PIP) must be paid to the M-NCPPC prior to the release of the first above-grade building permit. The final amount will be determined at Site Plan.

5. Streetscape

- a. The Applicant must install the 2020 Bethesda Streetscape Standard along the Subject Property's right-of-way frontage on Chevy Chase Drive, including the undergrounding of utilities.
- b. The Applicant must install the 2020 Bethesda Streetscape Standard along the Subject Property's right-of-way frontage on Nottingham Drive.
- c. Timing to be determined at Site Plan.

6. Offsite Improvements

The Applicant must install the following sidewalk extensions within the existing right-of-way beyond the Property frontage, with final design, extents, and timing to be determined at Site Plan:

- a. Chevy Chase Drive continuing east connecting to Bradley Boulevard;
- b. Nottingham Drive continuing west connecting to Norwood Local Park; and
- c. Nottingham Drive continuing east connecting to the existing sidewalk fronting the Bethesda Fire Department.

7. Green Cover

- a. The Applicant must provide a minimum of 6,044 square feet of Green Cover (35% of Site area) on-site.
- b. Prior to certification of the Site Plan, the Applicant must provide a Green Cover exhibit demonstrating compliance with this requirement.
- c. Any green roof installed pursuant to this condition must have a minimum soil depth of six inches.
- d. Any canopy cover credited to this condition must be attributed to on-site planting of native canopy trees and be based on the 20-year mature canopy coverage per the Montgomery County Trees Technical Manual.

MCPB No. 20-131
 Sketch Plan No. 320210010
 4702 Chevy Chase Drive
 Page 4

8. Bethesda Downtown Plan Design Guidelines

At the time of Site Plan for each building, the Applicant must demonstrate the following:

- a. Comments have been addressed from the Design Advisory Panel as specified in their September 24, 2020 meeting minutes; and
- b. Project conformance with the *Bethesda Downtown Plan Design Guidelines* in regard to street typology, parks and open space, site design, building form, creative placemaking, and any site-specific guidelines.

9. Building & Site Design

Prior to the submittal of the Site Plan, the Applicant must:

- a. Refine design of western elevation to minimize impact of blank wall through architectural methods such as, but not limited to, articulation, material changes, and/or the potential use of “at-risk” windows; and
- b. Submit additional exhibits with dimensions and details for proposed vegetated wall seeking at the building entrance fronting on Chevy Chase Drive.

10. Future Coordination for Site Plan

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed when filing a Site Plan application:

- a. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features;
- b. SWM concept approval which also addresses the recommendations of the *Bethesda Downtown Sector Plan Water Quality Section (2.4.2.B)*;
- c. Address Bird-Safe Design per the Bethesda Downtown Sector Plan Design Guidelines;
- d. Fire and Rescue access and facility details;
- e. Streetscape details; and
- f. Loading Management Plan specifying the following: maximum delivery truck size (SU-30), delivery times, and strategies to ensure that move-in, move-out, and delivery operations do not negatively impact the public right-of-way.

11. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 15% of the total new units as Moderately Priced Dwelling Units in accordance with Chapter 25(A).

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board FINDS that as conditioned

the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

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

Table 1: 4702 Chevy Chase Drive Sketch Plan Data Table

Section 59.4	Development Standard	Permitted/ Required	Proposed
	Tract Area	n/a	20,725 sf (0.48 ac)
	Prior Dedication	n/a	2,455 sf (0.06 ac)
	Proposed Dedication	n/a	1,000 sf (0.02 ac)
	Site Area	n/a	17,270 sf (0.40 ac)
	Mapped Density CR 1.5 C 0.25 R 1.5 H 70'		
	Residential (GFA/ FAR)	31,087 sf (1.5)	31,087 sf (1.5)
	Commercial (GFA/FAR)	5,181 sf (0.25)	0 sf (0) ²
	Total Mapped Density (GFA/FAR)	31,087 SF (1.5)	31,087 (1.5)
	Bethesda Overlay Zone Density	n/a	53,913 sf (2.6)
	Total GFA/FAR	n/a	85,000 sf (4.10)
	MPDU Density (GFA/FAR)	15%	15% ³
	Building Height, max	70 feet	70 feet
	Public Open Space (min sq.ft.)	n/a	n/a
	Minimum Setbacks (ft)¹		
	Front	0	0
	Side	0	Western: 0' Eastern: 15'
	Rear	0	0

¹ Setbacks to be finalized at the time of Site Plan

² Project proposes to utilize all mapped FAR as residential density, no commercial density proposed

³ The Project proposes condominium units and will pursue an Alternative Payment Agreement in lieu of providing MPDU units per Chapter 25A-5A(b) of County Code, to be finalized by DHCA at the time of Site Plan

The final number of vehicular parking spaces will be determined at Site Plan based on the residential units.

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

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

The Project substantially conforms to the recommendations for the Property

included in the 2017 *Bethesda Downtown Sector Plan*. Specifically, this Sector Plan builds on the past successes of Downtown Bethesda to create a truly sustainable downtown by focusing on components that will bolster the elements most in need of enhancement. The recommendations increase:

1. **Parks and open spaces**, including new civic greens at Veteran's Park, Bethesda Farm Women's Cooperative Market, Capital Crescent Trail and new urban parks, pathways and gateways. Many of these parks on the eastern edge are to be connected through the creation of the Eastern Greenway.
2. **Affordable housing**, including the preservation of existing market-rate affordable housing, providing a mix of housing options and the provision of Moderately Priced Dwelling Units in exchange for development incentives.
3. **Environmental innovation**, including more energy-efficient buildings, better stormwater management, improved sidewalks and bicycle routes, and other measures to enhance community health and quality of life.
4. **Economic competitiveness**, based on new development, public amenities and proximity to public transit to attract businesses and visitors from throughout the region, and foster entrepreneurship and innovation.

The Property is designated as site 187 on page 140 of the Sector Plan. The Property is located in the South Bethesda Residential Edge District, which has a garden character with tree lined streetscaped and planted setbacks and offers several opportunities to create better connections for pedestrians and bikes within the district. It is characterized by garden apartments and townhouses. Specifically, the Project addresses the following goals as outlined in the Overarching Goals and the South Bethesda District sections of the Sector Plan:

- *Promote enhanced redevelopment opportunities to foster a quality mix of housing options*

The Project proposes to redevelop an underutilized Property currently used as a medical office into a luxury condominium building in an area of Bethesda that lacks condominium housing and has seen very little redevelopment activity.

- *Enhance pedestrian connectivity to Norwood Local Park*

The Proposal includes several enhancements to the pedestrian network including sidewalk extensions along both the Chevy Chase Drive and Nottingham Drive frontages, as well as a paved, public connection on the eastern side of the Property, linking Chevy Chase Drive to Norwood Local Park.

- *Promote infill development and increased lot coverage*

The Project will provide an infill development that increases lot coverage and proposes up to 70 residential units.

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

The Project will redevelop an existing single-family dwelling with surface parking used for medical offices into a residential building with underground parking for up to 70 units.

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

The Project encourages such development by proposing infill development for up to 70 residential units. The housing will be in walking distance of nearby retail, Norwood Local Park, transit facilities such as RideOn and Metrobus, and other urban amenities.

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

The proposed building height of 70ft and density is compatible with the surrounding neighborhood. Directly west of the Site is Chevy Chase Condominiums, a five-story building, and to the north across from Chevy Chase Drive is the Barclay Apartments, which are four stories in height. To the south across Nottingham Drive is a single-family detached neighborhood, and the Project will comply with the required residential compatibility standards for building height. Along the Nottingham Drive frontage the building height will be limited to 35 feet and increase in height through stepbacks at a 45 degree angle.

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

The Project will increase housing opportunities at the southern edge of the 2017 *Bethesda Downtown Sector Plan*, which has not seen any new redevelopment since the adoption of the new Sector Plan. While the Proposal will seek an alternative payment in lieu of providing MPDUs, as allowed per Chapter 25(A) for condominium projects, the alternative payment will fund other affordable housing initiatives within Montgomery County.

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

The Project will provide the required public benefits from a minimum of 4 categories to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be determined at the time of Site Plan.

The Bethesda Overlay Zone (BOZ) was adopted July 18, 2017, specifically to implement the recommendations of the *Bethesda Downtown Sector Plan* as it relates to density, building heights, affordable housing, parks, and design. The BOZ set a cap of overall development (32.4 million square feet) whereby the zoning approved for most properties retains the base density but increases the heights on respective sites. An Applicant can request an allocation of density over the base density to build to the maximum height permitted by the Zone, as needed. An allocation of density from the BOZ requires a park impact payment of \$11.08/square foot based upon the density requested and facilitates acquisition of parkland in the downtown Bethesda area. This Application is requesting an allocation of 53,913 square feet from the BOZ initiating a Park Impact Payment (amount to be determined during Site Plan review) to be paid at the time of building permit. The amount of density allocated from the BOZ for Application is deducted from the 32.4 million cap.

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

As discussed in Finding 1.a above, the Project substantially conforms to the recommendations of the 2017 *Bethesda Downtown Sector Plan*. The type of development proposed by the Project will redevelop an underutilized Property with an infill development that increases housing opportunities near public amenities and transit. In addition to elements included in Finding 1.a, above, the Project will satisfy the following elements of the Sector Plan:

a. Environment

The Sector Plan includes a number of recommendations to achieve the urban green goals. An important recommendation to this effect is the on-site 35% green coverage minimum. The green cover may include singularly or a combination of intensive green roof (6 inches or deeper) or tree canopy cover. The Application consists of a net Site Area of 17,270 square feet (SF) which results in a green cover requirement of at least 6,044 SF. Currently, the Application proposes green coverage in the form of 4,220 SF of green roof and 1,878 SF of canopy cover to fulfill this requirement. This results in a total of 6,098 SF of green cover. Staff is supportive of this proposal and has conditioned the Project to continue to maintain at least this level of green cover as the Project evolves in order to maintain compliance with the Sector Plan's urban green goals.

b. Transportation

The Application is consistent with the above recommendations and will provide the necessary right-of-way dedications and streetscape improvements. The 2017 *Bethesda Downtown Sector Plan* recommends the following along property frontages:

- i. Chevy Chase Drive, along the northern site frontage, as Primary Residential Street with a minimum right-of-way width of 60 feet;
- ii. Nottingham Drive along the southern site frontage, as a Secondary Residential Street with a minimum right-of-way width of 60 feet.

c. Sector-Planned Transportation Demand Management

The Sector Plan encourages a Non-Auto Driver Mode Share (NADMS) of 55 percent, averaged between employees and residents of downtown Bethesda. This goal has been upheld with the County Council passed Bill 36-18 requiring the application of Transportation Demand Management strategies Countywide. The Project will develop a Level 3 Results Plan for approval by the Planning Board and Montgomery County Department of Transportation (MCDOT) to participate in the Bethesda TMD and work toward the Sector Plan NADMS goal.

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

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

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

The Project will achieve compatible internal and external relationships between existing nearby development. The building will be a maximum of 70 feet in height, which will be compatible with the existing five-story condominium building to the west and four-story apartment buildings to the north. Additionally, the building will be designed in conformance with the Residential Compatibility Standards in Section 59.4.1.8.B of the Zoning Ordinance for the Nottingham Drive frontage that confronts a single family detached residential zone to the south.

The Proposal will provide several improvements to the existing pedestrian network to increase walkability and external relationships surrounding the Site, including extension of the sidewalk east on Chevy Chase Drive to Bradley Boulevard, extending the sidewalk west on Nottingham Drive to Norwood Local Park, and east on Nottingham Drive to the existing sidewalk fronting the Bethesda Fire Department. The Proposal will also provide a north-south connection from Chevy Chase Drive to Nottingham Drive to increase walkability from the Bethesda downtown to Norwood Local Park.

5. Provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading:

Pedestrian access to the Site will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the Property frontages, consistent with the Bethesda Streetscape Standards. To address deficient gaps in the sidewalk network, Staff and the Applicant have coordinated to extend the sidewalk in three critical areas beyond the Site frontages. The Applicant proposes to extend the sidewalk from the Chevy Chase Drive eastern property line eastward out to Bradley Boulevard. The Applicant also proposes to extend the sidewalk along the Nottingham Drive frontage westward to connect to Norwood Local Park, and eastward along the Fire Department frontage, connecting to an existing sidewalk. Lastly, the Applicant proposes a paved pedestrian connection along the eastern side of the Site to improve access to Norwood Local Park from Chevy Chase Drive. The 2017 *Bethesda Downtown Sector Plan* recommends a major pedestrian and bicycle through-block connection and improved entrance to Norwood Local Park farther west along Chevy Chase Drive. This recommended connection is expected to be confirmed by the *Pedestrian Master Plan*, currently underway. Recognizing the immediate need for a connection, the Applicant has proposed this pathway as part of the Project and the Applicant is not seeking public benefit or other credits for this public amenity.

Vehicular access to the Site will occur via a single curb cut on Chevy Chase Drive on the northwestern corner of the Site, providing access to the structured, below-grade parking garage. Trash pick-up will be accommodated through the vehicular access

located off Chevy Chase Drive, where trash will be wheeled out of the building for pick-up, with an expected frequency of twice per week.

Loading access will be provided by a fully enclosed area off Nottingham Drive. The loading space is intended to primarily serve residents moving in and out of the building. Additional details regarding the loading space design and operation will be provided at the time of Site Plan. As an additional programmatic element, the Project will be subject to a loading management plan at the time of Site Plan that will further limit negative impacts to the adjacent public roadways. The loading management plan must include: maximum delivery truck size (SU-30), delivery times, and strategies to ensure that move-in, move-out, and delivery operations do not negatively impact the public right-of-way. The Project will be required to have an on-site loading manager responsible for scheduling deliveries, move-in, move-out and addressing issues related to the loading operations.

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

Taking into account the considerations in Section 59.4.7.1.B and the Public Benefit Points established with the Bethesda Overlay Zone in Section 59.4.9.2.C.4, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the following outline of public benefits supports the Applicant’s request for incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 100 points in 4 categories. Although at the time of Sketch Plan review only the categories need be approved, the following table shows both the categories and points for the public benefits requested at Sketch Plan to demonstrate the project’s ability to meet the requirement to provide sufficient benefit points.

Table 2: Public Benefit Calculations

Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
59.4.7.3C: Connectivity and Mobility		
Minimum Parking ¹	20	7.87
Streetscape	20	13.20
59.4.7.3D: Diversity of Uses and Activities		
Enhanced Accessibility for the Disabled	20	8.57

59.4.7.3E: Quality of Building and Site Design		
Architectural Elevations	30	30
Exceptional Design¹	30	30
Structured Parking	20	20
59.4.7.3F: Protection and Enhancement of the Natural Environment		
Building Lot Terminations	30	1.59
Recycling Facility Plan	10	10
Vegetated Wall	10	7.5
TOTAL		128.73

¹Denotes Sector Plan priority

Connectivity and Mobility

Minimum Parking: The Applicant requests 7.87 point for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing maximum allowable number of on-site spaces to 20 points for providing no more than the minimum numbers of spaces on-site. While minimal points will be gained from this category, the application meets the criteria and final review of points will be reviewed at Site Plan. The Planning Board approves the category at this time.

Streetscape: The Applicant requests 13.20 points for constructing off-site streetscape improvements. Points for this incentive are granted on a sliding scale based on the area improved calculated as a percentage of the lot area. The Applicant proposes to extend the sidewalk on Chevy Chase Drive to the east and on Nottingham Drive to the east and west. The Planning Board approves the category at this time and final points will be reviewed at Site Plan based on the final square footage of streetscape improvements proposed.

Diversity of Uses and Activities

Enhanced Accessibility for the Disabled: The Applicant requests 8.57 points for constructing dwelling units with interiors that satisfy the American National Standards Institute (ANSI). Points for this incentive are granted on a sliding scale calculated on the percentage of complying units. Final determination of complying units will be made at Site Plan. The Planning Board approves the category at this time.

Quality of Building and Site Design

Architectural Elevations: The Applicant requests 30 points for providing architectural elevations as part of the Certified Site Plan showing particular elements of the design such as minimum amounts of transparency, maximum separation between doors, and other design priorities of the applicable Sector Plan and implementing design guidelines. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. The Planning

Board approves the category at this time with further details and refinement to be provided at the time of Site Plan.

Exceptional Design: The Applicant requests 30 points for building and/or site design that enhances the character of a setting by meeting all the criteria set forth in the Bethesda Implementation Guidelines for exceptional design. As a site receiving an allocation of Bethesda Overlay Zone density, the Project must receive a minimum of 10 points and is subject to review by the Design Advisory Panel, which will award points based on the quality of the design. The Applicant asserts that the Project fulfills many recommendations of the *Bethesda Downtown Sector Plan*, Design Guidelines, and Bethesda Implementation Guidelines.

The Applicant states the Proposal responds to several of the criteria contained in the Implementation Guidelines such as providing innovative solutions in response to the immediate context by proposing a massing design that responds to the differing contexts that exist on both the Chevy Chase Drive and Nottingham Drive frontage. The building will create a sense of place with a visually sophisticated design that will be visible from Bradley Boulevard and serve as a gateway to the southern end of the Bethesda downtown. The Proposal will enhance the public realm not just through redevelopment of an underutilized site but also through the various offsite streetscape and sidewalk improvements proposed on both Chevy Chase Drive and Nottingham Drive, most notably completing a missing connection to Norwood Local Park. The materials and building methods chosen will be of high quality, unobtrusive and durable and complementary to the existing residential uses within the surrounding neighborhood. The building will have a compact footprint and be located in proximity to the numerous Bethesda downtown amenities. The Proposal includes a recycling facility plan and will be built according to the Green Construction Code to minimize the impact of redevelopment.

