

MEMORANDUM

March 9, 2017

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene Michaelson, ^{WMM} Senior Legislative Analyst

SUBJECT: Bethesda Downtown Sector Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's sixth worksession on the Bethesda Downtown Sector Plan. At this meeting, the Committee will focus on the Plan's site specific recommendations for 5 of the districts not previously discussed by the Committee. The Battery Lane District, which includes market rate affordable housing, will be deferred for a future worksession. Other issues to be addressed at a future worksession include follow-up on issues from the previous meetings, affordable housing issues, community facilities, the Plan's allocation of density between commercial and residential, and issues related to implementation (including public amenities and benefits). Maps showing the zoning areas to be discussed at this meeting are attached on © 9-15. Summaries of the zoning recommendations and public testimony for each area are attached at © 1-8.

Councilmembers should bring their copy of the Plan to the meeting.

FOLLOW-UP ISSUES

Staff will continue to compile a list of follow-up issues identified by Committee Members, which will be addressed at a future worksession once the Committee completes its preliminary review of all districts. The follow-up issues identified thus far by Committee Members at the previous worksession or via messages to Staff since the worksession include the following:

- The Jaffe Property (Area # 113 Wisconsin Avenue South). There was a three-way Committee split on the zoning for this property. Committee Chair Floreen asked for additional analysis of an option for increased height linked to the size of the Greenway.
- The Saul Property (Area # 92 Wisconsin Avenue North). Committee Chair Floreen asked Staff to consider whether it would be appropriate to have heights greater than the 120 feet recommended by Staff if there is more significant green space on the eastern edge of the property.

- The La Madeleine Property (Area # 70 Wisconsin Avenue North).
- Acura Dealership (Area # 87 Wisconsin Avenue North).
- Wisconsin Avenue North zoning recommendations east of Wisconsin Avenue.

ALLOCATION OF DENSITY

Consistent with the recommendations for the properties discussed in the last worksession, Staff continues to support the Planning Board overall recommendation not to increase floor area ratio (FAR)¹ on properties currently zoned Commercial/Residential (CR), Commercial/Residential Town (CRT) or Commercial/Residential Neighborhood (CRN), except where failure to do so would make the existing structure non-conforming. (Staff does support the Sector Plan recommendations to change the zoning on certain properties to CR or CRT where there are zoning anomalies.) In the properties discussed below, there were a few instances where the Sector Plan recommended an increase in FAR inconsistent with the treatment of other properties, and Staff has recommended adjustments. Staff further recommends (consistent with previous decisions) that all properties designated as sending areas have their FARs kept at their existing densities.²

TRANSFERS OF DENSITY

Transfers of density between properties have occurred in Bethesda under existing provisions in the Zoning Ordinance and were an important recommendation in the 2006 Woodmont Triangle Sector Plan as a means of trying to preserve existing small businesses and the eclectic mix of development there. Where transfers have occurred, it is unclear whether they were meant to be permanent or a temporary limitation on the allowable density on a site, and there have been various interpretations. In the property specific discussions that follow, Staff notes the conflicting interpretations regarding the properties under contract to ZOM Living.

Staff sees 3 possible options for future development once an area has transferred its density:

1. There should be no limit on the ability of a future master plan to increase height and/or density, regardless of whether a transfer occurred in the past.
2. A new master plan can increase height and/or density on a site that has transferred density, but the transferred density should be deducted from the new allowable total.
3. Once a property has transferred density, it should be limited to the remaining density in perpetuity and not considered for a future upzoning.

Staff does not support the first option and believes that the choice between option 2 and 3 should be made based on whether there was a stated public policy goal in allowing or encouraging the transfer. For example, property owners in the Agricultural Reserve have the option to transfer density via the transferable development rights program; this transfer is meant to exist in perpetuity without opportunity for a future upzoning. In other instances, the transfer is offered for the convenience of the

¹The FAR expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands.

² There was at least one sending area in the properties the Committee considered at its last meeting where Staff failed to recommend changing the FAR back to the existing density, and Staff will bring that to the Committee's attention when it discusses other follow-up issues.

property owners, but it does not necessarily serve an underlying public policy goal. **Staff believes the rationale for the transfer, and whether that rationale still exists, should be considered on a case-by-case basis.** It is also important for documents that describe the transfer to be clear regarding the intent and potential future limits on development. Staff further believes that the Council should not set a policy that would limit the ability of future Councils to revisit zoning decisions in the more urban parts of the County that are closest to transit.

DISTRICT ANALYSIS

The Sector Plan divides the Sector Plan into 9 different districts, with different goals and recommendations. At the previous worksession, the Committee reviewed the recommendations for the 2 largest of the 9 districts. This memorandum covers the districts the Committee did not get to review at the last meeting and 5 additional districts. The Battery Lane District will be discussed at a future meeting.

EASTERN GREENWAY DISTRICTS

The Eastern Greenway Districts are discussed on pages 128-133 of the Sector Plan. The maps of the Northern and Southern Eastern Greenways are attached on © 9-10. A summary of zoning recommendations and testimony is attached at © 1-2. There are 2 related issues that impact multiple properties in both Greenways: the size of the Greenway and the heights of buildings on the eastern edge of the Greenways.

On page 133, the Sector Plan has a diagram showing the potential size of the Greenway and the heights of buildings that back to the Greenway using 3 Tiers. This is described further on page 152 of the Plan. Tier 1 is a "Green Street". It shows a 20 to 35-foot setback from the curb to the building and a height of 35 feet. Tier 2 is a "Greenway" with a setback from the curb of 35 to 75 feet and a height of up to 50 feet for the adjacent building. Tier 3 is a "Neighborhood Green", which has a setback from the curb of at least 75 feet. Buildings adjacent to a Neighborhood Green can be a maximum of 70 feet.

Since these recommendations limit height below what would otherwise be allowed in the zone, Staff believes these height limitations need to be very clear and the language in the Sector Plan should be strengthened. Staff will work with Planning Department Staff to accomplish this.

EASTERN GREENWAY SOUTH

This area functions as a transitional area between the single-unit residential Town of Chevy Chase and commercial Downtown Bethesda.

| EASTERN GREENWAY SOUTH | | | | | |
|------------------------|---|---|---------------------------|---|---|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATIONS |
| 218 | 4600 Elm Street, 7200-7222 47th Street, 4613 Willow Lane | | CR-3.0 C-2.0 R-2.75 H-35T | CR-3.0 C-2.0 R-2.75 H-70 | Support Plan |
| 219 | 7150 46th Street | PLD Lot 24 | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | Support Plan |
| 220 | 7106 46th Street | PLD Lot 24 | CR-3.0 C-2.0 R-2.75 H-35T | CR-3.0 C-2.0 R-2.75 H-90 | Support Plan |
| 221 | 4620 Leland Street | | CR-3.0 C-2.0 R-2.75 H-75T | CR-3.0 C-2.0 R-2.75 H-90 | Support Plan |
| 222 | 4600 Leland Street | PLD Lot 10 | R-60 | CR-3.5 C-3.5 R-3.5 H-70 (PRIORITY SENDING SITE) | Support Plan |
| 223 | 4508 Walsh Street | Writer's Center (County Owned Property) | R-60 | R-60 | CRT-1.5 C-1.5 R-0.5 H-70 |
| 224 | 4504 Walsh Street | Lebling Companies | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-1.5 C-1.5 R-0.5 H-70 | Support Plan |
| 225 | 4500-4502 Walsh Street, 6900-6904 West Street, 4501-4503 Stanford Street | | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | Support Plan |
| 226 | 4507 Standford Street | Hadjin Associates | CRT-1.5 C-1.5 R-0.5 H-35 | CRT-1.5 C-1.5 R-0.5 H-70 | Support Plan |
| 227 | 4509-4511 Stanford Street | | CR-3.0 C-2.0 R-2.75 H-35T | CR-3.0 C-2.0 R-2.75 H-70 | Support Plan |
| 228 | 6831 Wisconsin Ave | Trader Joes Parking | R-60 | CR-1.5 C-0.5 R-1.5 H-70 | Support Plan |
| 229 | 6830, 6110 West Ave (associated with 6801 Wisconsin Ave) | Jaffe Property (Bray&Scarff) | R-60 | CR-1.5 C-0.5 R-1.5 H-70 | Support Plan |
| 230 | 6700 West Ave - (associated with 6701 Wisconsin Ave/St. John's Episcopal Church | St. John's Episcopal Church | R-60 | CR-2.25 C-2.25 R-2.25 H-120 (uniformed zoning, PRIORITY SENDING SITE) | Support FAR but reduce height on eastern portion of the site to 45' (and 90' at Wisconsin to 90). |

As noted earlier in this memorandum, Staff recommends reducing the height on the eastern part of St. John's Church to 45 feet. This is consistent with their plans for their property. In the memorandum for the last Committee meeting, Staff raised questions regarding the Planning Board's rationale for the 1.5 FAR on the private parking lots behind the Trader Joe's and Jaffe properties and supported the 0.5 FAR previously proposed by Planning Department Staff. Staff has had the opportunity to discuss this with Planning Department staff and now recommends an FAR of 1.5 due to the unique attributes of these sites and desire to shift density and encourage the creation of the Greenway.

As noted in the Staff memorandum for the prior worksession, Staff believes that additional work should be done to determine the viability of converting Lots 24 and/or 10 to parks, whether any development should be encouraged, and to determine whether there should be additional guidance in the Sector Plan on these sites.