The Design Advisory Panel recommended the following during their September 24, 2020, meeting:

- Address loading access design and operation to relocated or limit potential loss of parking on Nottingham Drive
- Explore further enhancement of the pedestrian environment on Nottingham Drive including completion of the sidewalk to Norwood Park on the north side of Nottingham Drive.

The Planning Board approves the category at this time.

Structured Parking: The Applicant requests 20 points for providing structured parking in a below grade parking structure. The Planning Board approves the category at this time.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 1.59 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. The Planning Board approves the Applicant's request at this time.

Vegetated Wall: The Applicant is requesting 7.5 points for the installation and maintenance of a vegetated wall. Incentive density of 5 points is appropriate for buildings that meet the requirements of the zone, additional points may be appropriate if other criteria are met such as greater percentage of coverage, southern or western exposure, plants with varying flowering seasons and/or integration into an overall energy or environmental site design program. Given the location of the proposed vegetated wall will be north facing, and that vegetated walls within urban areas of Montgomery County have not particularly been executed successfully in the past, Staff communicated significant reservations regarding effective implementation of a vegetated wall on this Site. The Applicant has conceptually proposed the utilization of a hydroponic panel living wall system, which is intended to increase viability of the vegetated wall. This system will provide water and nutrients through the vertical support system rather than from the ground. Staff has requested the Applicant provide additional information at the time of Site Plan that will guarantee the success of the proposed vegetated wall and determine if points can be achieved in this category.

Recycling Facility Plan: The Applicant requests 10 points for providing a recycling facility plan that exceeds the applicable regulations at the time of Site Plan. Points are granted for plans that exceed the Montgomery County Executive Regulation 15-04AM and/or Montgomery County Executive Regulation 18-04 requirements. Additional points may be granted for facilities that are integrated into building and site design, are readily accessible and easy to find without being visually disruptive. The Planning Board approves the category at this time.

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

The Project will be built in one phase.

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

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

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of 4702 Chevy Chase Drive, 320210010, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and


BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 07 2021 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Fani-González, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, December 17, 2020, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board



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

MCPB No. 20-132
Preliminary Plan No. 120210010
4702 Chevy Chase Drive
Date of Hearing: December 17, 2020

JAN 07 2021

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on August 25, 2020, Winthrop Investment Group, Inc (“Applicant”) filed an application for approval of a preliminary plan of subdivision of property that would create one lot for multi-family residential development for up to 70 units on 0.48 acres of land in the CR 1.5 C 0.25 R 1.5 H 70’ and Bethesda Overlay (BOZ) zone, located on Chevy Chase Drive approximately 130 feet east of Bradley Boulevard (“Subject Property”) in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No. 120210010, 4702 Chevy Chase Drive (“Preliminary Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 7, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 17, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120210010 to create one lot for multi-family residential development for up to 70 units on the Subject Property, subject to the following

Approved as to  2425 Reddie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605
Legal Sufficiency: www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc.org
M-NCPPC Legal Department

MCPB No. 20-132
Preliminary Plan No. 120210010
4702 Chevy Chase Drive
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conditions:¹

1. Approval is limited to 1 lot for up to 70 multi-family dwelling units.
2. The Applicant must comply with the binding elements and conditions of approval for Sketch Plan No. 320210010 and any subsequent amendments.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in that agency's letter dated November 13, 2020, and hereby incorporates them as conditions of the Preliminary 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 Preliminary Plan approval.
4. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements associated with each plat, as required by MCDOT.
5. The Applicant must dedicate all road rights-of-way to the full width mandated by the Bethesda Downtown Sector Plan or as otherwise designated on the Certified Preliminary Plan, and show on the record plat(s) the following dedications:
 - a. A minimum of 30 feet from the existing right-of-way centerline along the Subject Property frontage for Chevy Chase Drive in support of a master-planned 60-foot right-of-way.
 - b. A minimum of 30 feet from the existing right-of-way centerline along the Subject Property frontage for Nottingham Drive to provide the standard 60-foot right-of-way for a Secondary Residential Street.
6. The certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
7. The record plat must show necessary easements.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

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Preliminary Plan No. 120210010
4702 Chevy Chase Drive
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8. Include all applicable agency letters and the Preliminary Plan Resolution on the approval or cover sheet(s) of the Certified Preliminary Plan.
9. The Applicant must comply with the mitigation planting requirements as shown on the Approved Tree Save Plan (TSP).
 - a. Mitigation plantings must be a minimum size of 3 caliper inches totaling 21 caliper inches as shown on the Approved TSP.
 - b. Adjustments to the planting locations of trees is permitted at the time of Site Plan.
 - c. At the time of Site Plan, the Applicant must amend the TSP to show revised Limits of Disturbance to reflect offsite sidewalk extensions required by Sketch Plan 320210010 and any related impacts to offsite trees.
10. Before clearing, grading or recording a plat for the Subject Property, the Applicant must receive Staff certification of a Planning Board-approved Site Plan.
11. If a subsequent Site Plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration, location, or right-of-way width or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
12. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of the Planning Board resolution.
13. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its stormwater management concept letter dated October 28, 2020 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
14. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter dated October 12, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which

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 Preliminary Plan No. 120210010
 4702 Chevy Chase Drive
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MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

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

- 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*

As discussed in the Sketch Plan findings, and as conditioned, the Application substantially conforms to the 2017 *Bethesda Downtown Sector Plan*. The Application complies with the land use recommendations for the Site as well as the applicable urban design, roadway, and general recommendations outlined in the Sector Plan. This Preliminary Plan creates one lot that complies with the size, width, shape, orientation, and density of lots. Transportation access is adequate to serve the proposed development by this Preliminary Plan. Water and sewer and other utilities are available to and currently serve the Property. The Application meets the Environmental Guidelines and Forest Conservation Law.

Table 1: 4702 Chevy Chase Drive Preliminary Plan Data Table

Section 59.4	Development Standard	Permitted/ Required	Proposed
	Tract Area	n/a	20,725 sf (0.48 ac)
	Prior Dedication	n/a	2,455 sf (0.06 ac)
	Proposed Dedication	n/a	1,000 sf (0.02 ac)
	Site Area	n/a	17,270 sf (0.40 ac)
	Mapped Density		
	CR 1.5 C 0.25 R 1.5 H 70'		
	Residential (GFA/ FAR)	31,087 sf (1.5)	31,087 sf (1.5)
	Commercial (GFA/FAR)	5,181 sf (0.25)	0 sf (0) ²
	Total Mapped Density (GFA/FAR)	31,087 SF (1.5)	31,087 (1.5)
	Bethesda Overlay Zone Density	n/a	53,913 sf (2.6)
	Total GFA/FAR	n/a	85,000 sf (4.10)
	MPDU Density (GFA/FAR)	15%	15% ³
	Building Height, max	70 feet	70 feet
	Public Open Space (min sq.ft.)	n/a	n/a
	Minimum Setbacks (ft)¹		
	Front	0	0
	Side	0	Western: 0' Eastern: 15'

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Rear	0	0
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¹ Setbacks to be finalized at the time of Site Plan

² Project proposes to utilize all mapped FAR as residential density, no commercial density proposed

³ The Project proposes condominium units and will pursue an Alternative Payment Agreement in lieu of providing MPDU units per Chapter 25A-5A(b) of County Code, to be finalized by DHCA at the time of Site Plan

The lot was reviewed for compliance with the dimensional requirements for the CR 1.5 C 0.25 R 1.5 H 70' and Bethesda Overlay Zone, as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The Application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan.

2. *The Preliminary Plan substantially conforms to the Master Plan or Urban Renewal Plan*

As discussed in the concurrently filed Sketch Plan No. 320200050, the Preliminary Plan substantially conforms with the recommendations of the Sector Plan.

3. *Public Facilities will be adequate to support and service the area of the subdivision*

The Application will be served by adequate public facilities, including transportation, schools, and public infrastructure, as described below.

a. Transportation

Transportation access is adequate to serve the proposed development by this Preliminary Plan.

i. *Existing Facilities*

Sidewalks are present along Chevy Chase Drive. The immediate area is well served by transit that includes the Red Line Bethesda Metrorail Station (located within ¼ mile of the site), Metrobus, RideOn, the Bethesda Circulator and future Purple Line.

ii. *Proposed public transportation infrastructure*

Vehicular access to the Site will be provided from Chevy Chase Drive, via a single garage access point on Chevy Chase Drive. Loading operations will occur within an enclosed loading facility on Nottingham Drive. The Project will construct the Bethesda streetscape on its Chevy Chase Drive and Nottingham Drive frontages. Each of these improvements will improve access, mobility, and pedestrian safety. Pedestrian access to the site will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the Property frontages, consistent with the Bethesda Streetscape Standards.

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iii. *Transportation Adequacy*

A transportation exemption statement, dated June 1, 2020, satisfied the Local Area Transportation Review for the Subject Application because the Project generates fewer than 50 net new peak hour person trips. The proposed development is estimated to generate 22 net new morning peak-hour person trips (19 vehicle trips) and 31 net new evening peak-hour person trips (25 vehicle trips) (Table 3).

Table 3: Project Peak Hour Trip Generation

		Vehicle Rates		Adjusted Vehicle Rates		Person Trips	
		AM	PM	AM	PM	AM	PM
Existing							
Medical-Dental Office	3,356 SF	11	13	7	8	15	17
Proposed							
Mid-Rise Multi-Family	70 Units	24	31	19	25	37	48
Net New Trips		13	18	12	17	22	31

Source: Lenhart Traffic Consulting, Inc. Transportation Statement, dated June 1, 2020.

b. Schools

Preliminary Plan No. 120210010, located at 4702 Chevy Chase Drive, will be presented to the Planning Board on December 17, 2020. Therefore, the FY21 Annual School Test, approved by the Planning Board on June 25, 2020 and effective July 1, 2020 is applicable. This Plan is proposed to develop 70 multi-family high-rise units.

Calculation of Student Generation

To calculate the number of students generated by the proposed development, the number of dwelling units is multiplied by the applicable regional student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low- to mid-rise multifamily unit, or high-rise multifamily unit. The subject property is located in the southwest region of the County.

Table 4: Project Generation Rates

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Student Generated
Multi-Family High Rise	70	0.041	2.870	0.018	1.260	0.025	1.750
TOTALS	70		2		1		1

With a net increase of 70 multi-family high-rise units, the Project is estimated to generate an additional two new elementary school students, one new middle school student, and one new high school student.

Cluster Adequacy Test

The project is located in the Bethesda-Chevy Chase High School Cluster. The student enrollment and capacity projections utilized the FY21 Annual School Test.

Table 5: Bethesda-Chevy Chase High School Cluster Student Enrollment and Capacity Projections

School Level	Projected Cluster Totals, September 2025			Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization		
Elementary	3,618	3,953	91.5%	1,126	2
Middle	1,860	2,040	91.2%	587	1
High	2,541	2,457	103.4%	407	1

The Moratorium Threshold identified the number of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and therefore trigger a cluster-wide residential development moratorium. The Cluster Adequacy Test estimated enrollment impacts of the Subject Application fall below the moratorium thresholds at all three school levels. Therefore, there is sufficient capacity at the elementary, middle and high school cluster levels to accommodate the estimated number of students generated by the Subject Application.

Individual School Adequacy Test

The applicable elementary and middle schools for this project are Somerset ES and Westland MS, respectively. The Individual School Adequacy Test was based on the FY21 Annual School Test.

Under the individual school adequacy test, a school is deemed inadequate if the projected school utilization rate exceeds 120% and the school seat deficit meets or exceeds 110 seats for an elementary school or 180 seats for a middle school. If a school's projected enrollment exceeds *both* thresholds, then the school service area is placed in a residential development moratorium.

The Moratorium Enrollment Thresholds identified the numbers of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and the seat deficit threshold. The Individual School Adequacy Test indicated in the estimated enrollment impacts of the Subject Application fall below the moratorium thresholds for both Somerset ES and

Westland MS. Therefore, there is sufficient anticipated school capacity to accommodate the estimated number of students generated by this Project.

Table 6: Student Enrollment and Capacity Projections

School	Projected School Totals, September 2025				Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization	Surplus/ Deficit		
Somerset ES ²	445	515	86.4%	+70	180	2
Westland MS	978	1,105	88.5%	+127	349	1

Analysis Conclusion

Based on the school cluster and individual school capacity analysis performed, using the FY2021 Annual School Test, there is adequate school capacity for the amount and type of development proposed by this Project.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The Subject Property is proposed to be served by public water and public sewer. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the Subject Property will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as electrical, telecommunications, gas, police stations, firehouses, and health services are operating according to the *Subdivision Staging Policy* resolution currently in effect and will be adequate to serve the Property.

1. All Forest Conservation Law, Chapter 22A requirements are satisfied

a. Environmental Guidelines

The Subject Property is located in downtown Bethesda and within the Little Falls Branch watershed which is a Use I-P watershed. The Site is not associated with any environmentally sensitive features such as forest areas, stream buffers, wetlands, 100-year floodplains, or steep slopes. The Subject Property does include one specimen tree, a 32" Red Oak, and three additional specimen trees adjacent to the Subject Property: a 51" Tulip Poplar, a 26" Black Walnut, and a 24" Black Walnut.

² The projected Somerset ES enrollment has been modified to estimate the impact of redistricting students to Westbrook ES in September 2021.

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b. Forest Conservation Plan

Forest Conservation Exemption 42020147E was confirmed for the Subject Property on June 24, 2020. As such, this Application is subject to Chapter 22A Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan under Section 22A-5(S(2)). The Project meets the particular requirements of the exemption because the proposed activity is conducted on a tract of land less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and not result in reforestation requirements more than 10,000 square feet. No forest or champion trees will be cleared during the project and this Application does not trigger forest planting requirements; however, specimen trees are proposed to be removed and as a result a Tree Save Plan has been submitted with this Application. The Tree Save Plan requires mitigation for the removal of four specimen trees, requiring the Applicant to plant seven 3" caliper native canopy trees (21" total mitigation planting), which may be amended as part of a future Site Plan.

2. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied*

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS water resources division on October 28, 2020. The Application will meet stormwater management goals through a variety of techniques including 8" depth green roof and a structural water quality treatment facility.

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

Not applicable. There are no known burial sites on the Subject Property.

4. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.*

No other provisions apply to this Subdivision.

BE IT FURTHER RESOLVED that this Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 50.4.2.G, and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

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Preliminary Plan No. 120210010
4702 Chevy Chase Drive
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BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is ~~_____~~ **JAN 07 2021** (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Fani-González, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, December 17, 2020, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

January 17, 2024

Mr. Will Newman
Gutschick, Little and Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
4702 Chevy Chase Drive
Preliminary Plan #: 120210010
Site Plan #: 820230120
SM File #: 286260 Revision #1
Tract Size/Zone: 0.42 Ac./18,240 sf/CR
Total Concept Area: 0.77 Ac./33,470 sf
Lots/Block: 3, 4
Watershed and Class: Little Falls Branch/I
Redevelopment (Yes/No): Yes

Dear Mr. Newman:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Green Roof with a partial quality and quantity waiver due to site constraints.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Access to all green roofs for which stormwater management credit is taken must be from a common area or community space. The final plans must show this access.
5. Waiver fee to be calculated using disturbed area, percent impervious within disturbed area, and Pe provided, prior to permit issuance.
6. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Will Newman
 January 17, 2024
 Page 2 of 2

Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

7. Per the applicant, a payment in lieu of pipe replacement or underground detention will be made to address the downstream public storm drain capacity issue, in accordance with DOT letter dated September 18, 2023.
8. At the final design stage, a letter of permission will be required to construct the offsite storm drain.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

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

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell, PE at 240-777-5206 or sheryl.mitchell@montgomerycountymd.gov.

Sincerely,

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

cc: Neil Braunstein
 SM File # 286260

ESD: Required/Provided 3,269 cf / 644 cf
 PE: Target/Achieved: 1.80"/0.35"
 STRUCTURAL: N/A cf
 WAIVED: 2,625 cf.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

January 17, 2024

Ms. Grace Bogdan
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, MD 20902

Re: 4702 Chevy Chase Drive Site Plan # 820230120

Dear Ms. Bogdan:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 49 total units.

DHCA has come to an alternative payment agreement in place of providing MPDUs for this development.

Sincerely,

Adrian Hopson, Planning Specialist III
Affordable Housing Programs Section

Affordable Housing

Division of Housing
Landlord Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

DPS-ROW CONDITIONS OF APPROVAL**January 5, 2024**

***Revision: The conditions hereon supersede previous conditions of approval dated December 22, 2023 and above.

820230120 4702 Chevy Chase Drive

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820230120-005.pdf V3” uploaded on/ dated **“1/4/2024”** and

The following needs to be addressed prior to the certification of site plan:

1. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.

And the followings need to be conditions of the certified site plan:

1. Address the conditions 4 and 5 of MCDOT preliminary plan 120210010 approval letter dated 11/13/2020 under significant review comments with regards to downstream storm drain improvements.
2. The proposed storm drain system layout will be reviewed and approved at the time of ROW permit.

Memorandum

To: Alan Pultyniewicz

From: Patricia A. Harris

Date: December 5, 2023

Re: Recycling Plan -- 4702 Chevy Chase Boulevard

The Applicant, Winthrop Management Inc. is proposing the redevelopment of 4702 Chevy Chase Boulevard in Bethesda (the “Property”) with a 49 unit residential condominium building. The Property is zoned CR and is being development pursuant to the Optional Method of Development. In connection with the required public benefit points, the Applicant is seeking ten points for its proposed Recycling Facility Plan that will consist of the following, selected from the DEP document you previously provided (the item numbers are as they appear on the DEP document)

- 1a. Food scraps recycling collection and service for residents (for offsite composting)** – providing food scraps recycling collection containers in trash/recycling rooms or a central location to allow residents to separate food scraps for recycling from trash. Contract for food scraps recycling collection service with a food scraps recycling collection service provider that takes the food scraps to an off-site compost facility for recycling and processing.
- 2. Battery recycling collection containers and service for residents** – providing battery recycling collection containers for all types of household dry cell battery types (e.g., alkaline, lithium, NiCad, rechargeable) and sizes (e.g., AA, AAA, C, D, 9-Volt, various button batteries) in trash/recycling rooms or a central location. The collected batteries would then be sent for recycling (not disposal) to a battery recycling processing facility. Examples could include prepaid collection and recycling kits from providers such as, but no limited to, Battery Solutions, RECYCLEPAK, Lampmaster, Terracycle, Everlights, or any other household battery collection and recycling service.
- 3. Plastic bags, film, and shrink wrap recycling collection containers and service** – providing recycling containers for the collection of plastic bags, plastic film, and shrink wrap such as air pillows, bubble wrap, grocery bags, dry cleaner bags, newspaper bags and sleeves, plastic shipping envelopes, shrink wrap, cereal box liner bags, and other plastic films in trash/recycling rooms or a central location. Collected bags and film may be taken to a local grocery store that

will accept the plastic bags and plastic film as part of their recycling collection program, or contract for recycling collection service with a plastic bag/film recycling service provider.

6. Textiles recycling collection containers and service – providing recycling collection containers for all types of textiles in trash/recycling rooms or a central location. Textiles include bedspreads and blankets, clothes, fabric, linens (sheets, towels), shoes and sneakers. The collected items would then be sent for recycling (not disposal). Contract for recycling collection service with a textile recycling service provider. Note: *donating textiles to a reuse store (e.g., Goodwill) does not count towards recycling, but counts as a reuse opportunity.*

7. Paper shredding and recycling for residents – providing a commercial-grade paper shredder or shredding service to allow residents to shred sensitive documents and paper materials. Contract with a collector to pick up and recycle the shredded contents.

Can you please confirm that implementation of these items will qualify the project for 10 public benefit points.

Thank you.

FW: Recycling Facility Plan**Harris, Patricia A.** <paharris@lercheearly.com>

Thu, Dec 14, 2023 at 2:00 PM

To: "hjs@winthrop-mgt.com" <hjs@winthrop-mgt.com>, "mjb@winthrop-mgt.com" <mjb@winthrop-mgt.com>, Tim Longfellow <tlongfellow@glwpa.com>, Keith Bennett <kbennett@glwpa.com>

Please see below. Is there a way to upload DEP's email? If not, we can share with Staff later.

Patricia A. Harris, Attorney

Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T 301-841-3832 | F 301-347-3756 | Main 301-986-1300
paharris@lercheearly.com|Bio

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From: Pultyniewicz, Alan <Alan.Pultyniewicz@montgomerycountymd.gov>**Sent:** Thursday, December 14, 2023 1:40 PM**To:** Harris, Patricia A. <paharris@lercheearly.com>**Cc:** Kao, Eileen <Eileen.Kao@montgomerycountymd.gov>**Subject:** RE: Recycling Facility Plan

Good afternoon Pat,

We've reviewed the revised attached Recycling Facility Plan memorandum for 4702 Chevy Chase Boulevard in Bethesda that you emailed on December 5, 2023.

The initiatives described in the revised Recycling Facility Site Plan (attached) are adequate to obtain the requested ten (10) "community" public benefit points for recycling and waste reduction efforts at multi-family properties.

Thanks,

Alan

Alan Pultyniewicz

Acting Section Chief, Recycling and Refuse Services**Recycling Coordinator**

Waste Reduction and Recycling Section

Recycling and Resource Management Division

Montgomery County Dept. of Environmental Protection

2425 Reedy Drive, 4th Floor

Wheaton, MD 20902

Office: 240-777-6480

Mobile: 301-370-5709



From: Harris, Patricia A. <paharris@lercheary.com>
Sent: Tuesday, December 5, 2023 5:53 PM
To: Pultyniewicz, Alan <Alan.Pultyniewicz@montgomerycountymd.gov>
Cc: Kao, Eileen <Eileen.Kao@montgomerycountymd.gov>
Subject: RE: Recycling Facility Plan

[EXTERNAL EMAIL]

Hi Alan,

Thank you for your guidance. I have attached a memo that indicates that the applicant intends to implement items 1a, 2, 3, 6 and 7 from the document you provided. Can you please confirm that implementation of these items will entitle the applicant to 10 public benefit points? Thank you and please let me know if you have any questions.

Pat

Patricia A. Harris, Attorney

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7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T 301-841-3832 | F 301-347-3756 | Main 301-986-1300

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From: Pultyniewicz, Alan <Alan.Pultyniewicz@montgomerycountymd.gov>
Sent: Monday, October 9, 2023 1:19 PM
To: Harris, Patricia A. <paharris@lercheary.com>
Cc: Kao, Eileen <Eileen.Kao@montgomerycountymd.gov>
Subject: RE: Recycling Facility Plan

Good afternoon Pat,

Ms. Eileen Kao is out of the office and has asked me to respond to you on her behalf.

Attached is a document that provides options for receiving up to 10 points for the submission of a Recycling Facility Plan. Please note that to qualify for the **full** 10 community benefit points, the Recycling Facility Plan **must** include each of the services listed as **#1a or 1b, and #2 and #3, as well as** any combination of **two** of the additional services listed under options #4 through #10 on the attached.

We would be happy to review a Recycling Facility Plan for 4702 Chevy Chase Boulevard, that includes a description of the services that will be included, when it is available to determine if it qualifies for up to the maximum 10 points. Please contact me if you have any further questions.

Thanks,

Alan

Alan Pultyniewicz

Recycling Coordinator

Waste Reduction and Recycling Section

Recycling and Resource Management Division

Montgomery County Dept. of Environmental Protection

office: 240-777-6480

mobile: 301-370-5709



WE'VE MOVED!
New Headquarters:
2425 Reedie Drive, 4th Floor
Wheaton, MD 20902

From: Harris, Patricia A. <paharris@lercheearly.com>
Sent: Tuesday, October 3, 2023 12:06 PM
To: Kao, Eileen <Eileen.Kao@montgomerycountymd.gov>
Subject: Recycling Facility Plan

[EXTERNAL EMAIL]

Hi Eileen,

We are working on obtaining Site Plan approval for a 49 unit condominium building at 4702 Chevy Chase Boulevard. We identified obtaining public benefit points for a recycling facility plan. MNCPPC Staff asked that I reach out to you to identify the criteria that will be required for this project. For your convenience, I have attached a recycling plan from another project but I will need a memo for this particular project. Thank you for your help.

Pat

Patricia A. Harris, Attorney

Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years

7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T 301-841-3832 | F 301-347-3756 | Main 301-986-1300

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For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

 memo re_ recycling plan(5580641.1).docx
47K



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

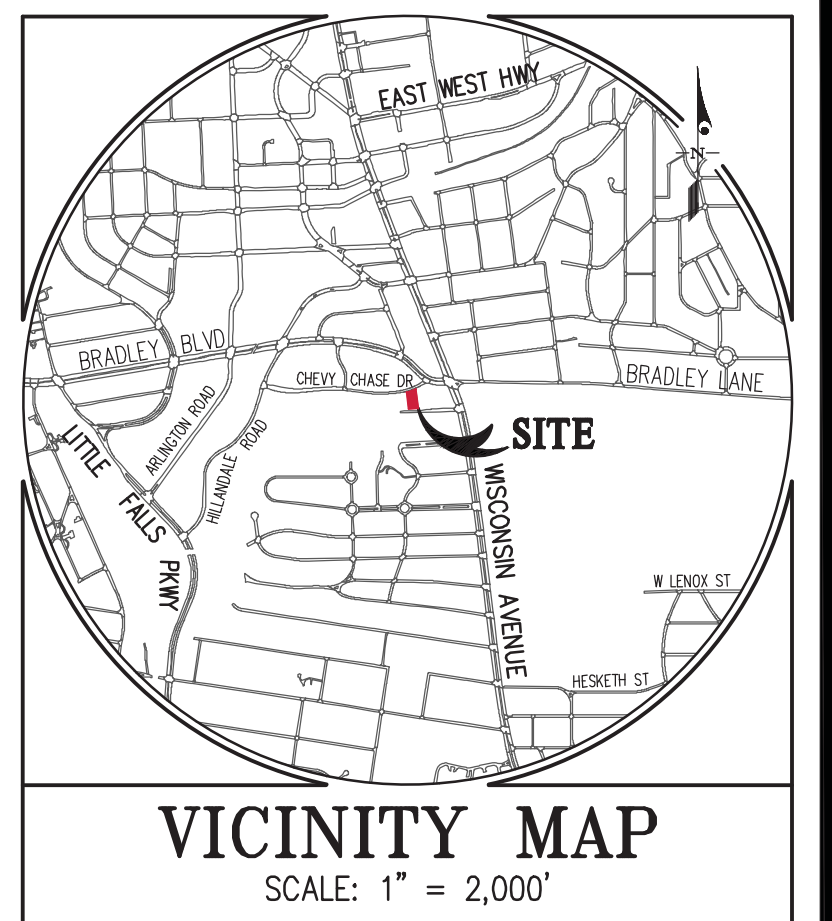
DATE: 12-Oct-20
TO: Tim Longfellow
Gutschick Little & Weber, PA
FROM: Marie LaBaw
RE: 4702 Chevy Chase Drive
120210010

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **12-Oct-20** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

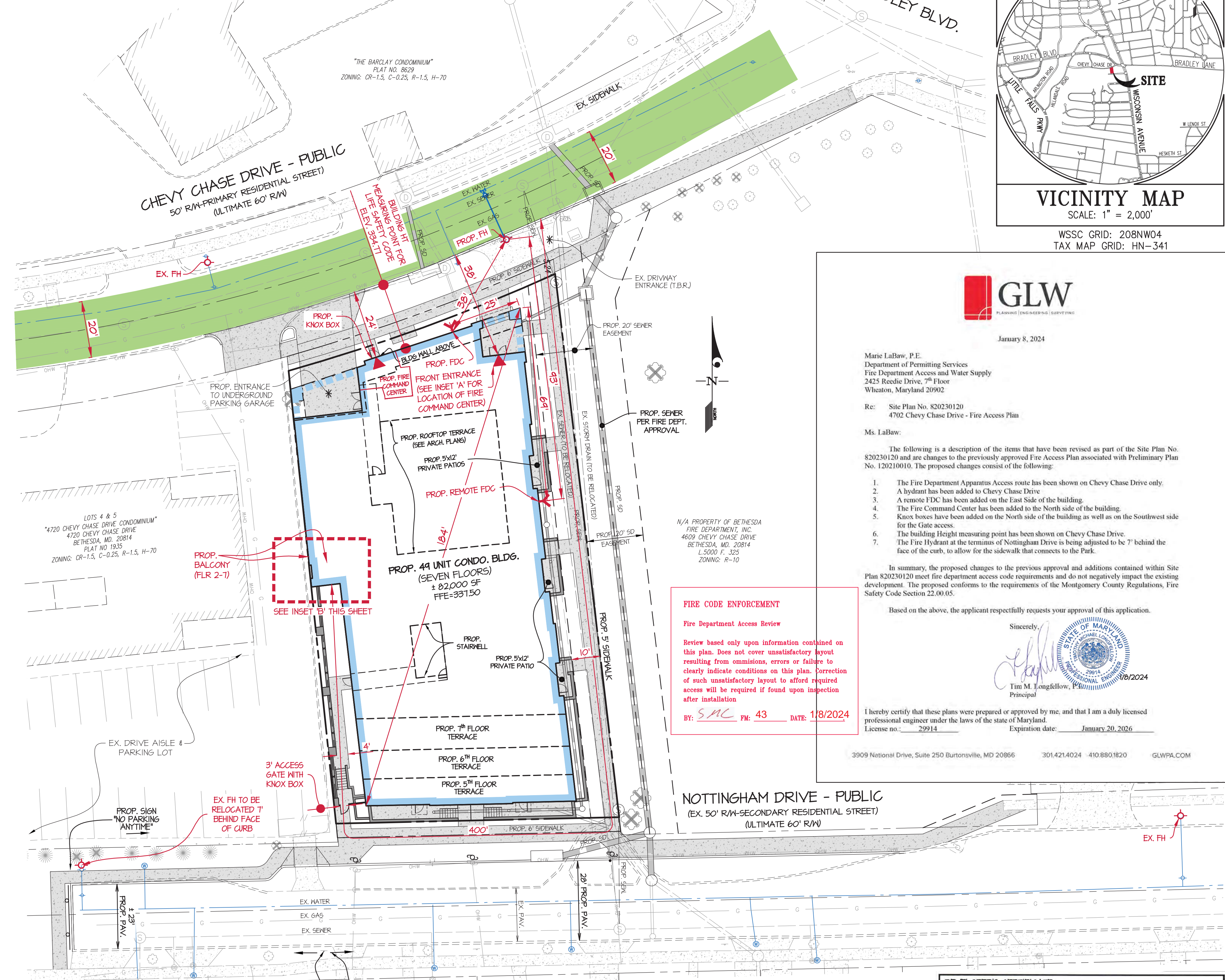
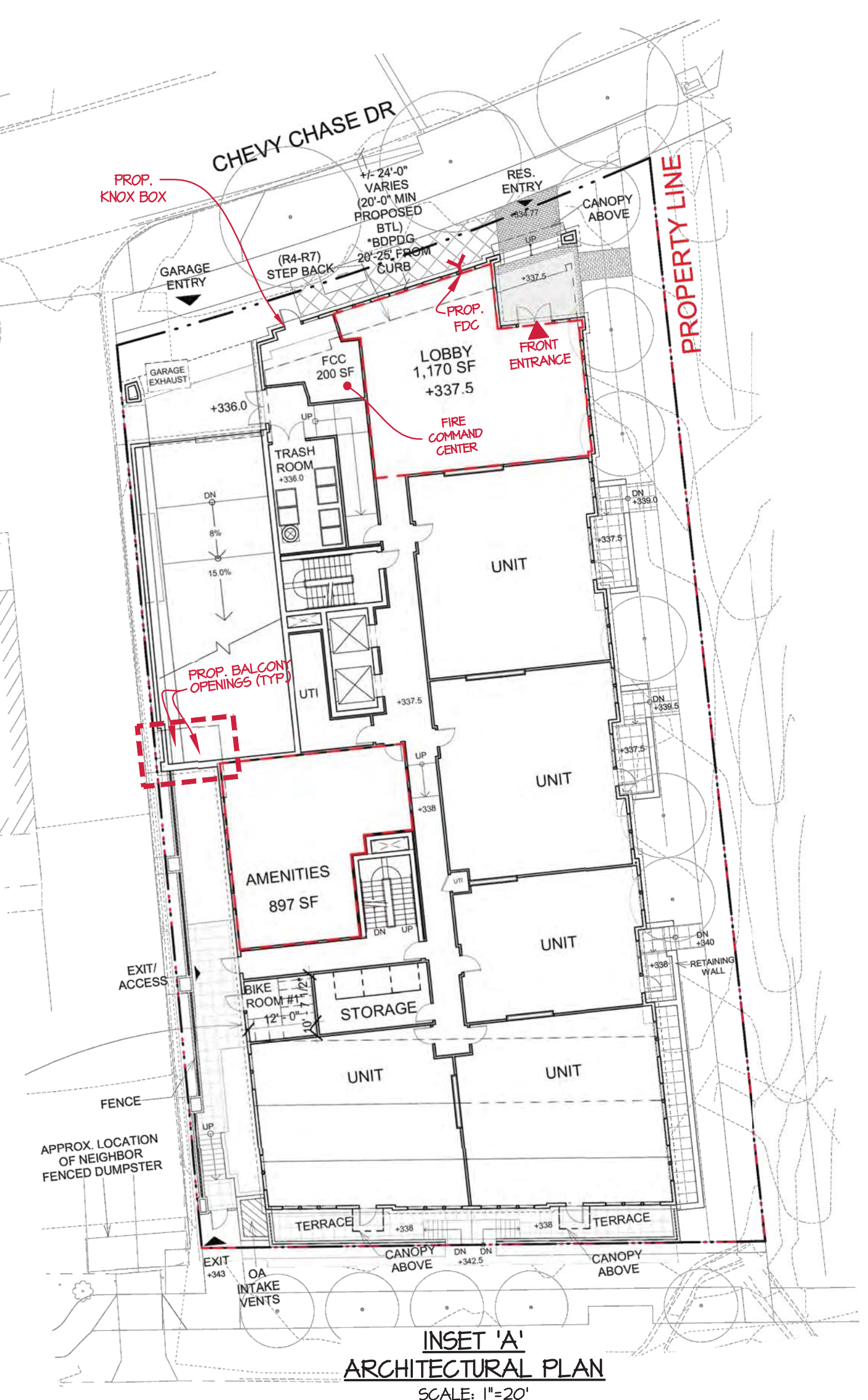
***** See plan for west elevation details *****

***** 1/9/2024 Amendment 820230120 *****



LEGEND

	EX. STORM DRAIN
	PROP. STORM DRAIN
	SEWER
	WATER
	OVERHEAD WIRE
	GAS
	ELECTRIC
	EX. CURB & GUTTER
	PROP. CURB & GUTTER
	PROPOSED FLUSH CURB
	LIMITS OF DISTURBANCE
	EX. CONTOUR
	PROP. CONTOUR
	EX. ELEVATION
	PROP. ELEVATION
	EX. BUILDING
	PROP. BUILDING
	CLEAN OUT
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPT. CONNECTION
	TELEPHONE MANHOLE
	TRANSFORMER
	SIGN
	UTILITY POLE
	LIGHT POLE
	PROP. PAVING
	PROP. CONC. PAVING
	PROP. FIRE ACCESS ROUTE
	MAIN ENTRANCE DOOR
	PROP. FIRE HYDRANT
	PROP. TURNING RADIUS
	PROP. CURB RADIUS
	PROP. ACCESS PAVEMENT WIDTH (CURB TO CURB)
	EX. WATER
	PROP. WATER



FIRE CODE ENFORCEMENT
Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: S.M.C. PM: 43 DATE: 1/8/2024

The following is a description of the items that have been revised as part of the Site Plan No. 820230120 and are changes to the previously approved Fire Access Plan associated with Preliminary Plan No. 120210010. The proposed changes consist of the following:

- The Fire Department Apparatus Access route has been shown on Chevy Chase Drive only.
- A hydrant has been added to Chevy Chase Drive.
- A remote FCC has been added on the East Side of the building.
- The Fire Command Center has been added to the North side of the building.
- Knox boxes have been added on the North side of the building as well as on the Southwest side for the Gate access.
- The Building Height measuring point has been shown on Chevy Chase Drive.
- The Fire Hydrant at the terminus of Nottingham Drive is being adjusted to be 7' behind the face of the curb, to allow for the sidewalk that connects to the Park.