EASTERN GREENWAY NORTH

This area forms a transitional area between the single-unit houses of East Bethesda and the commercial structures of the Central Business District (CBD).

| EASTERN GREENWAY NORTH | | | | | |
|------------------------|--|-------------------------------------|---------------------------|-----------------------------|--|
| MAP # | PROPERTY LOCATION/ ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATION |
| 206 | 4720 Maple Ave and 4721 Highland Ave | PLD Lot 25 | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.0 C-2.0 R-2.75 H-70 | Support Plan |
| 207 | 4702-4704 Maple Ave and 4701-4703 Highland Ave | PLD Lot 25 | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | Support Plan |
| 208 | 4706 Highland Ave and 4707 West Virginia | BF Saul | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.0 C-2.0 R-2.75 H-70 | CR-3.0 C-2.0 R-2.75 H-90 |
| 209 | 4704 Highland Ave and 4705 West Virginia | BF Saul | CRN-0.5 C-0.5 R-0.25 H-35 | CR-0.5 C-0.5 R-0.25 H-70 | Support Plan |
| 210 | 4700-4702 Highland Ave and 4701-4703 West Virginia | | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | Support Plan |
| 211 | 4720-4722 West Virginia | PLD Lot 44 | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.0 C-2.0 R-2.75 H-70 | Support Plan |
| 212 | 4700-4702 West Virginia | | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | Support Plan |
| 213 | 4701-4707 Chase Ave | Chase Ave Park and Huron Associates | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | R-60 (use consistent zoning for Parks) |
| 214 | 4709-4711 Chase Ave | Todd Debinder | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.0 C-2.0 R-2.75 H-70 | Support Plan |
| 215 | 7820 Tilbury Street | | R-10 | R-10 | CRT-1.5, C-0.25, R-1.5, H-70 (to facilitate Greenway if property redevelops) |
| 216 | Cheltenham Park | | R-60 | R-60 | Support Plan |
| 217 | 7700 Tilbury Street | | PD-35 | CRT-1.25 C-0.25 R-1.25 H-35 | Support Plan |

The properties Staff believes should be the focus of Committee discussion include the following:

1. Chase Avenue Park

The Sector Plan recommends rezoning Chase Avenue Park (see Area 213 on map on © 9) to CRT but keeps the Cheltenham Park in the R-60 zone, although it is the intent to keep both parks functioning as parks. The rezoning to the CRT zone raised questions regarding the Sector Plan's intent. Staff recommends a consistent strategy for all parks and recommends keeping Chase Avenue Park in the R-60 zone so that the zoning doesn't create any questions regarding a change in use.

2. 7820 Tilbury Street

This property (see Area 215 on map on © 9) is recommended to be part of the eastern Greenway if it redevelops. Therefore, it should have CRT zoning like other properties in the Greenway. The appropriate translation of the existing R-10 zoning is CRT 1.5, C 0.25, R 1.5, H 70.

3. Saul Property

In Staff's recommendations in the Wisconsin Avenue North section, Staff recommended reducing the height on the Saul Property on Area 92 from 145 feet to 120 feet. (This is one of the areas the Committee asked to revisit.) Area 208 (see map on © 9) is also owned by Saul and is adjacent to Area 92, which fronts on Wisconsin Avenue. They have asked for 90 feet on this property as a transition from the higher height on Wisconsin Avenue to the west and the 70-foot limitation to the east. Staff supports this request.

WOODMONT TRIANGLE DISTRICT

The Woodmont Triangle District is discussed on pages 108-113 of the Sector Plan and is considered to be one of the established centers. A map showing the zoning areas is attached on © 11 and a summary of zoning recommendations and testimony appears on © 3-4. The Sector Plan describes Woodmont Triangle as an eclectic, mixed-use district that balances high-rise residential development with small-scale retail and arts amenities. This district serves as an office and retail center during the day, and as a restaurant district during the evenings and weekends. The predominance of low buildings on small parcels in Woodmont Triangle creates a strong contrast with the higher density residential blocks that have recently developed in the district as well as in the Metro Core.

| WOODMONT TRIANGLE DISTRICT | | | | | |
|----------------------------|--|--|---|--|---|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATION |
| 19 | 8216 Woodmont Ave | PLD Lot 35 | CR-3.0 C-0.75 R-3.0 H-145 T, CR-3.0 C-0.75 R-3.0, H-145 T | CR-3.0 C-0.75 R-3.0 H-175 | Support Sector Plan |
| 20 | 8120 Woodmont Ave, 4815, 4823, 4827 Rugby | Bethesda Associates LC/4823 Rugby Ave LLC | CR-3.0 C-1.0 R-2.75 H-90 T, CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-1.0 R-2.75 H-120 | Support Sector Plan |
| 21 | 4809 Auburn Avenue | F&L Associates/Sherwi | CR-3.0 C-1.0 R-2.75 H-90 | CR-3.0 C-1.0 R-2.75 H-110 | Support Sector Plan |
| 22 | Norfolk Avenue Properties | various owners | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-3.0 R-3.0 H-90 (PRIORITY SENDING SITES) | Support Planning Department staff recommendation to limit heights along Norfolk Ave to 50'. |
| 23 | 4800 Block of Rugby and Del Ray Avenue | 4850 Rugby Ave, LLC | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 24 | Woodmont Ave, 4800 Block of Del Ray and Cordell Ave | Bethesda Triangle, LLC/Triangle Towers LLC | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 25 | 4828 Cordell Ave, 4830 Cordell Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 26 | (13) Properties - 4800 Block of Cordell and St Elmo Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-5.0 R-5.0 H-225 | CR-5.0 C-1.0 R-5.0 H-175 |
| 27 | 4801-4815 St Elmo Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 28 | 4810, 4812, 4818, 4822, 4826 St Elmo Ave, 7920, 7910, 7908, 7906 | Landow General Partnership | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 29 | 7819, 7820 Norfolk Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | R-5.0 H-145 (PRIORITY SENDING SITE) | Support Sector Plan |
| 30 | 7904, 7902 Woodmont Ave, 4823, 4827, 4829 Fairmont Ave, 7801 Norfolk Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-5.0 R-5.0 H-250 | CR-5.0 C-1.0 R-5.0 H-175 |
| 31 | 7669, 7725 Old Georgetown Road, 4960 - 4904 Fairmont Ave, 7770 Norfolk Ave | includes County Parking Garage 11 | CR-5.0 C-1.0 R-4.75 H-145 T | CR-5.0 C-1.0 R-4.75 H-175 | Support Sector Plan |
| 32 | 7766, 7768, 7770 Woodmont Ave, 7700, 7704 Norfolk Ave | ER Ventures LLC | CR-5.0 C-1.0 R-4.75 H-145 T | CR-5.0 C-1.0 R-4.75 H-250 | CR-5.0 C-1.0 R-5.0 H-175 |

| WOODMONT TRIANGLE DISTRICT | | | | | |
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| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATION |
| 33 | 7710 Woodmont Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-5.0 C-1.0 R-5.0 H-175 | Support Sector Plan |
| 34 | 7628 Old Georgetown Rd. | | CR-3.0 C-2.0 R-2.75 H-90 T | CR-3.0 C-2.0 R-2.75 H-110 | CR-5.0 C-1.0 R-5.0 H-175 |
| 35 | 7700, 7750 Old Georgetown Rd., 7601-7619 Arlington Road | Garden Plaza LLC | CR-3.0 C-2.0 R-2.75 H-90 T | CR-3.0 C-3.0 R-2.75 H-175 | CR-3.0 C-3.0 R-2.75 H-110 |
| 36 | 4933 Fairmont Ave, 7735, 7747, 7755 Old Georgetown Road, 4948 - 4930 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-145 T | CR-5.0 C-5.0 R-5.0 H-175 | Support Sector Plan |
| 37 | 4931, 4925 Fairmont, 4928-4920 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-145 T | CR-5.0 C-5.0 R-5.0 H-225 | CR-5.0 C-5.0 R-5.0 H-175 |
| 38 | 4915, 4917, 4913 Fairmont and 4916-4918, 4912, 4910, 4906 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-145 T | CR-5.0 C-1.0 R-4.75 H-175 | Support Sector Plan |
| 39 | 7804 Norfolk, 4901 - 4909 Fairmont | | CR-3.0 C-1.0 R-2.75 H-145 T | CR-5.0 C-1.0 R-4.75 H-250 | CR-5.0 C-1.0 R-4.75 H-175 |
| 40 | 7801-7825 Old Georgetown Road, 4953-4915 St. Elmo Ave, 4910 - 4932 Cordell | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-1.0 R-2.75 H-110 | Support Sector Plan |
| 41 | 7841-7851 Old Georgetown Road, 4907-4981 Cordell, 4908-4940 Del Ray | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-3.0 R-2.75 H-110 | Support Sector Plan |
| 42 | 4905 Del Ray Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-3.0 R-3.0 H-110 | Support Sector Plan |
| 43 | 4919-4929 Del Ray Ave, 4872-4928 Auburn Ave | | CR-3.0 C-0.75 R-3.0 H-145 T | CR-3.0 C-0.75 R-3.0 H-175 | Support Sector Plan |
| 44 | 7921, 7925 Old Georgetown Road, 4840 Auburn Ave, 4933, 4949 Del Ray Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-1.0 R-2.75 H-110 | Support Sector Plan |
| 45 | 4915-4933 Auburn Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-1.0 R-2.75 H-110 | Support Sector Plan |
| 46 | 7979 Old Georgetown Road | Douglas Development/ Jemals | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-3.0 R-2.75 H-110 | Support Sector Plan |