In summary, the proposed changes to the previous approval and additions contained within Site Plan 820230120 meet fire department access code requirements and do not negatively impact the existing development. The proposed conforms to the requirements of the Montgomery County Regulations, Fire Safety Code Section 22.00.05.

Based on the above, the applicant respectfully requests your approval of this application.

Sincerely,

 Tim M. Longfellow, Professional Engineer
 Principal
 License no.: 29914
 Expiration date: January 20, 2026



PROFESSIONAL CERTIFICATION
 I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon: is true and correct; has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; and the boundary has been field surveyed. I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.
 License No.: 29914
 Expiration Date: January 20, 2026
 January 8, 2024
 Date

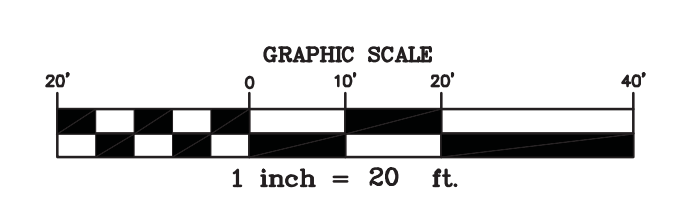
 Tim Longfellow
 Professional Engineer
 Gutschick, Little & Weber, P.A.

DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Site Plan Approval No. 820230120, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: Winthrop Investment Group, Inc. Hans Schmidt
 Contact Person
 Address: PO Box 1134
 McLean, Virginia 22101
 Phone: (703) 356-1415
 Signature: Hans J. Schmidt, President

MNCPPC SITE PLAN No. 820230120

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	KAB			
DRAWN BY	KAB			
CHECKED BY	TML			
DATE		REVISION	BY	APP'R.



PREPARED FOR:	WINTHROP INVESTMENT GROUP PO BOX 1134 MCLEAN, VA. 22101 ATTN: HANS SCHMIDT TEL: (703) 356-7975
SCALE	1" = 20'
ZONING	CR-1.5, C-0.25, R-1.5, H-70
DATE	JAN. 2024
TAX MAP - GRID	HN-341

FIRE ACCESS PLAN		G. L. W. FILE No.
4702 CHEVY CHASE DRIVE PART OF LOTS 3 & 4, "BRADLEY HILLS" L. 45795 F. 214		19123
BETHESDA ELECTION DISTRICT No. 07		SHEET FA-1 OF 1
MONTGOMERY COUNTY, MARYLAND		

Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: 4702 Chevy Chase Drive

DATE: January 25, 2023

*The **4702 Chevy Chase Drive** project was reviewed by the Bethesda Downtown Design Advisory Panel on January 25, 2023. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

Attendance:

Panel

Jonathan Fitch (recused)

Yulia Beltikova

Brian Kelly

Damon Orobona

Rod Henderer

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

Staff

Robert Kronenberg, Deputy Planning Director

Elza Hisel-McCoy, Chief, DownCounty Planning

Stephanie Dickel, Regulatory Supervisor DownCounty Planning

Atul Sharma, Acting Assistant to the Deputy Development & Design Review

Grace Bogdan, Planner III

Adam Bossi, Planner III

Applicant Team

Pat Harris – Attorney, Lerch Early

Max Gross – Winthrop Development

Luz Del Mar Rosado – Architect, Lessard Design

Roxanne Edwards – Lessard Design

Gaëlle Gourmelon – Landscape Architect, MKSK Studios

Tim Longfellow – Engineer, GLW Engineering



Discussion Points:

Staff: This is the second site plan presentation to the DAP. The project was originally reviewed by the DAP in October of 2022 and comments were provided to focus on the simplification of the building's architecture and language.

Panel:

General Comments

- The series of subtle changes have come through well and changes the look and feel of the building.
- To your credit I think the most important thing you've done is create these 3d drawings. They show the building in a much more refined way than the elevations, which are currently still reflecting heavier line weights than the reality. It is for the betterment.
- A lot of the alignment issues have been solved, the cornices make much more sense.

Northern (Chevy Chase Drive) Elevation

- For the front façade, the asymmetry of it seems a little jarring.
- Yes, it did seem unresolved from the elevation drawings, but the 3d shows it a little nicer. Perhaps the view from the east may show this a little different, but this doesn't bother me as much with the setback, I think it helps take the focus off the garage and if it did line up perhaps the garage would become more focused.
 - *Applicant Response: There are many uses happening on this side with access and loading and lobby areas, the units are also bigger on these lower floors, based on code, function and use and it was our intent to break those down with this dynamic front.*
 - I think the asymmetry has been discussed plenty at previous meetings and the way they have addressed it works quite well.
- Is this the only location where the stone base is being proposed? It looks like a retail entry rather than residential
 - *Applicant Response: It is wrapping around the base on the east façade and it was intended to highlight the entry. The rendering shows it more smoothly.*
 - I think the change in material here in that one location is appropriate, its typical that the surround for a major entry would be differentiated, if we took it away it would make the entry less legible and gravitate towards the center two bays of the façade. I think its helpful and I appreciate that it turns the corner.
 - It goes back to the symmetry, or asymmetry. There is some balance there having the stone piece. Should it be higher?
 - I like it the way it is, I like that it is a different shape than the garage and it plays into the whole façade.
- What kind of mechanical system are you going to use, vertical or horizontal?
 - *Applicant Response: the building ventilation details have not been finalized, both options are on the table. We have the green roof requirement which reduces the amount of space on top, it may be a combination on top and other vertical.*

- If it is a horizontal exhaust through the façade it would be important to show that as it may affect the location of the operable doors and windows, affecting the rhythm being shown on these elevations.

Southern (Nottingham Drive) Elevation

- The only issue I see now is the southern side of the building as it approaches the property line. Is there anything more that can be done to address the relationship of this building edge to the single family residential to the south. This reminds me of the Cathedral Mansion in DC. Is there any way of modeling the southern surface to better scale the building in relationship to the residential to the south. The urbanist approach to transition from building to single family would be on an alley not a street front, and that can't happen here so I am wondering if the building can be broken slightly, perhaps allowing a reveal in the middle that is more akin in scale to the single family across the street. By breaking up this elevation more with possibly a reveal or change in material, it can possibly look a bit more like separate townhouses rather than a singular elevation that is the full width of the elevation. This subtle break down in scale is more sympathetic to the single family homes across the street.
- I think the Cathedral Mansion is a great example, and I think perhaps the two bay/ three part composition on this southern edge would be a solution. Perhaps the cornice could be located on the 3rd floor rather than the 4th
- *Brian Kelly façade material change* material effect a change in plane without actually stepping back
- What's the height limit for the building at this location?
 - *Applicant Response: It is about 37 feet, it is not 35 feet as it is located just off the property line.*
 - So it is about the same height as allowed by the single family zone across the street?
 - Yes.
- One of the big controversies during Sketch Plan review was the Nottingham Drive frontage and the Applicant, over many meetings at the DAP, has significantly improved this frontage. Now the comment about further articulation is good, but I don't want to take away from the progress that has made.
- The break proposed on the Chevy Chase frontage is subtle, but it makes a difference, so perhaps this is something we can incorporate on the Nottingham Drive frontage. It could offer the appearance of a step without creating too much differentiation, to keep it simplistic.
 - *Applicant Response: Could that break be towards the middle of the façade not the side, so it becomes a three-part articulation rather than a 4 part?*
 - Yes, a subtle change with the center (either side of the stairs), which helps break the scale more.

Public Comment:

- I appreciate how the project has evolved. The Southern Façade still gives me pause, if some consideration could be given to the 3 bay composition that would help break down the massing more.
 - *Applicant Response: We envision this to be to be 3 3.5 floors you see, they are more compressed due to the construction system being more shallow.*
 - What is the structural system?
 - *Still refining that detail but we do know that it will be more shallow*

Panel Recommendations:

The Applicant is requesting 25 points for design excellence. Based on the submittal, the DAP unanimously (4-0) voted that 20 is more appropriate with the following condition:

1. Update the southern façade with a 3-part articulation subject to review by staff during the Site Plan application.

Bethesda Downtown Design Advisory Panel

Meeting Minutes

PROJECT: 4702 Chevy Chase Drive

DATE: October 26, 2022

*The **4702 Chevy Chase Drive** project was reviewed by the Bethesda Downtown Design Advisory Panel on October 26, 2022. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

Attendance:

Panel

George Dove

Brian Kelly

Damon Orobona

Rod Henderer

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

Staff

Robert Kronenberg, Deputy Planning Director

Stephanie Dickel, Regulatory Supervisor DownCounty Planning

Atul Sharma, Acting Assistant to the Deputy Development & Design Review

Grace Bogdan, Planner III

Adam Bossi, Planner III

Henry Coppola, Park Planner

Rachel Newhouse, Park Planner

Hyojung Garland, Park Planning Supervisor

Applicant Team

Pat Harris – Attorney, Lerch Early

Hans Schmidt – Management, Winthrop

Max Gross - Winthrop

Luz Del Mar Rosado – Architect, Lessard Design

Roxanne Edwards – Lessard Design

Gaëlle Gourmelon – Landscape Architect, MKSK Studios



Tim Longfellow – Engineer, GLW Engineering
 Mark Johnston – GLW Engineering

Discussion Points:

Staff: This is the first site plan presentation to the DAP. The project was originally reviewed by the DAP as a sketch plan in September of 2020. At Site Plan stage, the review is focused on more detailed and developed architectural expression and site design, consistent with the Design Guidelines.

Panel:

General Comments

- So you went from 70 to 49 units, did you make the building smaller or the building units bigger? I think the changes that you made will make the residents on Nottingham happy with the current trash truck situation. I also understand you moved the trash from Nottingham to Chevy Chase Drive correct?
 - *Applicant Response: We did slightly reduce from 85,000 to 79,000 sf but the units also became larger and the amenity areas became larger. And yes, the trash removal is located off Chevy Chase Drive and does not require an additional driveway access point.*

Elevations

- I have some reservations about the elevations. It looks like you are going for a classical and not modern style. That said, I think it is a bit busy. A classical style relies on elegance and I'm not sure I'm seeing it here yet.
 - *Applicant Response: We thought the metal system along the windows was the right move, but I understand the aspect of business, we've done several things along the way and we've reduced some muttoning. I think the 2D drawings are not doing justice for the setbacks which may help with the simplicity.*
 - *We were really inspired by classical, neoclassical architecture like Robert A.M. Stern's work. He's done some recent work in DC that was more monotone and we've tried to do similar.*
- Yes, I'm familiar with Stern's work and I'm not disputing the concept of a classical building, but the fundamental difference is there is discipline to how Stern applies material and logic.
- In looking at the Chevy Chase Drive elevation, in the mind of Bob Stern, the central block and the bay to the left creates a bay width but the bay directly to the right tries to pick up a proportion. This is all positioned over the top of the garage that has a pilaster coming down on the lenthil, and I think Stern would cringe at that. I think there are some issues of center, recenter, and materiality and controlling language.
- Perhaps if the building had a more classical base and everything above it could be lighter and was a different material that might call to question the brick pilasters on the upper floor. That might be better handled if it were not trying to be part of the classical language.

- In teaching students about renaissance architecture, one of the big innovations of the 16th century is figuring out that you put solids over solids and voids over voids, and when you put a solid over a void you do so at peril. You need to invent an artifice to handle that, and the garage door doesn't do that at the moment.
- Centering is also a big issue. Perhaps if you expand the pallet and approach the language with more rigor, restraint, and discipline. But there is an old adage, you can change the plane, color, and material but if you do all those in one fell swoop it becomes a debacle.
 - *Applicant response: thank you, are these comments about one façade specifically or all four sides?*
 - All four sides.
- I do think this is a lot of building on a smaller site and congratulate you on figuring out the surface aspects of it with four sides.
- On the west façade with the metal panels, do the colors need to be toned down?
 - *Applicant response: We did want to be more subtle and originally had darker colors*
- Are there any 3D renderings that would help support this?
 - *Applicant response: No, we do not have 3D at this point*
 - I think what is preventing a good full review of this design is the lack of 3D presentation, it does not do you any favors.
- If you look at the left portion there is a strong cornice, but on the right side there is a similar attempt but it is much thinner, in classical architecture, an entablature would work like a belt and wrap around the entire building and would cause a distinction on the salient on the right hand side that might have a heavier band.
- East elevation seems the strongest so maybe this can be extended to the others
- I think it's about creating a coherent language that works for the building and helps turn the corner and would create a sensation of a base and middle as the building rises up.
 - *Applicant response: I think that's a point very well taken, and we want to achieve that. We will create more consistency, taking in all the comments and tailor it into each elevation.*

Panel Recommendations:

The panel requested the Applicant team return with a 3d presentation and design that has refined the materiality and created a more cohesive language on all four sides based on the comments received.

Patricia A. Harris, Esq.
(301) 841-3832
paharris@lercheearly.com

November 27, 2023

Via Electronic Mail

Ms. Grace Bogdan
Planner III, Down County Planning Division
Montgomery County Planning Department
2425 Reddie Drive
Wheaton, Maryland 20902

Re: Request for Extension of Plan Validity Period – 4702 Chevy Chase Drive, Preliminary
Plan No. 120210010

Dear Ms. Bogdan:

On behalf of Winthrop Investment Group, Inc., (“Applicant”) the contract purchaser of 4702 Chevy Chase Drive (the “Property”) and in accordance with Subdivision Ordinance Section 50.4.2.H, we hereby request a two-year extension of the Preliminary Plan validity period for the Property.

On December 17, 2020, the Planning Board approved Sketch Plan 320210010 and Preliminary Plan 120210010 for the development of one lot and up to 70 multi-family dwelling units on the Property (the “Project”). The Preliminary Plan approval is reflected in Resolution MCPB No. 20-132 dated January 7, 2021. Pursuant to Subdivision Ordinance Section 50.4.2.G.2, the Preliminary Plan remains valid for three years from the initiation date (i.e. February 7, 2024), by which date, absent an extension, a final plat must be recorded in the Montgomery County Land Records reflecting the establishment of a single record lot on the Property. As explained below, the Applicant seeks a two year extension of the Preliminary Plan validity period. Notably, the Applicant is not seeking an extension of the Preliminary Plan adequate public facilities (“APF”) period, which, pursuant to Condition No. 12 of the Preliminary Plan Resolution, remains valid for 60-month (i.e. until January 7, 2026).

This subject request to extend the Preliminary Plan validity period for two years will allow the Preliminary Plan validity period to run parallel with the APF validity period such that both the Preliminary Plan and APF validity periods would remain valid until January 7, 2026.

Subdivision Section 50.4.2.H.3.a.ii allows the Planning Board to extend the validity period of a preliminary plan if the Board finds that:

the occurrence of significant, unusual and unanticipated events, beyond the applicant's control and not caused by the applicant, have substantially impaired the applicant's ability to validate the plan, and exceptional or undue hardship (as evidenced, in part, by the efforts undertaken by the applicant to implement the terms and conditions of the plan approval in order to validate the plan) would result to the applicant if the plan were not extended.

Foremost, the Applicant filed the requisite Site Plan for the Project within 36 months of the mailing of the Sketch Plan resolution, as required by Zoning Ordinance Section 7.3.3.G. (the Site Plan was filed on June 29, 2023 and the Site Plan filing deadline was January 7, 2024). Moreover, the 36-month Preliminary Plan validity period applies irrespective of whether a Preliminary Plan is approved with a Sketch Plan (as was the subject case) or approved in connection with a Site Plan. It is much more difficult to adhere to the 36-month Preliminary Plan validity period when a Preliminary Plan is approved earlier in the process in connection with the Sketch Plan, instead of later in the process in connection with the Site Plan. In fact, in instances when a Preliminary Plan is approved with a Sketch Plan, the validity period provision of the Subdivision Ordinance necessitates that an applicant proceed expeditiously through the approval process; the provision does not afford any of the normal delays associated with the development process.

Two primary factors contributed to the delay in the processing of the Site Plan and hence the recordation of the final plat. First, the Sketch Plan and Preliminary Plan were approved in December 2021 and there were delays associated with obtaining approvals during the height of the pandemic. The market uncertainties, rising interest rates and supply shortages created a riskier development environment that called for a more cautious approach moving forward. The need to evaluate all of these factors caused the Applicant to delay the filing of the Site Plan. Second, the Site Plan application has required coordination with the adjacent property owner, the Bethesda Fire Department, to address matters concerning utility easements, tree plantings and sidewalk extensions. Given the nature of the adjacent property owner which is controlled by a non-profit board of volunteers, the needed coordination has taken an inordinate, unexpected amount of time, thus contributing to further delays.

Despite these various delays, the Applicant anticipates a Planning Board hearing on the Site Plan during the first quarter of 2024 and, assuming approval of the Site Plan, it is the Applicant's intent to proceed expeditiously with the approval and recordation of the final plat and the commencement of the construction of the Project.

For these reasons, and given that the APF validity period for the development is due to expire on January 7, 2026, the Applicant respectfully requests that the Plan Validity period be extended for two years to January 7, 2026 in order to coincide with the APF validity period.

In furtherance of this request, attached please find a Plan Validity application form and the \$2,750 application fee. We appreciate your consideration.

Sincerely,



Patricia A. Harris

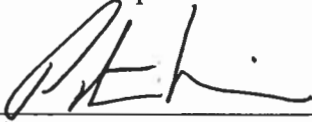
encls.

cc: Mr. Hans Schmidt
Mr. Max Gross
Mr. Kevin Foster

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on April 17, 2023 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the Site Plan Application for the 4702 Chevy Chase Drive project located at 4702 Chevy Chase Drive in Bethesda. The presentation materials were made available to the public for download on April 12, 2023, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

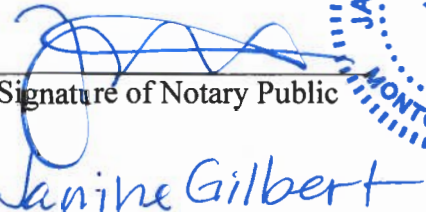

Signature

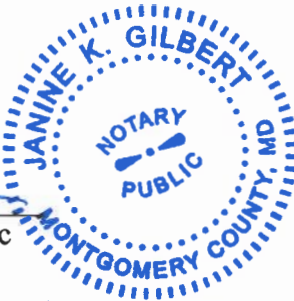
4/18/23
Date

Patricia A. Harris
Print Name

Attorney for the Applicant
Title

Sworn and subscribed to before me this 18th day of April, 2023


Signature of Notary Public
Janine Gilbert
Printed Name of Notary Public



My Commission Expires: July 19, 2026

Patricia A Harris
 Attorney
 301-841-3832
paharris@lerchearly.com

March 31, 2023

RE: Winthrop Investment Group
 4702 Chevy Chase Drive, Bethesda, MD
 Site Plan Application Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Winthrop Investment Group (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the redevelopment of the property located at 4702 Chevy Chase Drive, Bethesda, Maryland (the "Property"). The Property is zoned Commercial/Residential, CR-1.5, C-0.25, R-1.50, H-70 within the Bethesda Overlay zone and has a net lot area of approximately .42 acres (18,295 square feet). The Applicant is proposing a multi-family residential development containing up to 85,000 square feet of density and up to 49 dwelling units (the "Application").

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The virtual meeting details are as follows:

Date/Time: Monday, April 17, 2023 at 7:00 PM¹

Virtual Location: <http://bit.ly/3z0fmvw>

Dial In: 1-301-715-8592 Meeting ID: 819 5029 3002 Passcode: 882826

Presentation slides available: on April 12 at <https://bit.ly/3FEsIRx>

Comments can be made during the meeting via noted methods, or submitted by e-mail to paharris@lerchearly.com outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting comment box.

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Application will be assigned application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://forms.office.com/r/NtJ0055dii>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available noon on April 18th. We look forward to meeting with you (virtually) on April 17th.

Sincerely,



Patricia A. Harris

¹ You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.

4702 Chevy Chase Drive
Site Plan Application Community Meeting

On April 17, 2023 at 7:00 PM

Virtual Location: <http://bit.ly/3z0fmvw>

Dial In: 301-715-8592 Meeting ID: 819 5029 3002 Passcode: 882826

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Joan Barron	4704 Morgan Dr, Chevy Chase, MD, 20815	3016572812	jmbarron479@gmail.com	Yes
Julie McLean	4720 Chevy Chase Dr. Unit 101, Bethesda, MD, 20815	240-535-7611	julieannemclean@hotmail.com	Yes
Lynn Weinstein	4720 Chevy Chase Dr Apt 202, Chevy Chase, MD, 20815	240-483-6283	lynmweinstein@gmail.com	Yes
Jacob Isserman	4614 Nottingham Drive, Chevy Chase, MD, 20815	2177215994	issermanj@gmail.com	Yes
Michael Zajac	4616 Nottingham Drive, Chevy Chase, MD, 20815	571.334.8195	michaeldzajac@gmail.com	Yes
Wendy E Patterson	4720 Chevy Chase Drive, Unit #403, Chevy Chase, MD, 20815	202-841-2231	wendy.e.patterson1561@gmail.com	Yes
Robert Weinstein	4201 Garrett Park Road, Silver Spring, MD, 20906	2405437285	robnweinstein@gmail.com	Yes
Daniel Ben-Zadok	4620 Nottingham Dr , Chevy Chase , MD, 20815	9543046487	Benzadok@gmail.com	Yes
Janice Soreth	4622 NOTTINGHAM DRIVE, Chevy Chase , MD, 20815	202-329-5144	janice.soreth@gmail.com	Yes
Giuseppe Esposito	4720 Chevy Chase Drive Apt 502, Chevy Chase, MD, 20815	Giuseppe Esposito	giuseppe.esposito6409@gmail.com	Yes
12025102853	[No contact information provided.]			
13018013524	[No contact information provided.]			

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the Zoom platform.

4702 Chevy Chase Drive
Site Plan Application Community Meeting

On April 17, 2023 at 7:00 PM

Virtual Location: <http://bit.ly/3z0fmvw>

Dial In: 301-715-8592 Meeting ID: 819 5029 3002 Passcode: 882826

Christine	[No contact information provided.]			
Daniel's iPhone	[No contact information provided.]			
Edward butler	[No contact information provided.]			
Emma Lang	[No contact information provided.]			
HJS	[No contact information provided.]			
Irosado	[No contact information provided.]			
Max	[No contact information provided.]			

4702 Chevy Chase Drive
 Site Plan
 April 17, 2023 Pre-submittal Community Meeting
 Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number		
1	PREVOYANT LLC		4702 CHEVY CHASE DR	BETHESDA	MD	20815	1	P3, PT LT 4	07-00442836		
2	BETHESDA FIRE DEPT INC		9041 OLD GEORGETOWN RD	BETHESDA	MD	20814	1	P2	07-00443476		
3	BETHESDA FIRE DEPT INC		9041 OLD GEORGETOWN RD	BETHESDA	MD	20814	1	P3	07-00443487		
4	EMILY ARON	JACOB ISSERMAN	4614 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	10, 11	07-00475698		
5	GAETAN ETIENNE TIBERGHIE &	CLAUDIA MARIA ALVAREZ	4618 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	6, 7	07-00476055		
6	ARNOLDO LOPEZ MARMOLEJO	MARIA EUGENIA DESCHAMPS SANTILAN	6510 WISCONSIN AVE	CHEVY CHASE	MD	20815	A	22, 23	07-00476988		
7	MICHAEL ZAJAC		4616 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	8, 9	07-00477163		
8	BEN-ZADOK ROSENBERG JT REVOC TR		4620 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	4, 5	07-00477755		
9	THOMAS F ROYALS ET AL TR		4612 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	12, 13	07-00477870		
10	CATIA CARVALHO MILLS	CLAUUDIA CARVALHO STORCH ET AL	4604 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	20, 21	07-00477937		
11	KENT MICHAEL DULANEY	CAROLINE C DULANEY	4608 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	16, 17	07-00478167		
12	LINDA S TODD		4720 CHEVY CHASE DR #B100	CHEVY CHASE	MD	20815	1	UN B-1	07-01816537		
13	JULIE ANNE MCLEAN		4720 CHEVY CHASE DR APT 101	CHEVY CHASE	MD	20815	1	UN 101	07-01816548		
14	AARON P FORSBERG	TAKAKO KAWAMOTO	UNIT 9800 BOX 219	DPO AP 96303-0219			1	UN 102	07-01816550		
15	CHIA-CHIEH TANG	ALEXANDER PARCAN	4720 CHEVY CHASE DR #103	CHEVY CHASE	MD	20815	1	UN 103	07-01816561		
16	SUSHANT K. SINHA		4720 CHEVY CHASE DR UNIT 104	CHEVY CHASE	MD	20815	1	UN 104	07-01816572		
17	DANIEL J BUSHEY TRUSTEE	CARALYN W BUSHEY TRUSTEE	4720 CHEVY CHASE DR #105	BETHESDA	MD	20815	1	UN 105	07-01816583		
18	MARTA E CACERES	RAQUEL V GONZALEZ	4720 CHEVY CHASE DR #106	CHEVY CHASE	MD	20815	1	UN 106	07-01816594		
19	MAUREEN R SMITH ET AL		4812 BRADLEY BLVD	CHEVY CHASE	MD	20815	1	UN 201	07-01816606		
20	SHIRLEY WEINSTEIN LIVING TR		4720 CHEVY CHASE DR APT 202	CHEVY CHASE	MD	20815	1	UN 202	07-01816617		
21	ROBERT N & L M WEINSTEIN		4720 CHEVY CHASE DR APT 203	CHEVY CHASE	MD	20815	1	UN 203	07-01816628		
22	ROGER HITCHNER &	GAIL POE	4720 CHEVY CHASE DR APT 204	CHEVY CHASE	MD	20815	1	UN 204	07-01816630		
23	KAREN S HOFFMAN		4720 CHEVY CHASE DR APT 205	CHEVY CHASE	MD	20815	1	UN 205	07-01816641		
24	JIANING SHEN REVOCABLE TRUST	JIANING SHEN TRUSTEE	4720 CHEVY CHASE DR APT 504	CHEVY CHASE	MD	20815	1	UN 206	07-01816652		
25	SVETLANA G H XU		4720 CHEVY CHASE DR #207	CHEVY CHASE	MD	20815	1	UN 207	07-01816663		
26	MARGARET M PETERSON		4720 CHEVY CHASE DR #301	BETHESDA	MD	20815	1	UN 301	07-01816674		
27	PATRICK J PATTON		4720 CHEVY CHASE DRIVE APT 302	CHEVY CHASE	MD	20815	1	UN 302	07-01816685		
28	PETER SINGELMANN	MARIA ELENA SINGELMANN	4720 CHEVY CHASE DR APT 303	CHEVY CHASE	MD	20815	1	UN 303	07-01816696		
29	ROBERT A SORENSON	JADRANKA SORENSON	4720 CHEVY CHASE DR APT 304	CHEVY CHASE	MD	20815	1	UN 304	07-01816708		
30	HENRYK MOZMAN &	GALINA V PAMSHEVA	4720 CHEVY CHASE DR APT 305	CHEVY CHASE	MD	20815	1	UN 305	07-01816710		
31	FELICIA A R TAYLOR-LEWIS		4720 CHEVY CHASE DR #306	CHEVY CHASE	MD	20815	1	UN 306	07-01816721		
32	NUBIA CAROLINE HERNANDEZ		4720 CHEVY CHASE DRIVE UNIT 307	CHEVY CHASE	MD	20815	1	UN 307	07-01816732		
33	DARON JULIAN BEDROSYAN		4720 CHEVY CHASE DR APT 401	CHEVY CHASE	MD	20815	1	UN 401	07-01816743		
34	JIANING SHEN REVOCABLE TRUST	JIANING SHEN TRUSTEE	4720 CHEVY CHASE DR APT 504	CHEVY CHASE	MD	20815	1	UN 402	07-01816754		
35	WENDY E PATTERSON REVOCABLE TR		4720 CHEVY CHASE DR APT 403	CHEVY CHASE	MD	20815	1	UN 403	07-01816765		
36	EDWARD E BUTLER	IVONNE C BUTLER	4720 CHEVY CHASE DR APT 404	CHEVY CHASE	MD	20815	1	UN 404	07-01816776		
37	GREGORY B RODGERS &	MARCIE E PORTER	4720 CHEVY CHASE DR APT 405	CHEVY CHASE	MD	20815	1	UN 405	07-01816787		
38	VITTORIA CIOCE		4720 CHEVY CHASE DR APT 406	CHEVY CHASE	MD	20815	1	UN 406	07-01816798		
39	LAURA ALEJANDRA RIPANI		2719 ORDWAY ST N W #1	WASHINGTON	DC	20008	1	UN 407	07-01816801		
40	ANIL & ENA MALHOTRA		4720 CHEVY CHASE DR APT 500	CHEVY CHASE	MD	20815	1	UN 500	07-01816812		
41	HARRELL FAMILY TRUST		4938 HAMPDEN LN # 233	BETHESDA	MD	20814	1	UN 501	07-01816823		
42	GIUSEPPE ESPOSITO	VIVIANA DISCIULLO	4720 CHEVY CHASE DR #502	CHEVY CHASE	MD	20815	1	UN 502	07-01816834		
43	ROUNDTHWAITA TRUST		4720 CHEVY CHASE DR #503	CHEVY CHASE	MD	20815	1	UN 503	07-01816845		
44	JIANING SHEN REVOCABLE TRUST	JIANING SHEN TRUSTEE	4720 CHEVY CHASE DR APT 504	CHEVY CHASE	MD	20815	1	UNIT 504	07-01816856		
45	SELMA J OPHUS		4720 CHEVY CHASE DR #505	CHEVY CHASE	MD	20815	1	UN 505	07-01816867		
46	JORGE MARISCAL	SHANNON DOMINICK	4624 NOTTINGHAM DR	CHEVY CHASE	MD	20817	A	50	07-03237751		
47	JANICE M SORETH		4622 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	51	07-03237762		
48	ROBERT S SELZER		4610 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	54	07-03412472		
49	PAUL E LARSON REV LIV TR	LENORE LARSON REV LIV TR	4606 NOTTINGHAM DR	CHEVY CHASE	MD	20815	A	55	07-03464921		
50	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T1 EAST BLDG	07-03471061		
51	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T2 EAST BLDG	07-03471072		
52	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T3 EAST BLDG	07-03471083		
53	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T4 EAST BLDG	07-03471094		
54	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T5 EAST BLDG	07-03471106		
55	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T6 EAST BLDG	07-03471117		
56	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN T7 EAST BLDG	07-03471128		

4702 Chevy Chase Drive

Site Plan

April 17, 2023 Pre-submittal Community Meeting

Mailing List

Table with 11 columns (numbered 57-114) and rows. Columns include: Name (BARCLAY ONE ASSOC LTD PTNSHP), Address (C/O HOUSING OPPORTUNTIES COMM), City (10400 DETRICK AVE), State (KENSINGTON), Zip (MD), Year (20895), and Unit (UN T9 EAST BLDG to UN204 SOUTH BLDG). Includes phone numbers in the final column.