| WOODMONT TRIANGLE DISTRICT | | | | | |
|----------------------------|---|--|----------------------------------|------------------------------|------------------------------|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATION |
| 47 | 7975 Old Georgetown Road | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.0 C-1.0 R-2.75 H-110 | Support Sector Plan |
| 48 | 7960-7990 Old Georgetown Road, 7921-7925 Glenbrook Road | Old Georgetown Park Office Condominium | CRN-0.5 C-0.5 R-0.25 H-35 | CRN-1.0 C-1.0 R-1.0 H-50 | CRN-1.0 C-1.0 R-1.0 H-45 |
| 49 | 7920-7936 Old Georgetown Road | | CRN-0.5 C-0.5 R-0.25 H-35 | CRN-0.5 C-0.5 R-0.25 H-35 | Support Sector Plan |
| 50 | 7902-7910 Old Georgetown Road | | CRT-1.5 C-1.5 R-0.5 H-35 | CRT-1.5 C-1.5 R-0.5 H-35 | Support Sector Plan |
| 51 | 7830 Old Georgetown Road | | CRT-1.5 C-1.5 R-0.5 H-40 | CRT-1.5 C-1.5 R-0.5 H-40 | Support Sector Plan |
| 52 | 7800-7818 Old Georgetown Road, 5004 Cordell, 5017-5027 Wilson Lane | | CRT-2.25 C-1.5 R-0.75 H-35 | CRT-1.5 C-1.5 R-0.5 H-35 | Support Sector Plan |

The 2006 Woodmont Triangle Sector Plan recommended significant additional height and density, while also trying to preserve the mixed development pattern and existing small businesses. That Sector Plan recommended against uniformly high heights. Staff believes the recommendations in the 2006 Sector Plan are still valid and does not recommend any increases in height, except to account for the conversion from “T” zones to their comparable CR zones.³ As noted in a previous memorandum, Staff does not support the concept of having taller buildings around the proposed civic green.

1. Norfolk Avenue

Planning Department staff recommended limiting heights along Norfolk Avenue to 50 feet to preserve the pedestrian-scale main street atmosphere. The Planning Board increased heights and recommended that heights be limited by having properties transfer density to other properties. It was unclear how this option could have been used to limit heights and the Committee has agreed to remove the Sector Plan recommendations for priority sending areas. To accomplish the Sector Plan goals, Staff supports the original Planning Department staff recommendation to limit heights along Norfolk to 50 feet, but only between Rugby Avenue and St. Elmo Lane (Area 22 on map on © 11).

³ Staff notes that some of the properties zoned 145T have already been built or approved for construction at 175 feet, which is the translation used by Planning Department Staff in this Sector Plan.

2. Old Georgetown Park Office

There are a few properties south of Old Georgetown Road in the Woodmont Triangle District. The Sector Plan limits the heights on Areas 52, 51, 50, and 49 to their existing heights (either 35 or 40 feet), but allows an increase in height on Area 48 from 35 feet to 50 feet. The Planning Board also recommended increasing the FAR to 1.0, reflecting the density of the existing development. The property owner supported the recommended height and zoning, but the Council received correspondence from the owners of adjacent single-family homes and the Coalition of Bethesda Area Residents (CBAR) opposing the recommended height and density increases, requesting that the height be limited to 35 feet.

Staff supports the increase in FAR to prevent the existing building from becoming non-conforming. The Council has typically used 45 feet as a standard for an appropriate transition height next to a single-family home; Staff recommends changing the height to 45 feet.

ARLINGTON NORTH DISTRICT

The Arlington North District is discussed on pages 138-141 of the Sector Plan and is identified as one of the 4 Residential and Edge Districts. A summary of the zoning recommendations and testimony appears on © 5 and a map of the District appears on © 12.

The Arlington North District is a transitional zone between the urban core and single-family neighborhoods to the west of the Sector Plan area. Houses used as offices (primarily professional) are located along both Montgomery Lane and Arlington Road.

| ARLINGTON NORTH DISTRICT | | | | | |
|--------------------------|---|--------------------------------|-----------------------------|-----------------------------|--|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATIONS |
| 126 | 4804 Moorland Lane | | CRN-0.5 C-0.5 R-0.25 H-35 | CR-2.5 C-0.5 R-2.0 H-120 | CR 0.5 C0.5 R0.5 H120 (support the increased height but require property owner to obtain density via the overlay zone like all other properties) |
| 127 | 4808 Moorland Lane | Christopher Condominium | CR-2.25 C-0.5 R-2.0 H-125T | CR 2.25 C-0.5 R-2.0 H-150 | Support Sector Plan |
| 128 | 4816-4910 Moorland Lane, 7507-7511 Arligton Road | ZOM | CR-2.25 C-0.5 R-2.0 H-35T | CR-2.25 C-0.5 R-2.25 H-60 | Support Sector Plan |
| 129 | 7505 Arlington Road | Peter Manian | R-60 | CR-2.0 C-0.25 R-2.0 H-60 | Support Sector Plan |
| 130 | 4905 Edgemoor Lane | Dr. Lawrence Funt | CR-1.0 C-0.25 R-1.0 H-40T | CR-1.0 C-0.25 R-1.0 H-60 | Support Sector Plan |
| 131 | 4903 Edgemoor Lane | Equity Residential | CR-2.5 C-0.25 R-2.5 H-75T | CR-2.5 C-0.25 R-2.5 H-90 | Support Sector Plan |
| 132 | 4885 Edgemoor Lane | Abraham Morrison Memorial, LLC | R-60 | CR-2.5 C-0.5 R-2.5 H-150 | Support Sector Plan |
| 133 | 4824 Edgemoor Lane | | R-60 | CR-2.5 C-0.5 R-2.5 H-120 | Support Sector Plan |
| 134 | 7500 Woodmont Ave | | CR-2.5 C-0.25 R-2.5 H-130T | CR-2.5 C-0.25 R-2.5 H-155 | Support Sector Plan |
| 135 | 4829 West Lane | | R-60 | CR-2.5 C-0.25 R-2.5 H-70 | Support Sector Plan |
| 136 | 7431-7465 Arlington Road, 4910-4920 Edgemoor Lane | Townhomes | CR-1.75 C-0.25 R-1.75 H-40T | CR-1.75 C-0.25 R-1.75 H-50 | Support Sector Plan |
| 137 | 7411-7425 Arlington Road, 4905 Montgomery Lane | | CR-2.0 C-0.25 R-2.0 H-50T | CR-2.0 C-0.25 R-2.0 H-60 | Support Sector Plan |
| 138 | 4901-4903 Montgomery Lane, 4831-4833 West Lane | | CR-2.5 C-0.25 R-2.5 H-70T | CR-2.5 C-0.25 R-2.5 H-85 | Support Sector Plan |
| 139 | 4828 West Lane | | R-60 | CR-2.5 C-0.25 R-2.5 H-70 | Support Sector Plan |
| 140 | 4825 Montgomery Lane | | CR-2.5 C-0.25 R-2.5 H-70T | CR-2.5 C-0.25 R-2.5 H-85 | Support Sector Plan |
| 141 | 7405 Arlington Road | | CR-2.0 C-0.25 R-2.0 H-50T | CR-2.0 C-0.25 R-2.0 H-60 | Support Sector Plan |
| 142 | 4900-4850 Montgomery Lane | Townhomes | CR-1.75 C-0.25 R-1.75 H-45T | CR-1.75 C-0.25 R-1.75 H-55 | Support Sector Plan |
| 143 | 4830-4806 Montgomery Lane | Townhomes | CR-1.5 C-0.25 R-1.5 H-40T | CR-1.5 C-0.25 R-1.5 H-50 | Support Sector Plan |
| 144 | 4804-4802 Montgomery Lane, 4901-4905 Hampden Lane | The Lauren | CR-2.5 C-0.25 R-2.5 H-75T | CR-2.5 C-0.25 R-2.5 H-90 | Support Sector Plan |

One of the primary issues raised in testimony was the appropriate height of buildings on the east side of Arlington Boulevard. All properties along Arlington Road in this District either face Bethesda Elementary School and its field or the Bethesda Library and its parking lot. **The Sector Plan recommends a height of 60 feet for this strip and Staff generally believes this is appropriate.** (Where master plans begin to have higher density development **directly adjacent** to single-family homes, the plans have generally limited the height to 45 feet. With distance, greenways or intervening lower height building, the plans have generally limited heights to 60 or 70 feet.) On the east side of this District, closer to Woodmont Avenue, the heights vary from 45 feet to 155 feet.

1. Zom Living Property

Most of Areas 128, 129, and 130 (see © 12) are under contract to Zom Living. They are hoping to develop a 75-foot-high residential building and have requested an increase in height from 60 feet to 75 feet and are supported by the current owners of structures on those properties, while residents of the Christopher Condominiums and other nearby residents have asked the Council to limit the height to 40 feet.

Christopher residents note that the developer of their condominium purchased density from some of these property owners in the expectation that these adjacent structures would be limited in size in perpetuity.⁴ At the time of site plan review, Planning Department staff comments in their report to the Planning Board confirmed this expectation. They wrote: "One of the more desirable aspects of the plan is the preserved residential character along Arlington Road which will be maintained in perpetuity as established by approval of the site plan." It is unfortunate that this comment may have created inappropriate expectations. Residents of the Christopher Condominiums have initiated a lawsuit to prevent development they believe would be inconsistent with existing covenants.

The zoning decision for this property is linked to the broader question raised above regarding the permanence of density transfers. At the time it occurred, the density transfer was consistent with the recommendations in the 1982 Sector Plan to allow offices in residential structures to serve a buffer between higher density development to the east and lower-density development to the west. However, this Sector Plan is significantly different from the 1982 Plan in its recommendations regarding appropriate heights throughout the Sector Plan and on edge properties.

Staff supports the Sector Plan recommended zoning as appropriate for this site. This recommendation should not be viewed as commenting on the merits of the lawsuit or the dispute between two private parties. Staff further recommends that the density that was transferred under a previously approved density transfer be deducted from the total density allocated to this property.

2. R-60 Properties along West and Edgemoor Lanes

The Sector Plan recommends rezoning Areas 132, 133, 135, and 139 (see © 12) from the R-60 zone to the CR zones of the surrounding properties. These scattered R-60 lots are anomalies not consistent

⁴ In 1988, 69,000 square feet of density was transferred from 5 single-family structures used as professional offices (known as the Mews) and incorporated into the Christopher Condominium as part of a development plan associated with a rezoning from R-60 to Transit Station Residential (TSR). The condominium developers paid for this transfer and the condominium has since paid for streetlights and stormwater management.

with the surrounding zoning and Staff supports the recommended change in zoning. The owner of Area 132 requested a height of 175 feet instead of the 150 feet recommended by the Planning Board, which Staff does not support. Otherwise, there was limited testimony on these properties and **Staff supports the Planning Board recommendations.**

ARLINGTON SOUTH DISTRICT

The Arlington South District is discussed on pages 120-122 of the Sector Plan and is identified as one of the two Emerging Center Districts. A summary of the zoning recommendations and testimony appears on © 6 and a map of the District appears on © 13. This District provides neighborhood-serving retail for the District and adjacent neighborhoods. The predominant land use is retail characterized by low-rise structures.

| ARLINGTON SOUTH DISTRICT | | | | | | |
|--------------------------|--|-----------------------------|----------------------------|-------------------------------|------------------------------|-------------------------------|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATIONS |
| 165 | 7001-7003 Arlington Road | | PD-44 | CRT-2.0, C-0.5, R-2.0, H-70 | CR-1.75 C-0.5 R-1.75 H-70 | Support Sector Plan |
| 166 | 6917-6937 Arlington Road | Harvey Property (CVS) | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75, C-1.75, R-1.0, H-70 | CRT-2.25 C-2.25 R-2.25 H-120 | CRT-2.25 C-2.25 R-2.25 H-70 |
| 167 | 6931-6933 Arlington Road (site next to CCT) | Harvey Property (CVS) | CRT-2.25 C-1.5 R-0.75 H-60 | CRT-2.75, C-1.75, R-1.0, H-70 | CRT-2.25 C-2.25 R-2.25 H-120 | CRT-2.25 C-2.25 R-2.25 H-70 |
| 168 | 6900-6930 Arlington Road (Strip Shopping Center) | Bradley Shopping Center | CRT-0.5 C-0.5 R-0.25 H-45 | CRT-0.75, C-0.75, R-0.5, H-70 | CRT-0.5 C-0.5 R-0.25 H-70 | CRT-0.5 C-0.5 R-0.25 H-45 |
| 169 | 5000 Bradley Boulevard | Safeway | CRT-0.5 C-0.5 R-0.25 H-45 | CRT-0.75, C-0.75, R-0.5, H-45 | CRT-0.5 C-0.5 R-0.25 H-45 | CRT-0.5 C-0.5 R-0.25 H-45 |

This District only includes 5 properties, with existing heights ranging from 45 to 60 feet. To encourage the redevelopment of this Emerging Center, the Sector Plan recommends increasing the height on 2 properties to 70 feet (Areas 165 and 168) and increasing the height of Areas 166 and 167 to 120 feet. While Staff supports redevelopment and revitalization in this area, Staff believes the limits on total density created by the Sector Plan argue against creating an emerging center with significant increases in height and potential density at this location. **Staff does not agree with the recommendation to increase the height near the corner of Bradley Boulevard and Arlington Road to 120 feet and believes that higher heights should be concentrated closer to Metro. Staff further believes that properties west of Arlington Road should be limited to 45 feet and properties in this District east of Arlington Road should be limited to 70 feet.**

PEARL DISTRICT

The Pearl District is discussed on pages 114-119 of the Sector Plan and is identified as the other Emerging Center. A summary of the zoning recommendations and testimony appears on © 7 and a map of the District appears on © 14. The Pearl District is identified as having “potential for concentrated retail growth along Pearl Street between East-West Highway and Montgomery Avenue.” It contains a mix of office and residential uses, many constructed prior to the 1976 Bethesda Central Business District Sector Plan.

| PEARL DISTRICT | | | | | |
|----------------|--|--|--|---|---|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATIONS |
| 189 | 7301 Waverly St., 4550 Montgomery Ave, 7300 Pearl St. | | CR-5.0 C-4.0 R-4.75 H-145T | CR-5.0 C-4.0 R-4.75 H-175 | Support Sector Plan |
| 190 | 4601 Montgomery Ave, 4520 East West Hwy. | PLD Lot 47 and Peel Properties | CR-5.0 C-4.0 R-4.75 H-145T | CR-5.0 C-5.0 R-5.0 H-175 | Support Sector Plan |
| 191 | 4500-4510 East West Hwy. | Carr Building | CR-5.0 C-4.0 R-4.75 H-100T | CR-5.0 C-5.0 R-5.0 H-175 | CR-5.0 C-5.0 R-5.0 H-120. This property was recently developed and is less than 100 feet tall. |
| 192 | 4521 East West Hwy. | Waverly House (HOC) | CR-3.0 C-0.75 R-3.0 H-145T | CR-5.0 C-5.0 R-5.0 H-175 (PRIORITY SENDING SITE) | Defer pending discussion of affordable housing |
| 193 | 7500 Pearl Street | Our Lady of Lourdes Church | R-60 | R-60 | Support Sector Plan |
| 194 | Our Lady of Lourdes Church Parking Lot | | R-60 | CRT-0.25 C-0.25 R-0.25 H-50 | Support Sector Plan |
| 195 | 4401-4421 East West Hwy. | East West Hwy Property Owners Group | EOF-1.5 H-50 | CR-1.5 C-1.5 R-1.5 H-120 (height reduced to 50 feet next to BCC-HS) | Parks Staff will be available at the worksession to discuss options for additional open space on this site. Staff recommends reducing the height to 100'. |
| 196 | 4422, 4416 East West Hwy, 4425 Montgomery Ave | Guido Aldefio and East West Highway, LLC | EOF-1.5 H-60 and CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-145 | Support Sector Plan |
| 197 | 4330-4400 East West Hwy and 4311 Montgomery Ave | Topaz House, East West Garage, LLC | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-120 | Revise zoning so that existing structure does not become non-conforming. |
| 198 | 4337-4343 Montgomery Ave | | EOF-1.5 H-45 and CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-120 | Support Sector Plan |
| 199 | 4300-4304 East West Hwy | Streetscape Partners | EOF-1.5 H-50 | CR-1.5 C-1.5 R-1.5 H-120 | Support Sector Plan |
| 200 | 4242 East West Hwy | Condominium | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-100 | Support Sector Plan |
| 201 | 4300 Montgomery Ave | | EOF-1.5 H-60 | CR-1.5 C-1.5 R-1.5 H-60 | Support Sector Plan |
| 202 | 4306-4336 Montgomery Ave | | CRN-0.5 C-0.5 R-0.25 H-35 | CRT-0.5 C-0.5 R-0.5 H-35 (PRIORITY SENDING SITES) | Support Sector Plan |
| 203 | 4338-4400 Montgomery Ave | Sport and Health | CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-120 | CR-0.5 C-0.5 O-1.5 H-120 (support the increased height but require property owner to obtain density via the overlay zone like all other properties) |
| 204 | 4420 Montgomery Ave | Pearlmount Associates | EOF-1.5 H-100 | CR-1.5 C-1.5 R-1.5 H-145 | Support Sector Plan |
| 205 | 4422-4424 Montgomery Ave | Pearlmount Associates | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-145 | Support Sector Plan |

The Pearl District has some of the older buildings in Bethesda and Staff supports the Sector Plan goals to stimulate some redevelopment in this area by designating this area as an Emerging Center and increasing heights on selected properties.