4702 Chevy Chase Drive
 Site Plan
 April 17, 2023 Pre-submittal Community Meeting
 Mailing List

173	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 103 WEST BLDG	07-03472293		
174	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 104 WEST BLDG	07-03472305		
175	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 105 WEST BLDG	07-03472316		
176	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 106 WEST BLDG	07-03472327		
177	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 107 WEST BLDG	07-03472338		
178	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 108 WEST BLDG	07-03472340		
179	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 109 WEST BLDG	07-03472351		
180	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 110 WEST BLDG	07-03472362		
181	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 111 WEST BLDG	07-03472373		
182	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 112 WEST BLDG	07-03472384		
183	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 201 WEST BLDG	07-03472395		
184	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 202 WEST BLDG	07-03472407		
185	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 203 WEST BLDG	07-03472418		
186	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 204 WEST BLDG	07-03472420		
187	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 205 WEST BLDG	07-03472431		
188	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 206 WEST BLDG	07-03472442		
189	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 207 WEST BLDG	07-03472453		
190	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 208 WEST BLDG	07-03472464		
191	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 209 WEST BLDG	07-03472475		
192	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 210 WEST BLDG	07-03472486		
193	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 211 WEST BLDG	07-03472497		
194	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 212 WEST BLDG	07-03472500		
195	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 301 WEST BLDG	07-03472511		
196	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 302 WEST BLDG	07-03472522		
197	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 303 WEST BLDG	07-03472533		
198	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 304 WEST BLDG	07-03472544		
199	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 305 WEST BLDG	07-03472555		
200	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 306 WEST BLDG	07-03472566		
201	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 307 WEST BLDG	07-03472577		
202	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 308 WEST BLDG	07-03472588		
203	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 309 WEST BLDG	07-03472590		
204	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 310 WEST BLDG	07-03472602		
205	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 311 WEST BLDG	07-03472613		
206	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 312 WEST BLDG	07-03472624		
207	BARCLAY ONE ASSOC LTD PTNSHP	C/O HOUSING OPPORTUNTIES COMM	10400 DETRICK AVE	KENSINGTON	MD	20895		UN 4700-112 EAST BLDG	07-03483148		
208	Chevy Chase Drive Condominium	c/o Cynthia Hoes, Alvin L Aubinoe Inc	107 W Jefferson Street	Rockville	MD	20850					
209	Barclay Apartments	Attn: Property/Leasing Manager	4716 Bradley Boulevard	Chevy Chase	MD	20815					
	Civic, Community, Condominium and HOAs registered with MNCPPC	Contact	Street	City	State	Zip					
210	4720 Chevy Chase Drive Condo Assn	c/o Aaron Forsberg, Board Treasurer	4720 Chevy Chase Drive, Unit #102	Chevy Chase	MD	20815					
211	4720 Chevy Chase Drive Condo Assn	c/o Cynthia Hoes, Administrative Agent	4801 Fairmont Avenue	Bethesda	MD	20814					
212	4720 Chevy Chase Drive Condo Assn	c/o Jane Silbert, Manaegment Contact	107 West Jefferson Street	Rockville	MD	20850					
213	4720 Chevy Chase Drive Condo Assn	c/o Wendy Patterson, Board Member	4720 Chevy Chase Drive, Unit #403	Chevy Chase	MD	20815					
214	47th and Elm: A Condominium	c/o Jim Koss, Oakbrook Mgt	10400 Connecticut Ave	Kensington	MD	20895					
215	47th and Elm: A Condominium	c/o Liz Tyree, Oakbrook Management	10400 Connecticut Ave	Kensington	MD	20895					
216	Adagio Condominium	c/o Steven Seelig, President	6820 Wisconsin Avenue Apt 3013	Bethesda	MD	20815					
217	Bradley House Condominium Association	c/o Becky Boyd, Owner	4800 Chevy Chase Drive \$507	Chevy Chase	MD	20816					
218	Bradley House Condominium Association	c/o Glenn Loveland, Administrative Agent - Abaris Re	7811 Montrose Road, Suite 110	Potomac	MD	20854					
219	Bradley House Condominium Association	c/o Gloria Malkin, Secretary	4800 Chevy Chase Drive, #406	Chevy Chase	MD	20815					
220	Bradley House Condominium Association	c/o Stacey Band, Community Representative	4800 Chevy Chase Drive, #204	Chevy Chase	MD	20815					
221	Chevy Chase Drive Condo Association	c/o Jane Silbert, Manaegment Contact	107 West Jefferson Street	Rockville	MD	20850	jane@ala-inc.com				
222	Chevy Chase West Neighborhood Assn	c/o David Schopfer, Board At-Large	4606 Morgan Drive	Chevy Chase	MD	20815					
223	Chevy Chase West Neighborhood Assn	c/o Joann Barron, Co-President	4704 Morgan Dr	Chevy Chase	MD	20815					
224	Citizens Coordinating Committee on FH	c/o Cynthia Green, Recording secretary					cynthgreen@gmail.com				
225	Citizens Coordinating Committee on FH	c/o David Forman, Chairperson					davidforman01@gmail.com				
226	Citizens Coordinating Committee on FH	c/o Harry Pfohl, Vice Chairperson					Harry.CCCFH@gmail.com				

4702 Chevy Chase Drive
 Site Plan
 April 17, 2023 Pre-submittal Community Meeting
 Mailing List

227	Citizens Coordinating Committee on FH	c/o Judy Throckmorton, Treasurer					jnthrock@gmail.com		
228	Citizens Coordinating Committee on FH	c/o Melanie Rose White, Past Chair	5500 Friendship Boulevard #2221	Chevy Chase	MD	20815			
229	Citizens Coordinating Committee on FH	c/o Pat Johnson, Corresponding secretary					pdjohnson01@yahoo.com		
230	Citizens Coordinating Committee on FH	c/o Pete Salinger, List Coordinator					petersalinger95@gmail.com		
231	Citizens Coordinating Committee on FH	c/o Stacey Band, At large					staceydwolf@gmail.com		
232	City Homes of Edgemoor HOA	c/o Richard Lawch, Owner	4810 Montgomery Lane	Bethesda	MD	20814			
233	City Homes of Edgemoor HOA	c/o Scott Sheridan, Allied Realty	7605 Arlington Road Suite 100	Bethesda	MD	20814			
234	Concerned Families of City Homes	c/o Brent Polkes,	4808 Montgomery Lane	Bethesda	MD	20814			
235	Council of Unit Owners Darcy Condominium	c/o Shari Esfahani, President	7171 Woodmont Avenue	Bethesda	MD	20815			
236	Council of Unit Owners Hampden Row Condo	c/o Jennifer Kielczewski, Owner	4915 Hampden Lane Unit G4	Bethesda	MD	20814			
237	Council of Unit Owners Hampden Row Condo	c/o Sean Farrell, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832			
238	Crescent Plaza Condominium	c/o Bamini Subramanian ., Owner	7111 Woodmont Avenue	Bethesda	MD	20814			
239	Crescent Plaza Homeowners Association	c/o Faith Jennings, Administrative Agent	7111 Woodmont Avenue	Bethesda	MD	20815			
240	East Bethesda Citizens Association	c/o Andy O'Hare, President	8002 Kentbury Drive	Bethesda	MD	20814			
241	East Bethesda Citizens Association	c/o Jack Hayes, Treasurer	8305 Kentucky Avenue	Bethesda	MD	20814			
242	East Bethesda Citizens Association	c/o Katya Marin, Vice President	4404 Fairfield Drive	Bethesda	MD	20814			
243	East Bethesda Citizens Association	c/o Melissa Groman, Recording Secretary	4403 Chestnut Street	Bethesda	MD	20814			
244	East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
245	Edgemoor Citizens Association	c/o Edgemoor Citizens Assn President, President	PO Box 30459	Bethesda	MD	20824			
246	Elm Street-Oakridge-Lynn Civic Assn	c/o Bren Lizzio, Secretary	4218 Oakridge Lane	Chevy Chase	MD	20815			
247	Elm Street-Oakridge-Lynn Civic Assn	c/o Dedun Ingram, Vice Chair	4312 Willow Lane	Chevy Chase	MD	20815			
248	Hampden Square Condominium Assn	c/o David Metzger, President	4801 Hampden Lane #704	Bethesda	MD	20814			
249	Kenwood Forest I Condominium	c/o Helen Davies, President	6687 Fairfax Road	Chevy Chase	MD	20815			
250	Kenwood Forest I Condominium	c/o Kwame Yiadom, Management Contact	7811 Montrose Road	Potomac	MD	20854			
251	Kenwood Forest II Condominium	c/o Helen Davies, Owner	0000 Kenwood Forest Lane	Chevy Chase	MD	20815			
252	Kenwood Forest II Condominium	c/o Melanie Schwabe, Owner	4862 Chevy Chase Dr	Chevy Chase	MD	20815			
253	Kenwood Forest II Condominium	c/o Donald Shuey, Treasurer	4872 Chevy Chase Drive	Chevy Chase	MD	20815			
254	Kenwood Forest II Condominium	c/o Oriol Jimenez, Administrative Agent	6658A Hillandale Road	Chevy Chase	MD	20815			
255	Leisure World - Mutual # 20B - Greens II	c/o Phillips Mark, Owner	15100 Interlachen Drive #104	Silver Spring	MD	20906			
256	Leisure World - Mutual # 20B - Greens II	c/o Robert Brunelle, President	15100 Interlachen Drive #116	Silver Spring	MD	20906			
257	Montgomery County Civic Federation	c/o Alan Bowser, Co-President	PO Box 1123	Bethesda	MD	20827	alan.bowser@gmail.com		
258	Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director	P.O. Box 7773-7773	Silver Spring	MD	20907	mattlosak@rentersalliance.org		
259	Montgomery County Taxpayers League	c/o Edward Amatetti, President					info@mctaxpayersleague.org		
260	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			
261	Sacks Neighborhood Association	c/o Alicia Wattenberg, Treasurer	4814 Wellington Drive	Chevy Chase	MD	20815			
262	Sacks Neighborhood Association	c/o Haleh Joone, Vice President	4813 Leland Street	Chevy Chase	MD	20815			
263	Sacks Neighborhood Association	c/o Pablo Collins, Board Member	4820 Leland Street	Chevy Chase	MD	20815			
264	Sierra Club - Montgomery County Group	c/o Al Carr, ExCom Member					alfred.carr@gmail.com		
265	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
266	Town of Chevy Chase	c/o Barney Rush, Mayor	4301 Willow Lane	Chevy Chase	MD	20815			
267	Town of Chevy Chase	c/o Ronald Bolt, Bolt Legal LLC	10410 Kensington Parkway, Suite 222	Kensington	MD	20895			
268	Town of Chevy Chase	c/o Todd Hoffman, Town Manager	4301 Willow Lane	Chevy Chase	MD	20815			
269	Town of Chevy Chase	c/o Town Office, Management Assistant	4301 Willow Lane	Chevy Chase	MD	20815			
270	Village of Drummond	c/o Bryan Cahill, Treasurer	4502 Drummond Avenue	Chevy Chase	MD	20815			
271	Village of Drummond	c/o Dave Yampolsky, Mayor	4522 Drummond Avenue	Chevy Chase	MD	20815			
272	Village of Drummond	c/o Matthew Kirtland, Secretary	4709 Drummond Avenue	Chevy Chase	MD	20815			
273	Wellington Condominium Inc	c/o Kathleen O'Connell, Primary Contact/Owner	8701 Georgia Avenue #300	Silver Sp	MD	20910			
274	Wellington Condominium Inc	c/o Rahul Risal, Abaris Realty, Inc.	7811 Montrose Road	Potomac	MD	20854			
	Others Required to be Notified	Organization	Street	City	State	Zip			
275	Intake Section	MNCPPC-DARC	8787 Georgia Avenue	Silver Spring	MD	20910			
	Development Team	Organization	Street	City	State	Zip			
276	Patricia A. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
277	Hans Schmidt	Winthrop Investment Group, Inc.	4715 Chesnut Street	Bethesda	MD	20814			
278	Luz Del Mar Rosado	Lessard Design	8521 Leesburg Pike, Suite 700	Vienna	VA	22182			

4702 Chevy Chase Drive
 Site Plan
 April 17, 2023 Pre-submittal Community Meeting
 Mailing List

279	Tim Longfellow	GLW	3909 National Drive, Suite 250	Burtonsville	MD	20866				
280	Nick Driban	Lenhart Traffic Consulting, Inc.	645 Baltimore Annapolis Blvd, Suite 214	Severna Park	MD	21146				
281	Jon Fitch	LAB	714 7th ST SE	Washington	DC	20003				
Others Interested in Receiving Notices										
282	Stacey Band		4800 Chevy Chase Drive #308	Chevy Chase	MD	20815			staceydwolf@gmail.com	
283	Martha Chase		4878 Chevy Chase Drive	Chevy Chase	MD	20815			mlchase111@gmail.com	
284	Martha Chase		6639 Hillandale Road	Chevy Chase	MD	20815				
285	Naomi Spinrad		4810 DeRussey Parkway	Chevy Chase	MD	20815			nspinrad@gmail.com	
286	Dan Noland		6696 Hillandale Road	Chevy Chase	MD	20815			nolandda@gmail.com	
287	Melanie Schwabe								mschwabe@yahoo.com	
288	Gunilla Ekberg								gunilla.ekberg@ekberginternational.com	
289	Christian Ekberg								christian.a.ekberg@gmail.com	
290	Melanie Schwabe		4862 Chevy Chase Dr	Chevy Chase	MD	20815			mschwabe@yahoo.com	
291	Wendy Patterson		4720 Chevy Chase Dr #403	Chevy Chase	MD	20815			wendy.e.patterson1561@gmail.com	
292	DANIEL J BUSHEY TRUSTEE	CARALYN W BUSHEY TRUSTEE							busheydj@gmail.com	
293	AARON P FORSBERG	TAKAKO KAWAMOTO							forsberg@gol.com	
294	GIUSEPPE ESPOSITO	VIVIANA DISCIULLO							giuseppe.esposito6409@gmail.com; viviana.disciullo@gmail.com	
295	JANICE M SORETH								janice.soreth@gmail.com	
296	KAREN S HOFFMAN								karens Hoffman8@gmail.com	
297	MICHAEL ZAJAC								michaeldzajac@gmail.com	
298	ROBERT N & L M WEINSTEIN								robnweinstein@gmail.com; lynnweinstein@gmail.com	
299	SHIRLEY WEINSTEIN LIVING TR								saw6145@comcast.net; bensweinstein@gmail.com	
300	SHERRY A GLAZER	RICHARD M EATON							sherry.glazer@gmail.com	
301	PETER SINGELMANN	MARIA ELENA SINGELMANN							SingelmannP@umkc.edu; msingel65@gmail.com	

4702 Chevy Chase Parkway Presubmission Civic Meeting Minutes

Attendees: On behalf of the Applicant: Hans Schmidt and Max Gross, Winthrop Investments; Luz Del Mar Rosado, Lessard Architects; Gaelle Gourmelon MKSK Studios; Tim Longfellow, GLW; and Pat Harris, Lerch, Early & Brewer. Civic Attendees: Please see attached list.

Date: April 17, 2023, 7:00 P.M.

The meeting commenced with Pat Harris introducing the project and noting that the Planning Board approved a Sketch Plan and Preliminary Plan in December 2020. Pat explained the purpose of the Sketch and Preliminary Plan and that the Applicant was now here to present the Site Plan to the community and solicit comments. Pat also explained the Site Plan process and the anticipated timing and then turned it over to the architect, Luz Del Mar Rosado who presented a power point of the project and explained the current design of the building and the revisions that were made since the Sketch Plan approval. Luz noted particularly that the number of units have been decreased from 70 to 49; the height remains at 70 feet; the loading dock along Nottingham Drive had been eliminated ;and that a number of revisions to the façade had been made to respond to the comments of the Design Advisory Panel (“DAP”).

Upon completion of the Applicant’s presentation, the community asked a number of questions regarding the project, as follows:

Q: Now that the loading dock is eliminated where will loading occur? There is limited area on Chevy Chase Drive which is very narrow.

A: Loading will occur on Chevy Chase Drive. Moving trucks will park on Chevy Chase Drive. This is a condominium building and thus after the initial occupancy we expect minimal turnover. A parking area has been provided along the garage entrance for vans, and Amazon type trucks, conveniently located to the door from the garage leading to the mail room and lobby. Of course, we know that delivery drivers do not always use such spaces, so the building management will need to emphasize this space, but there is only so much control one has over the drivers. Trash will also be picked up once the truck enters the driveway. While lay-bys were once in favor, they are no longer and the Urban Design Guidelines call for orienting the new buildings up to the street. At one point, Park and Planning was considering establishing loading zones throughout the Downtown Bethesda area, but we do not think there has been any progress on this effort. In connection with the project, the applicant is dedicating 5 feet and if/when the confronting property across Chevy Chase Drive redevelops, it also will dedicate frontage to the right-of-way. There will be a minimal increase in the number of trips from the project compared to the current dentist office use. It may be possible to eliminate the one parking space currently located along Chevy Chase Drive and convert it into a designated loading zone.

Q. How are emergency vehicles going to be handled?

A. Fire and Rescue will evaluate access to the building thoroughly as part of the approval process. And, in the event an ambulance needs to come to the building, people may be inconvenienced, but this is a reality of living in a civil society.

Note: The attendees asked that the record reflect their concern regarding the loading situation with the hope that a solution can be identified. The Applicant indicated that they would mention this to Staff.

Q. Along Nottingham Road, can you please explain the section and the new curb location? Is the road narrowing at the west?

A. The 19 feet will be widened to about 28 feet along the entire frontage. The odd shaped turnaround at the end of Nottingham will be eliminated. The existing parking on the north side of Nottingham will remain in place. There will be a little taper of Nottingham toward the west in an effort to retain the existing trees. A sidewalk will be provided along the north side of Nottingham behind the curb, which will leave an 8 foot wide landscaping strip. If the existing trees that buffer the surface parking do not survive, the Applicant will replace them. From a fire access standpoint, the roadway paving section is going to be widened, not narrowed. During the Sketch and Preliminary Plan review, Fire Rescue approved this plan so we do not anticipate any issues with this.

Q. I am concerned there will be construction impacts to the trees that buffer the surface parking lot.

A. There will be some impact to the roots of the trees given the planned construction to install the curb and sidewalk. Currently there is a lot of shrubby cover and some mature trees in this area, as well as a lot of invasives. If we need to replace trees we would do it with some type of tall evergreen, like cherry laurel or some high level plantings and canopy trees.

Q. What is your obligation to maintain those trees or to replace them if they are damaged by the construction workers?

A. We will need to give some thought to how this will be controlled; it is not clear whether those trees will be under a bond.

Q. Can you please explain the trees that are being proposed in front of the building?

A. Street trees will include canopy trees such as redbuds and more decorative understory planting. There will also be trees screening the north-west pedestrian connection from the building. Because we will be providing a new sidewalk, the existing trees cannot remain.

Q. What about the trees along the shared property line with the fires station and along Bradley Boulevard?

A. We are being asked to extend the sidewalk to Bradley Boulevard so as part of that sidewalk extension, some of the trees will be impacted. There is a bit of tension between the priorities of trees vs. sidewalks.

Q. Will there be concrete trucks on Nottingham?

A. We have not gotten that far in the process. As part of our building permit, we will need to prepare a construction vehicular plan that will provide such details.

Q. How did you derive the number of parking spaces?

A. We are located in the CR zone where there is a minimum and maximum parking requirement. The minimum is essentially .64 spaces per unit. There will be two levels of below grade parking. There is an overall goal in the CR zones to minimize the need for parking.

Q. Is it possible to provide steps up instead of steps down to access the two units along Nottingham? It would improve the integration of the building into the surrounding area. Or, could you put steps up and down so 4 units are accessed from Nottingham.

A. Because of the grade difference between Nottingham and Chevy Chase this would be difficult. Plus, the entire Nottingham façade would be stairs, which would be imposing and would add more mass to this façade.

Q. On the Nottingham façade, could the parapet wall on the fourth level be provided at 35 feet which would reduce the mass of the building? I measure it currently as close to 38 feet and then the railing is on top of it. Perhaps the railing could be painted black to try to fade into the background.