1. Property Next to BCC High School

Area 195 is directly west of BCC High School (see © 14). The Sector Plan recommends increasing the height from its existing 50 feet to 120 feet. The properties' owners supported the zoning, while CBAR and nearby residents objected to the increased height and suggested that this would be an appropriate location for a park or an expansion to BCC High School, if one is needed. Councilmember Leventhal noted his interest in further exploring using this property for open space or a school expansion. Staff has asked representatives of the Department of Parks and Montgomery County Public Schools to attend the worksession and be prepared to discuss these options. Even if a parks or school expansion option is identified in the Sector Plan, it must still have zoning that would be appropriate if acquisition does not occur. **Staff supports the Sector Plan's recommended FAR, but recommends reducing the height on this property from 120 feet to 100 feet.**

2. Areas 203 and 199

The Sector Plan recommends rezoning Area 199 on © 14 (Streetscape Partners) from the EOF zone to the CR zone and Area 203 from the CRN zone to the CR zone to encourage redevelopment in both locations. On Area 199, it caps the FAR at the existing 1.5, while on Area 203, it recommends an increase in FAR from 0.5 to 1.5. **Staff believes there should be consistent treatment between similar properties with regards to the need to acquire additional FAR and therefore recommends decreasing the FAR on Area 203 to its existing density. Staff supports the increase in height on both properties.**

BETHESDA ROW DISTRICT

The Bethesda Row District is discussed on pages 104-107 of the Sector Plan and is identified as one of the 3 Established Centers. A summary of the zoning recommendations and testimony appears on © 8 and a map of the District appears on © 15. This district serves as "the heart of Downtown Bethesda and is a regional destination and model for placemaking with thriving retail, human-scaled design and an active streetscape environment."

| BETHESDA ROW DISTRICT | | | | | |
|-----------------------|---|---|-----------------------------|--|---|
| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
| 145 | 4909-4911 Hampden Lane | | R-10 | R-10 | Support Sector Plan |
| 146 | 4913 Hampden Lane | HOC | CR-1.75 C-0.25 R-1.75 H-50T | CR-2.75 C-0.25 R-2.75 H-60 (PRIORITY SENDING SITE) | Support Sector Plan |
| 147 | 4915-4921 Hampden Lane | Toll Brothers | CR-2.5 C-0.25 R-2.5 H-75T | CR-2.5 C-0.25 R-2.5 H-90 | Support Sector Plan |
| 148 | 7211-7219 Arlington Road, 4940 Hampden Lane, 4959-4965 Elm St. | | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | Support Sector Plan |
| 149 | 4914-4938 Hampden Lane, 4945-4915 Elm St. | strip shopping center | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-1.5 R-0.75 H-70 | Support Sector Plan |
| 150 | 4900-4908 Hampden Lane, 7280-7284 Woodmont Ave, 4901-4905 Elm St. | | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | |
| 151 | 4800-4822 Hampden Lane, 7301-7305 Woodmont Ave, 4723-4731 Elm St. | One Bethesda Center Condos/Jermal Vance Elm Partnership/ Greenhill Realty | CR-5.0 C-4.0 R-4.75 H-145T | CR-5.0 C-4.0 R-4.75 H-175 | Support Sector Plan |
| 152 | 7271-7237 Woodmont Ave | Federal Realty Investment Trust | CR-5.0 C-5.0 R-5.0 H-145 | CR-5.0 C-5.0 R-5.0 H-145 | Increase height on rear portion to 200' and keep 145' along Woodmont Avenue. |
| 153 | Empty Lot on Woodmont Ave across from Barnes & Nobles | Federal Realty Investment Trust | CR-5.0 C-5.0 R-5.0 H-145 | CR-6.0 C-6.0 R-6.0 H-145 (PRIORITY SENDING SITE) | CR-5.0 C-5.0 R-5.0 H-145 |
| 154 | 4701-4749 Bethesda Ave | JBG | CR-5.0 C-5.0 R-5.0 H-145 | CR-5.0 C-5.0 R-5.0 H-170 | Support Sector Plan |
| 155 | 4801 Bethesda Ave - Bethesda Row | Federal Realty Investment Trust | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-2.25 R-2.25 H-90 | Support Sector Plan |
| 156 | 7100-7120 Arlington Road, 4919-4959 Bethesda Ave | Federal Realty Investment Trust | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-2.25 R-2.25 H-45 | Support Sector Plan |
| 157 | 7101-7113 Clarendon Road, 5012-5020 Elm St. | | R-10 | R-10 | Support Sector Plan |
| 158 | 4932-4960 Bethesda Ave | Euro Motor Cars | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | Support Sector Plan |
| 159 | 4912-4918 Bethesda Ave, 7020 Arlington Road | Euro Motor Cars | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-1.5 R-0.75 H-70 | CRT-2.25 C-1.5 R-0.75 H-45 (limit all heights west of Arlington Road to 45') |
| 160 | 4800-4870 Bethesda Ave, 7015-7033 Arlington Road | Federal Realty Investment Trust/Honda Dealership | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-2.25 R-2.25 H-70 | Explore options for 90 feet on a limited portion of the site to accommodate housing behind the existing retail. |
| 161 | 4750 Bethesda Ave (The Darcy) | Stonebridge Carras | CR-2.75 C-0.5 R-2.5 H-55T | CR-2.75 C-0.5 R-2.5 H-65 | Support Sector Plan |
| 162 | 4720 Bethesda Ave (The Flats) | Stonebridge Carras | CR-2.75 C-0.5 R-2.5 H-90T | CR-2.75 C-0.5 R-2.5 H-110 | Support Sector Plan |
| 163 | 4708-4710 Bethesda Ave, 4715 Miller Ave | The Seasons Apartments | CR-3.0 C-2.0 R-2.75 H-75T | CR-3.0 C-3.0 R-2.75 H-200 | Support Sector Plan |
| 164 | 7111 Woodmont Ave | Crescent Plaza Condos | CR-3.0 C-1.0 R-3.0 H-75T | CR-3.0 C-1.0 R-3.0 H-90 | Support Sector Plan |

1. Properties north and south of Bethesda Avenue

Bethesda Avenue between Woodmont Avenue and Arlington Road is a successful retail center known as Bethesda Row. The Sector Plan recommends limiting properties north of Bethesda Avenue to a height of 90 feet and the properties south of Bethesda Avenue to 70 feet. The property owner (Federal Realty) has requested a height of 90 feet south of Bethesda Avenue to allow for the construction of an apartment building between the existing retail and the properties to the south. Bethesda Row has been one of the most successful retail centers in Bethesda and possibly the County, and Staff supports providing some flexibility here to allow appropriate development; however, Staff believes the area designated for a higher height should be limited to provide a transition to lower heights to the south.

Staff recommends designating a limited portion of this site for development at 90 feet but retaining 70 foot heights along Bethesda Avenue and on the southern portion of the site.

2. Area 152

The Sector Plan recommends limiting the height on Area 152 (see map on © 15) to 145 feet. The property owner (Federal Realty) objected, noting the proximity to the Metro Station and asked that the eastern portion of the site be increased to a height of 250 feet, while the western portion be maintained at 145 feet.

Staff recommends increasing the height on the eastern portion of the site closest to Metro to 200 feet and maintaining the western portion closest to Woodmont Avenue at 145 feet.

3. Properties west of Arlington Road

As in the Arlington South District, Staff recommends limiting all properties west of Arlington Road to 45 feet in height to create a clear transition point to the residential neighborhoods to the west. Area 159 is recommended for 70 feet and Staff recommends reducing that to 45 feet.

BOUNDARIES

The Council received a few requests to change the boundaries of the Sector Plan back to the boundaries used in the 1994 Sector Plan, which excluded single-family homes along the eastern border of the planning area. Since the boundaries of the Sector Plan are part of the public notice on this Sector Plan, they cannot be changed without re-advertising the Sector Plan and holding another public hearing. Staff does not recommend this course of action, since Staff does not believe it will change the Council's substantive decisions on the Sector Plan. Staff believes that it is critical to show the proximity of single-family homes and address appropriate transitions, and this can happen regardless of whether they are included or excluded from the Sector Plan boundaries.

BETHESDA OVERLAY ZONE

Staff's ongoing review of the Sector Plan has led Staff to conclude that additional work should be done on key elements of the Bethesda Overlay zone, which may be very difficult if the Council hopes to

approve the Sector Plan in the next month or two. Staff recommends that the Council instead aim to adopt it concurrent with the Sectional Map Amendment and not attempt to make the necessary amendments before approving the Sector Plan. The key issues Staff believes require further work are the Park Impact Payment and how it will relate to a broader-based funding mechanism discussed at the last worksession and how design excellence can be achieved, not just for those properties that acquire additional density through the Overlay zone, but all new development in Bethesda. Some of those who testified before the Council expressed concern regarding the Design Review Advisory Panel. **Staff welcomes alternative suggestions for how the Sector Plan and/or Overlay zone can best accomplish this important objective.**