A. The building as designed is compliant with the setback requirements. It is also set back from the property line 6 feet, although no setback is required. This design was presented to the DAP and the DAP supported the design.

Q. When will we see the next drawing submission?

A. It is the Applicant's intent to file the Site Plan in late May, early June.

Q. In order to construct the building along the western lot line, you will need supportive excavation and I would urge the 4720 condominium owners to start engaging on this issue because the applicant will need some type of easement.

Note; The 4720 Condominium owner noted that they are in discussions with counsel regarding the needed easements.

Q. When would you expect construction to begin?

A. We would expect entitlement approval late this year and thus construction would not begin for approximately 18 months. Our goal is to communicate with our neighbors so that they will be aware of the upcoming construction activity. We expect to use an interior rake system for structural support that will be more favorable to the 4720 condominium owners.

Q. What happens if there is damage to our homes? Will we have a contract with you about what you can and cannot do and your responsibility for any damage?

A. Typically those types of agreements occur when the development is very close to an adjacent property and the construction is anticipated to be very intense. Pat Harris noted that in all of her years of practice, she is aware of only one project requiring such an agreement with its

neighbors. In this case, there is minimal excavation – there are only two levels of below grade parking. The applicant will provide a point of contract during the construction process. The County Codes provide for hours of operation, acceptable noise levels and the construction access permit will approve the route for construction traffic.

Note: The neighbor stated that during the 2020 meetings the applicant ensured them that construction management agreements would be put in place to ensure there would be no damage to their homes and that the safety of their neighborhood, including from construction traffic, would be ensured. Pat Harris indicated that she would discuss the concept of a construction management agreement with the applicant and then contact the property owner.

Q. What assurance is there that what is being shown is actually what is constructed?

A. The applicant will have to certify the Site Plan that specifies materials or like materials and will not be able to deviate from these details without a Site Plan amendment.

Q. I am concerned about the fence along the southern end of the western property line. Can there be measures to soften this?

A. There may be an opportunity to modify the alignment of the fence or enhance the western side of the fence with some landscaping. The applicant will look into this.

The meeting ended at approximately 9:00 p.m.

From: [Daniel Bushey](#)
To: [Mencarini, Katherine](#); [Bogdan, Grace](#); [Dickel, Stephanie](#)
Cc: [edivonne Butler](#); [Gail Poe](#); [Wendy Patterson](#); [Linda Todd](#); [Julie McLean](#); [Giuseppe Esposito](#); [Aaron P Forsberg](#); [Julie McLean](#)
Subject: 4702 Chevy Chase Drive Proposed Project
Date: Thursday, February 15, 2024 1:11:55 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Katherine, Grace, Stephanie. Good afternoon. The following are my personal comments on the 4702 CCD proposal and may or not reflect the comments of others. I hope these thoughts are relayed to the requisite authority as it conducts final deliberations of the project. If I need to do something different to ensure that please let me know.

To my friends and neighbors of 4720 CCD please feel free to share my comments with whomever you think might be interested.

Regards to all, Dan

Other, more articulate, residents of Chevy Chase Drive (CCD) have addressed the potential difficulties coming to this community as the result of the proposed project for the lot at 4702 CCD. In the spirit of brevity, I share all of the expressed concerns about the traffic on CCD and the resultant impacts on the quality of life of CCD residents many of whom, myself included, are long time, tax paying residents of this street.

I do not object to the proposed project and appreciate the benefits of the overall County development plan for current and future generations of Montgomery Country residents. That stated, I do object to specific elements of the proposed plan that places, in my mind, little responsibility on the developer for ameliorating the coming traffic challenges on CCD. Rather, the proposed plan places a disproportionate share of the burden of the current residents while displaying an attitude of seeming disregard for those concerns.

I am not an engineer, nor an architect, nor a developer but I find it difficult to comprehend why the proposed project cannot include a larger area for vehicles dropping off and picking up residents, visitors and parcels for 4702. I have read the explanations put forward by Montgomery County development authorities and my reaction is reflected in above comments.

I think permanently eliminating parking spaces on CCD is a bad idea; it only creates another lasting burden on the hard working residents of CCD many of whom rely on street parking at the end of their day's labor. If the County is resolute in its refusal to insist that the developer provide a larger off-street 'loading' area on the 4702 property then an alternative to permanently blocking parking spaces might be to create a 'no parking zone' in front of 4702 during specific times of the day during the work week; I offer from 9AM to 4PM as a starting point.

Daniel Bushey
4702 Chevy Chase Drive Unit 105.

February 12, 2024

Grace Bogdan
Lead Planner of Proposed 4702 Condo Project
Montgomery County Planning Department
<grace.bogdan@montgomeryplanning.org>

Dear Ms. Bogdan,

I live on Chevy Chase Drive (CCD) and am very concerned about the impact of the proposed 4702 Condo project on our street. Traffic is already congested between Offutt Road and Bradley Boulevard. Accidents and delays are frequent. This problem will be exacerbated by 4702's lack of onsite parking for moving vans, garbage removals, daily mail and frequent other services for 4702 such as Amazon/FedEx, taxis, building maintenance, etc.

Daily curbside parking in front of 4702 for service vehicles, large and small, will create a major traffic choke point in front of the new building. All other residential buildings on CCD have on-site parking for such services. 4702 will be the outlier, significantly adding to traffic congestion in the neighborhood. **I have included a detailed analysis at the end of this letter.**

The 4702 Project also includes the construction of a wide pedestrian pathway to Norwood Park. The pedestrians and bikers likely to cross CCD to access the Park will add to traffic congestion.

The current version of the 4720 Plan calls for 4702's on-site manager to orchestrate and enforce the curbside parking of numerous vehicles, large and small, all needing frequent access to the Building. That job is not realistic.

Clearly, the 4702 Plan needs to carve out space for service parking on the building's property. In addition, the management of CCD traffic needs improvement to service 4702, possibly more parking restrictions, eliminating two-way traffic, street widening, adding a pedestrian crossing, etc.

We look forward to these matters being addressed in the Final Project Review scheduled for late February 2024.

Sincerely,
John Faig
4720 Chevy Chase Drive
Apt 106

Apartment and parking analysis

I am using 4720 as a gauge because I'm assuming that 4702 will have similar affluency and so similar apartment sizes. Based on a comparison of apartment types, the condo at 4702 would need 101 parking spots at a minimum. My observation is that apartment with multiple bedrooms have more than one car because of husband/wife or roommates. If 4702 is more affluent than 4720 and they would need more than 101 parking spots.

4720	1 bed	2 bed	3 bed	Total Units	Total Beds	Parking spots	Ratio Beds to Spots
Number of units	7	15	14	36	79	52	1.52
Percentage	19%	42%	39%	100%			

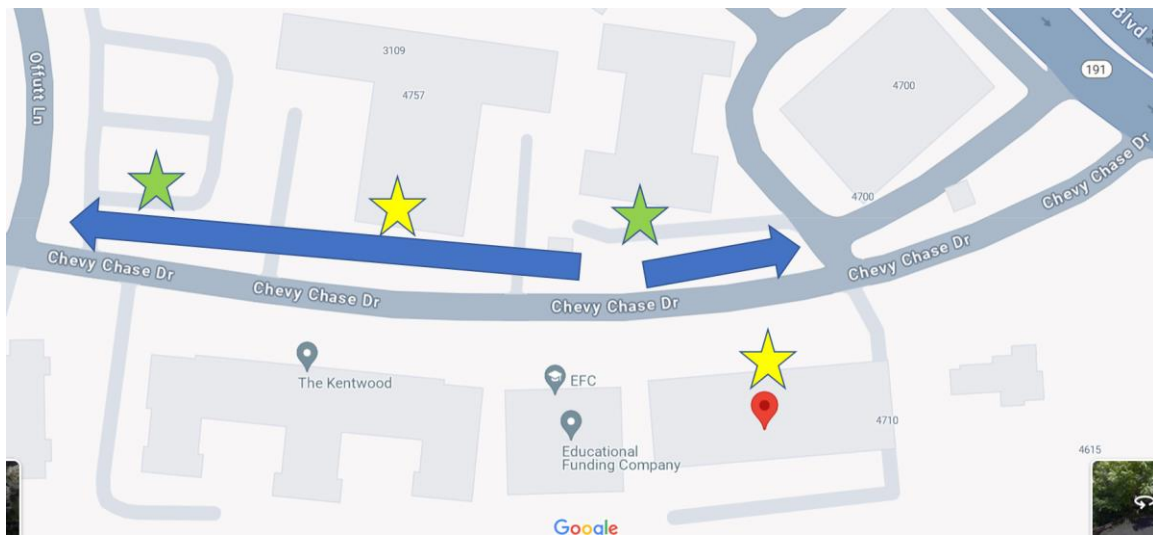
4702	1 bed	2 bed	3 bed	Total Units	Total Beds	Parking spots	Ratio Beds to Spots
Number of units	14	29	27	70	153	70	2.19
Percentage	19%	42%	39%	100%			
						101	1.52

Continued on next page

Based on my observations walking my dogs everyday in the morning and evening, the traffic flow would also be a problem. Currently, the traffic travelling West towards Offutt Lane comes from the apartments marked with a star. Traffic from 4720 has the furthest to travel West and needs to yield to traffic heading East. 4702 would add a new “furthest” point and increase delays.

The apartments on the North side of Chevy Chase Drive (market with stars) don't contribute to the congestion very much because of the following mitigating factors:

- Relatively fewer car owners despite larger apartment buildings
- Closer proximity to Offutt Lane
- Parking lots have secondary exists to Bradley Blvd and so Chevy Chase Drive is not the sole exit (marked with green star).



From: [Bogdan, Grace](#)
To: [Edward Butler](#); [Mencarini, Katherine](#)
Cc: [Daniel Bushey](#); [Aaron Forsberg](#); [Wendy Patterson](#); [Harris, Patricia A.](#); [Dickel, Stephanie](#)
Subject: RE: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal
Date: Friday, February 2, 2024 11:18:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Mr. Butler-

I wanted to let you know that the latest drawings for the above referenced Site Plan are now available on the DAIC website in the link below. Please make sure you click on the most recent files as there are 'initial' and 'final' drawings in the materials.

Application Materials: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820230120&projname=4702%20Chevy%20Chase%20Drive>

Have a great weekend,

Grace



Grace Bogdan (she/her/hers)
 Planner III, DownCounty Planning Division
 Bethesda Design Advisory Panel (DAP) Coordinator

Montgomery County Planning Department
 2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
 o: 301.495.4533



From: Edward Butler <edivonnebutler@yahoo.com>
Sent: Monday, January 15, 2024 6:56 PM
To: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Daniel Bushey <busheydj@gmail.com>; Aaron Forsberg <forsberg.state@gmail.com>; Wendy Patterson <wendy.e.patterson1561@gmail.com>; Harris, Patricia A. <paharris@lercheary.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Re: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Katherine,

Thanks for sharing the draft Loading Management Plan and for sending our comments to the Applicant. We look forward to seeing the revised Plan which you have requested from the Applicant

The current draft Plan indicates that all large trucks, small trucks and other vehicle pick ups/deliveries will be parked curbside in front of 4702. It also states that the on-site manager of 4702 will schedule these services to minimize traffic disruption.

This Plan seems unrealistic in terms of responding to our concerns considering the following:

- Parking is not now permitted in front of existing apartment buildings on the south-side of Chevy Chase Drive (CCD). Only limited curb-side parking is permitted on the North side of CCD. Such parking already obstructs the flow of two way traffic on CCD.
- The 4702 Project also constructs a pedestrian pathway to Norwood Park. The pedestrians and bikers likely to cross CCD to access the Park will add to traffic congestion.
- The Plan calls for 4702's on-sight manager to orchestrate and enforce the parking of numerous vehicles, large and small, all needing frequent access to the Building. That job is not realistic; presumably the on-site manager will have numerous other duties.

Clearly, changes will be needed in the management of CCD traffic to accommodate 4702 - possibly including more parking restrictions, eliminating two way traffic, street widening, adding a pedestrian crossing, etc.

Thanks again for your cooperation on this matter,

Sincerely..... Edward Butler

On Jan 12, 2024, at 4:19 PM, Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org> wrote:

Edward,

Thank you for following up with your concerns regarding the loading management plan for 4702 Chevy Chase Drive. Our Eplans system is back online and I can share the original draft Loading Management Plan with you. It can found on the lower right side of the revised [Cover Sheet](#). As I mentioned in the previous email, the Applicant is working on revisions to this draft. By way of this email, I'm notifying the Applicant of your observations and concerns.

When we have a revised Loading Management Plan, I will let you know.

Have a great weekend.

Katie

<image001.png>

Katherine (Katie) Mencarini (she/her/hers)

Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th floor, Wheaton, MD 20902

katherine.mencarini@montgomeryplanning.org

p: 301.495.4549

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

[<image006.jpg>](#)

From: Edward Butler <edivonnebutler@yahoo.com>

Sent: Thursday, January 11, 2024 11:29 AM

To: Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

Cc: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Daniel Bushey <busheydj@gmail.com>; Aaron Forsberg <forsberg.state@gmail.com>; Wendy Patterson <wendy.e.patterson1561@gmail.com>

Subject: Re: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Katherine,

Thanks for your prompt response, including information that the revised loading management plan submitted by the Applicant is now under review. We look forward to seeing the revised plan when it becomes available.

In the interim, I have a question regarding the loading plan and what it includes/excludes. Is it limited to move in/move outs and other loading actions requiring large trucks?

Does the Plan address the other issues mentioned in my previous letter -such as garbage removals, daily mail and package deliveries/pickups, maintenance services, etc?? Our experience at 4720 has shown that such services require trucks and parking for extended periods.

Will the Revised Load Management Plan address our concerns regarding the Project's likely impact of 4702 on Chevy Chase Drive traffic? In particular, how will the parking of the numerous other (non loading) service vehicles be handled without unduly obstructing traffic?

Thanks again for cooperation

Sincerely,

Edward Butler

On Jan 10, 2024, at 3:31 PM, Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org> wrote:

Ed,

Thank you for your questions about the loading operations proposed for Site Plan 820230120 4702 Chevy Chase Drive. Per Section 59-6.2.8.B.1, off-street loading is not required for projects with fewer than 50 units. However, staff is requiring a loading management plan from the Applicant.

The Applicant has developed a draft loading management plan which is under review. Staff has provided the Applicant comments including direction for more specific restrictions on the timings for moving activities. When the revised loading management plan is submitted, I can provide you link to the revised document.

If you have additional questions, please contact me.

Sincerely,
Katie

<image001.png>

Katherine (Katie) Mencarini (she/her/hers)

Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th floor, Wheaton, MD 20902

[Katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)

p: 301.495.4549

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[<image006.jpg>](#)

From: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>

Sent: Tuesday, January 9, 2024 2:54 PM

To: Edward Butler <edivonnebutler@yahoo.com>

Cc: Daniel Bushey <busheydj@gmail.com>; Aaron Forsberg <forsberg.state@gmail.com>; Wendy Patterson <wendy.e.patterson1561@gmail.com>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

Subject: RE: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal

Hi Ed-

Thank you for forwarding, Katie is currently reviewing the Applicant's Loading Management Plan and she will be replying to you shortly. Yes I am the Lead Planner and we can arrange a meeting. We will need an agenda to ensure we have proper staff to discuss the interested topics.

Please let me know and we can coordinate a time with appropriate staff.

Grace

From: Edward Butler <edivonnebutler@yahoo.com>

Sent: Tuesday, January 9, 2024 10:49 AM

To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>

Cc: Daniel Bushey <busheydj@gmail.com>; Aaron Forsberg <forsberg.state@gmail.com>; Wendy Patterson <wendy.e.patterson1561@gmail.com>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

Subject: Fwd: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Grace,

I forgot to copy you on this note which I sent to Katherine yesterday. Sorry.

I noticed in the information disseminated by the Planning Board that each proposed project has a designated Lead Planner. And that the Lead Planner can meet with groups such as our Condo Association if needed. I assume that you are the Lead Planner?

For now, we look forward to Katherine's comments on the traffic/service access issue.

Thanks for your cooperation

Sincerely..... Edward Butler

Begin forwarded message:

From: Edward Butler <edivonnebutler@yahoo.com>
Subject: Fwd: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal
Date: January 8, 2024 at 10:22:42 PM EST
To: "Mencarini, Katherine" <katherine.mencarini@montgomeryplanning.org>
Cc: Daniel Bushey <busheydj@gmail.com>, Aaron Forsberg <forsberg.state@gmail.com>, Wendy Patterson <wendy.e.patterson1561@gmail.com>

Hello Katherine,

Grace Bogdan referred me to you since my comments pertain to traffic and service access issues relevant to the proposed 4702 Project. I would appreciate your opinion regarding how the problems which I have described will be resolved.

As you may know the portion of Chevy Chase Drive now facing the proposed Project is very narrow, already insufficient for two way traffic.

We would appreciate receiving your comments at your earliest convenience.

Sincerely..... Edward Butler, Apt 404, 4720 Chevy Chase Drive

Begin forwarded message:

From: "Bogdan, Grace" <grace.bogdan@montgomeryplanning.org>
Subject: RE: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal
Date: January 2, 2024 at 11:42:03 AM EST
To: Edward Butler <edivonnebutler@yahoo.com>
Cc: Ed Butler <ed.butler@yahoo.com>, Daniel Bushey <busheydj@gmail.com>, "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>, Aaron Forsberg <forsberg.state@gmail.com>, Wendy Patterson <wendy.e.patterson1561@gmail.com>, "Mencarini, Katherine" <katherine.mencarini@montgomeryplanning.org>

Hi Ed-

Happy New Year, and thank you for your comments. I will include these in our staff report to the Planning Board. While you may already be aware I wanted to note that the loading space was originally included when the proposal was 70 units, however it is no longer required by the Zoning Ordinance (Section 59.6.2.8) as the development has been reduced to less than 50 units.