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| EASTERN GREENWAY NORTH DISTRICT | | | | | | |
|---------------------------------|--|-------------------------------------|---------------------------|--------------------------------|-----------------------------|---|
| MAP # | PROPERTY LOCATION/ ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | PH COMMENTS |
| 206 | 4720 Maple Ave and 4721 Highland Ave | PLD Lot 25 | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.5 C-2.5 R-3.25 H-70 | CR-3.0 C-2.0 R-2.75 H-70 | CBAR recommends designating as parkland |
| 207 | 4702-4704 Maple Ave and 4701-4703 Highland Ave | PLD Lot 25 | R-60 | CRT-0.5, C-0.25, R-0.5, H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | CBAR recommends designating as parkland |
| 208 | 4706 Highland Ave and 4707 West Virginia | BF Saul | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.5, C-2.5, R-3.25, H-70 | CR-3.0 C-2.0 R-2.75 H-70 | Property owner requests H 90 as better transition to 145 on Wisconsin and believes it will help keep eastern edge low (35' or 0). |
| 209 | 4704 Highland Ave and 4705 West Virginia | BF Saul | CRN-0.5 C-0.5 R-0.25 H-35 | CRT-0.5, C-0.25, R-0.5, H-70 | CR-0.5 C-0.5 R-0.25 H-70 | CBAR recommends height step down from 70 (on 208) to 35 feet on 209 |
| 210 | 4700-4702 Highland Ave and 4701-4703 West Virginia | | R-60 | CRT-0.5, C-0.25, R-0.5, H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | CBAR supports designation in Plan for Park. |
| 211 | 4720-4722 West Virginia | PLD Lot 44 | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.5, C-2.5, R-3.25, H-70 | CR-3.0 C-2.0 R-2.75 H-70 | CBAR: designate as parkland |
| 212 | 4700-4702 West Virginia | | R-60 | CRT-0.5, C-0.25, R-0.5, H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | CBAR: designate as part of greenway |
| 213 | 4701-4707 Chase Ave | Chase Ave Park and Huron Associates | R-60 | CRT-0.5, C-0.25, R-0.5, H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | Owner objects to FAR recommendation on western portion of area that is a parking lot since other lots are getting more FAR. CBAR: Maintain Chase Ave. Park. Question why is was zoned CRT |
| 214 | 4709-4711 Chase Ave | Todd Debinder | CR-3.0 C-2.0 R-2.75 H-60T | CR-3.5, C-2.5, R-3.25, H-70 | CR-3.0 C-2.0 R-2.75 H-70 | CBAR: expand park but do not increase height on area 90 to 200' |
| 215 | 7820 Tilbury Street | | R-10 | R-10 | R-10 | CBAR: Step down to 35' |
| 216 | Cheltenham Park | | R-60 | R-60 | R-60 | |
| 217 | 7700 Tilbury Street | | PD-35 | CRT-1.25, C-0.25, R-1.25, H-35 | CRT-1.25 C-0.25 R-1.25 H-35 | |

EASTERN GREENWAY DISTRICT - SOUTH

| MAP # | PROPERTY LOCATION/ADDRESSES | PROPERTY OWNER/COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | PH COMMENTS |
|-------|---|---|-------------------------------|-------------------------------------|---|---|
| 218 | 4600 Elm Street, 7200-7222 47th Street, 4613 Willow Lane | | CR-3.0 C-2.0 R- 2.75 H-35T | CR-3.5 C-2.5 R- 3.25 H-70 | CR-3.0 C-2.0 R- 2.75 H-70 | |
| 219 | 7150 46th Street | PLD Lot 24 | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | Significant testimony asking that this parking lot be converted into a park. If redevelopment is allowed, it should be at a height less than 70 feet. |
| 220 | 7106 46th Street | PLD Lot 24 | CR-3.0 C-2.0 R- 2.75 H-35T | CR-3.5 C-2.5 R- 3.25 H-90 | CR-3.0 C-2.0 R- 2.75 H-90 | |
| 221 | 4620 Leland Street | | CR-3.0 C-2.0 R- 2.75 H-75T | CR-3.5 C-2.5 R- 3.25 H-90 | CR-3.0 C-2.0 R- 2.75 H-90 | |
| 222 | 4600 Leland Street | PLD Lot 10 | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CR-3.5 C-3.5 R- 3.5 H-70 (PRIORITY SENDING SITE) | Significant testimony asking that this parking lot be converted into a park. If redevelopment is allowed, it should be at a height less than 70 feet. |
| 223 | 4508 Walsh Street | Writer's Center (County Owned Property) | R-60 | R-60 | R-60 | |
| 224 | 4504 Walsh Street | Lebling Companies | CRT-1.5 C-1.5 R- 0.5 H-45 | CRT-1.75 C- 1.75 R-0.75 H- 70 | CRT-1.5 C-1.5 R- 0.5 H-70 | |
| 225 | 4500-4502 Walsh Street, 6900-6904 West Street, 4501- 4503 Stanford Street | | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CRT-0.5 C-0.25 R-0.5 H-70 | |
| 226 | 4507 Standford Street | Hadjin Associates | CRT-1.5 C-1.5 R- 0.5 H-35 | CRT-1.75 C- 1.75 R-0.75 H- 70 | CRT-1.5 C-1.5 R- 0.5 H-70 | |
| 227 | 4509-4511 Stanford Street | | CR-3.0 C-2.0 R- 2.75 H-35T | CR-3.5 C-2.5 R- 3.25 H-70 | CR-3.0 C-2.0 R- 2.75 H-70 | |
| 228 | 6831 Wisconsin Ave | Trader Joes Parking | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CR-1.5 C-0.5 R- 1.5 H-70 | |
| 229 | 6830, 6110 West Ave (associated with 6801 Wisconsin Ave) | Jaffe Property (Bray&Scarff) | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CR-1.5 C-0.5 R- 1.5 H-70 | Supports PB recommendation for property. |
| 230 | 6700 West Ave - (associated with 6701 Wisconsin Ave/St. John's Episcopal Church) | St. John's Episcopal Church | R-60 | CRT-0.5 C-0.25 R-0.5 H-70 | CR-2.25 C-2.25 R-2.25 H-120 (unifomed zoning, PRIORITY SENDING SITE) | Supports PB recommendation for property, particulary uniform zoning for site. |

WOODMONT TRIANGLE DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
|-------|---|--|---|------------------------------|--|---|
| 19 | 8216 Woodmont Ave | PLD Lot 35 | CR-3.0 C-0.75 R-3.0 H-145 T, CR-3.0 C-0.75 R-3.0, H-145 T | CR 3.5 C-1.0 R-3.5 H-175 | CR-3.0 C-0.75 R-3.0 H-175 | |
| 20 | 8120 Woodmont Ave, 4815, 4823, 4827 Rugby | Bethesda Associates LC/4823 Rugby Ave LLC | CR-3.0 C-1.0 R-2.75 H-90 T, CR-3.0 C-1.0 R-2.75 H-90 T | CR 3.5 C-1.25 R-3.0 H-120 | CR-3.0 C-1.0 R-2.75 H-120 | |
| 21 | 4809 Auburn Avenue | F&L Associates/Sherwin Williams Paints | CR-3.0 C-1.0 R-2.75 H-90 T | CR 3.5 C-1.25 R-3.0 H-120 | CR-3.0 C-1.0 R-2.75 H-110 | Proposed setback along Norfolk Ave will significantly hinder redevelopment of the shallow properties. Prefer street-level such as upgraded streetscape and sidewalk features. 2. NOVO Properties -believe that a setback depth of 5 ft at the 50-foot height level, in conjunction with architectural elements incorporated into the building design will foster the intent of retaining a pedestrian feeling along Norfolk Avenue. |
| 22 | Norfolk Avenue Properties | various owners | CR-3.0 C-1.0 R-2.75 H-90 T | CR 3.5 C-1.25 R-3.5 H-50 | CR-3.0 C-3.0 R-3.0 H-90 (PRIORITY SENDING SITES) | |
| 23 | 4800 Block of Rugby and Del Ray Avenue | 4850 Rugby Ave, LLC | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 24 | 8118, 8116 Woodmont Ave, 4800 Block of Del Ray and Cordell Ave | Bethesda Triangle, LLC/Triangle Towers LLC | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 25 | 4828 Cordell Ave, 4830 Cordell Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 26 | (13) Properties - 4800 Block of Cordell and St Elmo Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-5.0 R-5.0 H-225 | |
| 27 | 4801-4815 St Elmo Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 28 | 4810, 4812, 4818, 4822, 4826 St Elmo Ave, 7920, 7910, 7908, 7906 Woodmont Ave | Landow General Partnership | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 29 | 7819, 7820 Norfolk Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-50 | CR-5.0 C-5.0 R-5.0 H-145 (PRIORITY SENDING SITE) | |
| 30 | 7904, 7902 Woodmont Ave, 4823, 4827, 4829 Fairmont Ave, 7801 Norfolk Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-250 | CR-5.0 C-5.0 R-5.0 H-250 | 7801- Norfolk Ave - Support PB's recommendation (Steve Robins for property owner) |
| 31 | 7669, 7725 Old Georgetown Road, 4960 - 4904 Fairmont Ave, 7770 Norfolk Ave | includes County Parking Garage 11 | CR-5.0 C-1.0 R-4.75 H-145 T | CR-6.0 C-1.25 R-5.75 H-175 | CR-5.0 C-1.0 R-4.75 H-175 | 4940-4948 Fairmont Avenue Positano Ridorante Italiano - Angela Traettino) - request height of 200 feet; equalize the C and R to providefor ultimate development. |
| 32 | 7766, 7768, 7770 Woodmont Ave, 7700, 7704 Norfolk Ave | ER Ventures LLC | CR-5.0 C-1.0 R-4.75 H-145 T | CR-6.0 C-1.25 R-5.75 H-250 | CR-5.0 C-1.0 R-4.75 H-250 | |
| 33 | 7710 Woodmont Ave | | CR-5.0 C-1.0 R-5.0 H-145 T | CR-6.0 C-1.25 R-6.0 H-175 | CR-5.0 C-1.0 R-5.0 H-175 | |
| 34 | 7628 Old Georgetown Rd. | | CR-3.0 C-2.0 R-2.75 H-90 T | CR-3.5 C-2.5 R-3.25 H-110 | CR-3.0 C-2.0 R-2.75 H-110 | |
| 35 | 7700, 7750 Old Georgetown Rd., 7601-7619 Arlington Road | Garden Plaza LLC | CR-3.0 C-2.0 R-2.75 H-90 T | CR-3.5 C-2.5 R-3.25 H-110 | CR-3.0 C-3.0 R-2.75 H-175 | Supports PB recommendation for property. |