On this email I have included Katie Mencarini, our Transportation Planner who has been reviewing the Project, if you have specific traffic related questions she can assist with when she returns to the office tomorrow.

Sincerely,

Grace

From: Edward Butler <edivonnebutler@yahoo.com>
Sent: Friday, December 29, 2023 2:57 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Ed Butler <ed.butler@yahoo.com>; Daniel Bushey <busheydj@gmail.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Aaron Forsberg <forsberg.state@gmail.com>; Wendy Patterson <wendy.e.patterson1561@gmail.com>
Subject: Re: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Grace,

Thanks for updating us on the revised Plan for the proposed 4702 Condo Project, including the schedule for its final review and approval. Our 4720 Condo residents remain very concerned about the traffic congestion/obstruction likely to occur on Chevy Chase Drive (CCD) once the 4702 is populated. Our concern is shared by many residents of the other apartment buildings on CCD.

As you are aware the new building as originally conceived was to include service vehicle access on Nottingham Road. This was eliminated in subsequent plans due to the pressure exerted by Nottingham residents. As a result, the problems foreseen by Nottingham residents were simply passed on to CCD residents.

The most recent Plan submission appears inadequate to accommodate the many vehicles needed to serve the residents of 4702. These services include daily mail and package deliveries, periodic trash removal, moving in/out trucks, maintenance vehicles, food deliveries, passenger pick-up/drop-offs, etc. **Every** apartment building on CCD has adequate on-premise parking for such services. For example our parking lot and entrance way handles multiple delivery, pick-up and maintenance vehicles on a daily basis. And we have substantially less residential units than the 49 units now planned for 4702.

Apparently on-street parking will be the only option for vehicles servicing 4702. This will surely exacerbate the already serious traffic choke point on the very narrow portion of CCD drive facing the proposed new building.

The revised plans for 4702 do not appear to address this issue, at least we could not discern any accommodation to deal with service vehicle access to the new building.

We would appreciate receiving the Planning Board's opinion on this matter.

Thank you for your cooperation.....

Ed Butler, Apartment 404 Chevy Chase Drive

On Dec 19, 2023, at 10:22 AM, Bogdan, Grace
 <grace.bogdan@montgomeryplanning.org> wrote:

Hi Mr. Butler and Mr. Bushey-

I just wanted to let you know that the Applicant resubmitted their plans for the above referenced site plan. They are now available on DAIC in the link below. If you have any questions or concerns, I am available through the remainder of the week.

Sincerely,

Grace

DAIC: <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820230120&projname=4702%20Chevy%20Chase%20Drive>

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Grace Bogdan (she/her/hers)
Planner III, DownCounty Planning Division
Bethesda Design Advisory Panel (DAP) Coordinator

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533

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From: [Erin Finney](#)
To: [Bogdan, Grace](#)
Subject: Concerns re 4720 Condo project
Date: Monday, February 12, 2024 3:05:50 PM

Dear Grace Bogdan,

I am a resident of Chevy Chase Drive, Bradley House and I am writing to express my deep concerns regarding the proposed 4702 Condo project's potential impact on our street. Currently, traffic congestion between Offutt and Bradley Boulevard is already a significant issue, leading to frequent accidents and delays. The lack of onsite parking provisions for essential services at 4702 Condo, such as moving vans, garbage removals, and daily mail deliveries, will only exacerbate this problem.

The absence of onsite parking for service vehicles at 4702 Condo will inevitably create a major traffic bottleneck in front of the new building. Unlike other residential buildings on CCD, which have dedicated parking spaces for service vehicles, 4702 Condo stands as an outlier, contributing significantly to neighborhood traffic congestion.

While the current version of the 4702 Plan proposes that the "on-sight manager" will oversee and enforce curbside parking for numerous vehicles needing frequent access to the building, this approach is unrealistic. Considering the frequent passage of school buses (more than six times daily) and various garbage trucks (six days per week) through this area, it is evident that the 4702 Plan must allocate space for service parking within the building's property to ensure smooth traffic flow on Chevy Chase Drive.

We eagerly anticipate the resolution of these concerns during the Final Project Review scheduled for late February 2024.

Sincerely,

Erin Finney
4800 Chevy Chase Drive #202
Chevy Chase, MD 20815

From: [Gail Poe](#)
To: [Bogdan, Grace](#); [Mencarini, Katherine](#)
Date: Tuesday, January 30, 2024 12:16:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Ms. Bogden and Ms. Mercarini,

I am writing concerning the proposed plan for 4702 Chevy Chase Dr.

This letter is not a cut and paste from the letters of other residents, even though I agree with all their arguments, but rather I am going to raise a couple of additional issues.

I have been a resident of 4720 CCD for approximately 15 years. Before that I was a resident of nearby Edgemoor for about 13 years.

Even though 4720 has enough parking spaces for all residents and up to 6 guests, I have very often been extremely anxious about lack of parking when I have a few guests over (e.g. to play bridge with three friends.). A number of times my guests have been greatly inconvenienced by no parking at our residence or along the street.

The proposed loading/unloading of all deliveries curbside at 4702 is nothing short of insane. There is no way that the very narrow Chevy Chase Drive, which has become one way due to the narrowness of the street, can accommodate this bizarre plan. Our egress onto Bradley BLVD will be seriously impaired at the cost of the safety of our home and residents.

It is clear to me that the plan designers have in mind some unrealistically idealistic viewpoint such as everyone will start riding bikes instead of using cars. If this happens it won't be

for decades. The population is aging and less likely to use unprotected transportation. Just look at the empty bicycle lanes that have been carved out of space in Bethesda, needed for other purposes

And what about the period of construction? Where will all the vehicles and equipment be parked?

There is no way that our driveway will not be blocked due to the vehicles trying to find space on the inadequate street. This is a major safety issue. Ambulances and medical deliveries will be impeded.

I don't think the proposed plan takes care into consideration of the future residents of 4702. They, just as us, will often be exceedingly threatened due to problems getting into 4702 and exiting. I am certain that the new residents as well as us will experience accidents at the location. Such accidents could be catastrophic given the nature of the plan and the very narrow street. Such accidents will be unavoidable due to the shortsightedness of the plan.

I anticipate an effort by current citizens to inform prospective buyers of all the issues that have been raised. Even if new buyers are not aware of the issues this will affect their quality of life and, I predict, lower unit values.

Expecting a manager at 4702 to oversee all the issues is not viable even if he/she were assigned no extra duties. Many drivers (including post office, UPS, and Amazon and emergency vehicles (including ambulances and police vehicles, arrive when they want to according to their own schedules and needs))

What about moving vans which will block the road up to several hours?

I don't understand how the building can be built so close to the property line. Aren't there standards (such as 6 to 8 feet between homes) that are upheld in every neighborhood I have seen and lived in Montgomery County. Why can this be allowed to conflict with the existing standards between homes?

I think all world religions have a "do unto others as you would have done unto you" as part of their main message. The world of corporate greed only seems to be interested in their profits without any consideration of those who are adversely affected by their policies.

I don't merely ask but I beg you to come and see the existing situation and imagine the plan as it would be implemented.

I thank you very much for your attention to our community's concerns and downright fears. Some residents of 4720 have already sold their units in anticipation of the nightmare this new project will cause.

Sincerely,

Gail Poe Unit 204 4720 Chevy Chase Dr.

From: [Karen Hoffman](#)
To: [Mencarini, Katherine](#)
Cc: [Bogdan, Grace](#); [Breedea McGrath](#); [Daniel Bushey](#); [Linda Todd](#); [Wendy Patterson](#); [Gail Poe](#); [Peppe Esposito](#); [viviana Di Sciuolo](#)
Subject: Re: 4702 Chevy Chase Drive Site Plan No. 820230120 resubmittal
Date: Wednesday, January 24, 2024 7:36:25 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Katherine,

Thanks for sharing the draft Loading Management Plan and for sending our comments to the Applicant. We look forward to seeing the revised Plan which you have requested from the Applicant.

The current draft Plan for 4702 Chevy Chase Drive concerns me for a number of reasons.

- I have lived at 4720 for over 25 years and during that time, I have had 3 accidents that were not my fault on this very narrow street. All three times, I was in my car standing still. The first time was when a large delivery truck thought they could pass me and even when I honked my horn, I got side swiped and had a large scrape on the car. Another time, a normal sized car slowly tried to drive past me and my side mirror was knocked off. The last time, an SUV passed at a normal speed but misjudged how narrow the street was and again I was side-swiped. Again, all three times, I was standing still in my car!

-At 4720, we have a front curved driveway that is well-used by delivery trucks, grocery deliveries, Amazon and cars picking up and dropping off residents. In this draft plan for 4702, there is no recessed area where trucks, cars, etc can pull up off the street and allow cars to pass normally on Chevy Chase Drive. Add to that, the plan for trash to be picked up in the front of the building as well as residents going in and out of the parking garage --- so dangerously close to our own driveway-- would make for a bottleneck on the street. Already, many times, cars have to pull over to the side of the street and let oncoming traffic pass because cars parked on the North side of CCD make the street that much more narrow. There needs to be some sort of driveway in front of the 4702 condo or the traffic will be dangerously clogged.

-Additionally, already during the 3:00 to 7:00 rush hours and some weekends, entering traffic from Chevy Chase Drive onto Bradley Blvd in order to get into the left- turn lane onto Wisconsin has become a bottleneck. Many of the CCD residents, rather than trying to fight the clogged traffic and dangerously pull out onto Bradley Blvd, have taken to driving around the block to Offert, another narrow street, to enter Bradley where the traffic is lighter and where we don't have to wait several minutes to merge onto the street. With the added cars from the new residents, this will only exacerbate the problem. Also with the new pedestrian pathway to Norwood Park and with insufficient parking places, this will add to traffic congestion.

I fear these problems have not been studied sufficiently. The street needs to be widened if it is to remain a two-way street. Additionally, a traffic light at Chevy Chase Drive and Bradley Blvd might help to allow traffic to flow more easily from Chevy Chase onto Bradley.

Thank you for your cooperation on these matters.

Sincerely,
Karen Hoffman
301-801-3524

karenshoffman8@gmail.com

February 2, 2024

Grace Bogdan
Lead Planner of Proposed 4702 Condo Project
Montgomery County Planning Department
Grace.bogdan@montgomeryplanning.org

Dear Ms. Bogdan,

I am an owner on Chevy Chase Drive in Bethesda and am extremely concerned about the traffic impact of the 4702 Condo Project. There is already a traffic problem on our street: numerous near accidents occur weekly; theft or vandalism to cars occur on the street, and driving on the road is hazardous without the addition of the 4702 Condo Project. We are fortunate to have parking behind our building. The street looks like it's a one way street when it is actually two way; an impossible feat when two cars attempt to drive along the road.

I believe the problems will be exacerbated when the new project is not only being built but far into the future when there are additional residents of 4702. Numerous deliveries are made during the day by Amazon, UPS, Federal Express, Giant, Uber and DoorDash just to name a few. The daily trash removal presents a whole other problem. I doubt there will be any changes to this new traffic pattern with the dawn of "working from home" and everyone using on-line services.

I cannot understand why the department has not included in the plan a use of Nottingham Drive or some sort of access to the project that does not impede Chevy Chase Drive. The assessed values of 4720 Chevy Chase Drive exceed the values of the affected homes on Nottingham Drive. The assessed values of Chevy Chase Drive will far exceed the values once the project is complete. Moreover, there will be many more individuals affected by the traffic on Chevy Chase Drive as opposed to Nottingham Drive. I was told that the original plan had access via Nottingham Drive and deliveries were to be done via the back entrance.

Clearly, the 4702 Plan needs to carve out space for service vehicles, moving vans, delivery trucks, and the like, on the front of the property if it chooses not to use the back as an option. Otherwise, there will be a bottleneck because of all of the activity. The street cannot handle additional service vehicles!

I look forward to these issues being addressed at the February 29th meeting, as I intend to be present.

Sincerely,



Julie A McLean, CPA
4720 Chevy Chase Drive
Bethesda, MD 20815

Loading Management Plan

4702 Chevy Chase Drive

The project, located at 4702 Chevy Chase Drive is a 49 unit multi-family building (the “Project”). Pursuant to Zoning Ordinance Section 6.2.8.B, multi-living uses providing less than 50 units do not require a designated loading space and as such, the Project does not include an on-site loading space. Given that the Project will be for-sale condominium units, the level of unit turnover is considerably lower than a rental multi-living use, thus further decreasing the need for a designated loading space.¹ As a result, it is anticipated that after the initial occupation of the Project, there will be minimal loading activity associated with move-in and move-outs. Nonetheless, an on-site Property management representative will be responsible for scheduling this activity, both during the initial occupancy of the building and beyond to coordinate the activity to minimize any impact to the surrounding neighborhood. Moves are to be scheduled with the onsite management representative. Moves are only permitted to occur Monday through Friday; they will be scheduled for a two hour period and may not start prior to 10 am and must be completed by 4 pm. The proposed elimination of the two parking spaces located on the north side of Chevy Chase Drive across from the Property between the entrances to the HOC site and to the east of the eastern entrance ensures that cars will be able to pass the moving truck. The move in and move-out instructions will include that the driver must remain accessible to move the truck from the front of the building in the remote event that area is needed for fire access purposes. Finally, no more than two moves a day will be scheduled, although it is anticipated given the low turnover of the condominium market that the need for more than one scheduled move-in a day would be remote.

It is expected that delivery vehicles associated with move-ins and move-outs as well as other delivery activity will use the space in the front of the building within the public right-of-way. This approach is comparable to how other delivery activities occur throughout many urbanized areas, where it is common for mid-size buildings not to provide on-site loading accommodations. The Property management representative will help to coordinate the drop-off of daily deliveries (Amazon, etc.) to expedite this activity. In addition, the representative will work with the residents to prioritize deliveries during off-peak traffic hours in an effort to minimize any impact on street traffic and similarly will work with vendors to prevent potential overlap delivery times.

In terms of waste management, the Project’s trash room containing the trash and recycling receptacles is located right off of the garage entrance with doors leading to the trash room immediately outside the garage entrance. It is expected that trash pick-up will occur three times a week and recycling pick-up once a week at a scheduled time. The Applicant will require their waste management contractor to use a smaller sized trash truck such that it can park in the driveway and not block vehicular traffic on Chevy Chase Drive. On trash and recycling pick-up days, the trash and recycling truck will back

¹ Based on data collected over an 18 month period between January 1, 2019 and June 17, 2020 evaluating 595 total units in six condominium buildings in downtown Bethesda, there were only 17 unit sales. More specifically, the sales were as follows in 2019: Lionsgate – 9 sales; Hampden Square – 1 sale; Lauren – 3 sales; Edgemoor High Rise – 2 sales; Darcy – no sales; and Edgemoor at Arlington – no sales. In 2020: Lionsgate – 3 sales; Hampden Square – 1 sale; and no sales in the Lauren, Edgemoor High Rise, Darcy or Edgemoor at Arlington Road.

into the driveway and the receptacles will be rolled out of the door adjacent to the driveway in order that the truck may collect the waste.



**ATTACHMENT I: DRAFT AMENDED CONDITIONS FOR PRELIMINARY PLAN NO.
12021001A RESOLUTION**

1. Approval is limited to 1 lot for up to 70 multi-family dwelling units.
2. The Applicant must comply with the binding elements and conditions of approval for Sketch Plan No. 320210010 and any subsequent amendments.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in that agency's letter dated November 13, 2020, and hereby incorporates them as conditions of the Preliminary 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 Preliminary Plan approval.
4. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements associated with each plat, as required by MCDOT.
5. The Applicant must dedicate all road rights-of-way to the full width mandated by the Bethesda Downtown Sector Plan or as otherwise designated on the Certified Preliminary Plan, and show on the record plat(s) the following dedications:
 - a) A minimum of 30 feet from the existing right-of-way centerline along the Subject Property frontage for Chevy Chase Drive in support of a master-planned 60-foot right-of-way.
 - b) A minimum of 30 feet from the existing right-of-way centerline along the Subject Property frontage for Nottingham Drive to provide the standard 60-foot right-of-way for a Secondary Residential Street.
6. The certified Preliminary Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
7. The record plat must show necessary easements.
8. Include all applicable agency letters and the Preliminary Plan Resolution on the approval or cover sheet(s) of the Certified Preliminary Plan.
9. The Applicant must comply with the mitigation planting requirements as shown on the Approved Tree Save Plan (TSP).
 - a) Mitigation plantings must be a minimum size of 3 caliper inches totaling 21 caliper inches as shown on the Approved TSP.

- b) Adjustments to the planting locations of trees is permitted at the time of Site Plan.
 - c) At the time of Site Plan, the Applicant must amend the TSP to show revised Limits of Disturbance to reflect offsite sidewalk extensions required by Sketch Plan 320210010 and any related impacts to offsite trees.
10. Before clearing, grading or recording a plat for the Subject Property, the Applicant must receive Staff certification of a Planning Board-approved Site Plan.
 11. If a subsequent Site Plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration, location, or right-of-way width or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
 12. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of the Planning Board resolution.
 13. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated October 28, 2020 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
 14. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated October 12, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
 15. The Preliminary Plan will remain valid for an additional two (2) years from its original initiation date (as defined in Montgomery County Code Section 50.4.2.G), or until February 7, 2026, and before the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.