WOODMONT TRIANGLE DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
|-------|---|--|-----------------------------|------------------------------|-----------------------------|--|
| 36 | 4933 Fairmont Ave, 7735, 7747, 7755 Old Georgetown Road, 4948 - 4930 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-6.0 C-1.25 R-5.75 H-175 | CR-5.0 C-5.0 R-5.0 H-175 | 7735 Old Georgetown - Support the proposed rezoning recommendation for the property contained in the PB draft. |
| 37 | 4931, 4925 Fairmont, 4928-4920 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-6.0 C-1.25 R-5.75 H-175 | CR-5.0 C-5.0 R-5.0 H-225 | Supports PB recommendation for property. |
| 38 | 4915, 4917, 4913 Fairmont and 4916-4918, 4912, 4910, 4906 St. Elmo Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-6.0 C-1.25 R-5.75 H-175 | CR-5.0 C-1.0 R-4.75 H-175 | |
| 39 | 7804 Norfolk, 4901 - 4909 Fairmont | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-6.0 C-1.25 R-5.75 H-250 | CR-5.0 C-1.0 R-4.75 H-250 | |
| 40 | 7801-7825 Old Georgetown Road, 4953-4915 St. Elmo Ave, 4910 - 4932 Cordell | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.25 H-110 | CR-3.0 C-1.0 R-2.75 H-110 | |
| 41 | 7841-7851 Old Georgetown Road, 4907-4981 Cordell, 4908-4940 Del Ray Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.25 H-110 | CR-3.0 C-3.0 R-2.75 H-110 | 4905 Del Ray Ave. - request a minimum of 140 feet. 4926 & 4930 Del Ray (American Gastroenterological Association) - Requests height increase to 175 feet. |
| 42 | 4905 Del Ray Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 C-3.5 H-50 | CR-3.0 C-3.0 R-3.0 H-110 | Request height of at least 140, but preferably 175 to be comparable to adjacent properties. (Steve Robbins for property owner.) |
| 43 | 4919-4929 Del Ray Ave, 4872-4928 Auburn Ave | | CR-3.0 C-0.75 R-3.0 H-145 T | CR-3.5 C-1.0 R-3.5 H-175 | CR-3.0 C-0.75 R-3.0 H-175 | |
| 44 | 7921, 7925 Old Georgetown Road, 4840 Auburn Ave, 4933, 4949 Del Ray Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.25 H-110 | CR-3.0 C-1.0 R-2.75 H-110 | |
| 45 | 4915-4933 Auburn Ave | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.0 H-110 | CR-3.0 C-1.0 R-2.75 H-110 | Support the PB's recommendation. |
| 46 | 7979 Old Georgetown Road | Douglas Development/ Jemals | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.0 H-110 | CR-3.0 C-3.0 R-2.75 H-110 | |
| 47 | 7975 Old Georgetown Road | | CR-3.0 C-1.0 R-2.75 H-90 T | CR-3.5 C-1.25 R-3.0 H-110 | CR-3.0 C-1.0 R-2.75 H-110 | |
| 48 | 7960-7990 Old Georgetown Road, 7921-7925 Glenbrook Road | Old Georgetown Park Office Condominium | CRN-0.5 C-0.5 R-0.25 H-35 | CRN-0.75 C-0.75 R-0.25 H-40 | CRN-1.0 C-1.0 R-1.0 H-50 | Old Georgetown Office Park Condominium - Owner supports Sector Plan recommendation. Zoning ordinance will ensure compatibility and limit heights since adjacent to residential (Chris Ruhien for owner). Check CBAR testimony. Resident: restrict height to 35 feet, 1.0 FAR |
| 49 | 7920-7936 Old Georgetown Road | | CRN-0.5 C-0.5 R-0.25 H-35 | CRN-0.75 C-0.75 R-0.25 H-40 | CRN-0.5 C-0.5 R-0.25 H-35 | 7935 Wisconsin Ave. - Leave in place the original recommendation of 175 feet and redevelop the property with other properties on the block. |
| 50 | 7902-7910 Old Georgetown Road | | CRT-1.5 C-1.5 R-0.5 H-35 | CRT-1.75 C-1.75 R-0.75 H-40 | CRT-1.5 C-1.5 R-0.5 H-35 | |
| 51 | 7830 Old Georgetown Road | | CRT-1.5 C-1.5 R-0.5 H-40 | CRT-1.75 C-1.75 R-0.75 H-40 | CRT-1.5 C-1.5 R-0.5 H-40 | Request modest increase in height to 60 feet. Also supports initial designation of CR 1.75. |
| 52 | 7800-7818 Old Georgetown Road, 5004 Cordell, 5017-5027 Wilson Lane | | CRT-2.25 C-1.5 R-0.75 H-35 | CRT-1.75 C-1.75 R-0.75 H-40 | CRT-1.5 C-1.5 R-0.5 H-35 | Individual - pro including arts in plan. |

ARLINGTON NORTH DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
|-------|---|--------------------------------|-----------------------------|------------------------------|-----------------------------|---|
| 126 | 4804 Moorland Lane | WHO OWNS THIS | CRN-0.5 C-0.5 R-0.25 H-35 | CR-2.5 C-0.5 R-2.0 H-120 | CR-2.5 C-0.5 R-2.0 H-120 | |
| 127 | 4808 Moorland Lane | Christopher Condominium | CR-2.25 C-0.5 R-2.0 H-125T | CR-2.75 C-0.75 R-2.5 H-150 | CR 2.25 C-0.5 R-2.0 H-150 | |
| 128 | 4816-4910 Moorland Lane, 7507-7511 Arligton Road | ZOM | CR-2.25 C-0.5 R-2.0 H-35T | CR-2.75 C-0.75 R-2.5 H-40 | CR-2.25 C-0.5 R-2.25 H-60 | Request up to 75 feet in building height. Residents: Opposed to 75 feet in height, urge Council to adopt PB staff original recommendation of 40 feet. |
| 129 | 7505 Arlington Road | Peter Manian | R-60 | CR-2.0 C-0.25 R-2.0 H-50 | CR-2.0 C-0.25 R-2.0 H-60 | Support height of 75 feet or the PB's recommendation |
| 130 | 4905 Edgemoor Lane | Dr. Lawrence Funt | CR-1.0 C-0.25 R-1.0 H-40T | CR-1.25 C-0.25 R-1.25 H-50 | CR-1.0 C-0.25 R-1.0 H-60 | |
| 131 | 4903 Edgemoor Lane | Equity Residential | CR-2.5 C-0.25 R-2.5 H-75T | CR-3.0 C-0.5 R-3.0 H-90 | CR-2.5 C-0.25 R-2.5 H-90 | |
| 132 | 4885 Edgemoor Lane | Abraham Morrison Memorial, LLC | R-60 | CR-2.5 C-0.5 R-2.5 H-120 | CR-2.5 C-0.5 R-2.5 H-150 | Requests CR 4.0 C-0.5 R-4.0 H-175 |
| 133 | 4824 Edgemoor Lane | | R-60 | CR-2.5 C-0.5 R-2.5 H-120 | CR-2.5 C-0.5 R-2.5 H-120 | Support the PB's recommendation. |
| 134 | 7500 Woodmont Ave | | CR-2.5 C-0.25 R-2.5 H-130T | CR-3.0 C-0.25 R-3.0 H-155 | CR-2.5 C-0.25 R-2.5 H-155 | |
| 135 | 4829 West Lane | | R-60 | CR-2.5C-0.25 R-2.5 H-70 | CR-2.5 C-0.25 R-2.5 H-70 | |
| 136 | 7431-7465 Arlington Road, 4910-4920 Edgemoor Lane | Townhomes | CR-1.75 C-0.25 R-1.75 H-40T | CR-2.0 C-0.25 R-2.0 H-50 | CR-1.75 C-0.25 R-1.75 H-50 | |
| 137 | 7411-7425 Arlington Road, 4905 Montgomery Lane | | CR-2.0 C-0.25 R-2.0 H-50T | CR-2.5 C-0.25 R-2.5 H-60 | CR-2.0 C-0.25 R-2.0 H-60 | |
| 138 | 4901-4903 Montgomery Lane, 4831-4833 West Lane | | CR-2.5 C-0.25 R-2.5 H-70T | CR-3.0 C-0.25 R-3.0 H-85 | CR-2.5 C-0.25 R-2.5 H-85 | |
| 139 | 4828 West Lane | | R-60 | CR-2.5 C-0.25 R-2.5 H-70 | CR-2.5 C-0.25 R-2.5 H-70 | |
| 140 | 4825 Montgomery Lane | | CR-2.5 C-0.25 R-2.5 H-70T | CR-3.0 C-0.25 R-3.0 H-85 | CR-2.5 C-0.25 R-2.5 H-85 | |
| 141 | 7405 Arlington Road | | CR-2.0 C-0.25 R-2.0 H-50T | CR-2.25 C-0.25 R-2.25 H-60 | CR-2.0 C-0.25 R-2.0 H-60 | |
| 142 | 4900-4850 Montgomery Lane | Townhomes | CR-1.75 C-0.25 R-1.75 H-45T | CR-2.0 C-0.25 R-2.0 H-55 | CR-1.75 C-0.25 R-1.75 H-55 | |
| 143 | 4830-4806 Montgomery Lane | Townhomes | CR-1.5 C-0.25 R-1.5 H-40T | CR-1.75 C-0.25 R-1.75 H-50 | CR-1.5 C-0.25 R-1.5 H-50 | |
| 144 | 4804-4802 Montgomery Lane, 4901-4905 Hampden Lane | The Lauren | CR-2.5 C-0.25 R-2.5 H-75T | CR-3.0 C-0.25 R-3.0 H-90 | CR-2.5 C-0.25 R-2.5 H-90 | |

ARLINGTON SOUTH DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
|-------|--|-----------------------------|----------------------------|-------------------------------|------------------------------|--|
| 165 | 7001-7003 Arlington Road | | PD-44 | CRT-2.0, C-0.5, R-2.0, H-70 | CR-1.75 C-0.5 R-1.75 H-70 | |
| 166 | 6917-6937 Arlington Road | Harvey Property (CVS) | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75, C-1.75, R-1.0, H-70 | CRT-2.25 C-2.25 R-2.25 H-120 | |
| 167 | 6931-6933 Arlington Road (site next to CCT) | Harvey Property (CVS) | CRT-2.25 C-1.5 R-0.75 H-60 | CRT-2.75, C-1.75, R-1.0, H-70 | CRT-2.25 C-2.25 R-2.25 H-120 | Supports PB recommendation for property. |
| 168 | 6900-6930 Arlington Road (Strip Shopping Center) | Bradley Shopping Center | CRT-0.5 C-0.5 R-0.25 H-45 | CRT-0.75, C-0.75, R-0.5, H-70 | CRT-0.5 C-0.5 R-0.25 H-70 | |
| 169 | 5000 Bradley Boulevard | Safeway | CRT-0.5 C-0.5 R-0.25 H-45 | CRT-0.75, C-0.75, R-0.5, H-45 | CRT-0.5 C-0.5 R-0.25 H-45 | |

PEARL DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/COMMON NAME | CURRENT ZONING | SECTOR PLAN PROPOSED ZONING | COUNCIL STAFF RECOMMENDATIONS |
|-------|---|--|--|---|--|
| 189 | 7301 Waverly St., 4550 Montgomery Ave, 7300 Pearl St. | | CR-5.0 C-4.0 R-4.75 H-145T | CR-5.0 C-4.0 R-4.75 H-175 | Support Sector Plan |
| 190 | 4601 Montgomery Ave, 4520 East West Hwy. | PLD Lot 47 and Peel Properties | CR-5.0 C-4.0 R-4.75 H-145T | CR-5.0 C-5.0 R-5.0 H-175 | Support Sector Plan |
| 191 | 4500-4510 East West Hwy. | Carr Building | CR-5.0 C-4.0 R-4.75 H-100T | CR-5.0 C-5.0 R-5.0 H-175 | CR-5.0 C-5.0 R-5.0 H-120. This property was recently developed and is less than 100 feet tall. |
| 192 | 4521 East West Hwy. | Waverly House (HOC) | CR-3.0 C-0.75 R-3.0 H-145T | CR-5.0 C-5.0 R-5.0 H-175 (PRIORITY SENDING SITE) | Defer pending discussion of affordable housing |
| 193 | 7500 Pearl Street | Our Lady of Lourdes Church | R-60 | R-60 | Support Sector Plan |
| 194 | Our Lady of Lourdes Church Parking Lot | | R-60 | CRT-0.25 C-0.25 R-0.25 H-50 | Support Sector Plan |
| 195 | 4401-4421 East West Hwy. | East West Hwy Property Owners Group | EOF-1.5 H-50 | CR-1.5 C-1.5 R-1.5 H-120 (height reduced to 50 feet next to BCC-HS) | Planning Staff will be available at worksession to discuss options for additional open space on this site. Staff recommends reducing the height to 100'. |
| 196 | 4422, 4416 East West Hwy, 4425 Montgomery Ave | Guido Aldefio and East West Highway, LLC | EOF-1.5 H-60 and CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-145 | Support Sector Plan |
| 197 | 4330-4400 East West Hwy and 4311 Montgomery Ave | Topaz House, East West Garage, LLC | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-120 | Revise zoning so that existing structure does not become non-conforming. |
| 198 | 4337-4343 Montgomery Ave | | EOF-1.5 H-45 and CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-120 | Support Sector Plan |
| 199 | 4300-4304 East West Hwy | Streetscape Partners | EOF-1.5 H-50 | CR-1.5 C-1.5 R-1.5 H-120 | Support Sector Plan |
| 200 | 4242 East West Hwy | Condominium | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-100 | Support Sector Plan |
| 201 | 4300 Montgomery Ave | | EOF-1.5 H-60 | CR-1.5 C-1.5 R-1.5 H-60 | Support Sector Plan |
| 202 | 4306-4336 Montgomery Ave | | CRN-0.5 C-0.5 R-0.25 H-35 | CRT-0.5 C-0.5 R-0.5 H-35 (PRIORITY SENDING SITES) | Support Sector Plan |
| 203 | 4338-4400 Montgomery Ave | Sport and Health | CRN-0.5 C-0.5 R-0.25 H-35 | CR-1.5 C-1.5 R-1.5 H-120 | CR-0.5 C-0.5 0-1.5 H-120 (support the increased height but require property owner to obtain density via the overlay zone like all other properties) |
| 204 | 4420 Montgomery Ave | Pearlmount Associates | EOF-1.5 H-100 | CR-1.5 C-1.5 R-1.5 H-145 | Support Sector Plan |
| 205 | 4422-4424 Montgomery Ave | Pearlmount Associates | EOF-3.0 H-100 | CR-3.0 C-3.0 R-3.0 H-145 | Support Sector Plan |

BETHESDA ROW DISTRICT

| MAP # | PROPERTY LOCATION/ADDRESS | PROPERTY OWNER/ COMMON NAME | CURRENT ZONING | PLANNING STAFF RECOM. ZONING | SECTOR PLAN PROPOSED ZONING | TESTIMONY |
|-------|---|--|-----------------------------|------------------------------|---|--|
| 145 | 4909-4911 Hampden Lane | | R-10 | R-10 | R-10 | |
| 146 | 4913 Hampden Lane | HOC | CR-1.75 C-0.25 R-1.75 H-50T | CR-2.0 C-0.25 R-2.0 H-60 | CR-2.75 C-0.25 R-2.75 H-60 (PRIORITY SENDING SITE) | |
| 147 | 4915-4921 Hampden Lane | Toll Brothers | CR-2.5 C-0.25 R-2.5 H-75T | CR-3.0 C-0.25 R-3.0 H-90 | CR-2.5 C-0.25 R-2.5 H-90 | |
| 148 | 7211-7219 Arlington Road, 4940 Hampden Lane, 4959-4965 Elm St. | | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | |
| 149 | 4914-4938 Hampden Lane, 4945-4915 Elm St. | strip shopping center | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-1.5 R-0.75 H-70 | |
| 150 | 4900-4908 Hampden Lane, 7280-7284 Woodmont Ave, 4901-4905 Elm St. | | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | |
| 151 | 4800-4822 Hampden Lane, 7301-7305 Woodmont Ave, 4723-4731 Elm St. | One Bethesda Center Condos/Jamal Vance Elm Partnership/ Greenhill Realty | CR-5.0 C-4.0 R-4.75 H-145T | CR-6.0 C-4.75 R-5.75 H-175 | CR-5.0 C-4.0 R-4.75 H-175 | |
| 152 | 7271-7237 Woodmont Ave | Federal Realty Investment Trust | CR-5.0 C-5.0 R-5.0 H-145 | CR-6.0 C-6.0 R-6.0 H-145 | CR-5.0 C-5.0 R-5.0 H-145 | Request : CR 5.0, C 5.0, R 5.0, H 250 (increase height to 250 on back half of proptry, maintain 145 feet |
| 153 | Empty Lot on Woodmont Ave across from Barnes & Nobles | Federal Realty Investment Trust | CR-5.0 C-5.0 R-5.0 H-145 | CR-6.0 C-6.0 R-6.0 H-145 | CR-6.0 C-6.0 R-6.0 H-145 (PRIORITY SENDING SITE) | |
| 154 | 4701-4749 Bethesda Ave | JBG | CR-5.0 C-5.0 R-5.0 H-145 | CR-6.0 C-6.0 R-6.0 H-145 | CR-5.0 C-5.0 R-5.0 H-170 | |
| 155 | 4801 Bethesda Ave - Bethesda Row | Federal Realty Investment Trust | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-2.25 R-2.25 H-90 | |
| 156 | 7100-7120 Arlington Road, 4919-4959 Bethesda Ave | Federal Realty Investment Trust | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-2.25 R-2.25 H-45 | |
| 157 | 7101-7113 Clarendon Road, 5012-5020 Elm St. | | R-10 | R-10 | R-10 | |
| 158 | 4932-4960 Bethesda Ave | Euro Motor Cars | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-45 | CRT-2.25 C-1.5 R-0.75 H-45 | |
| 159 | 4912-4918 Bethesda Ave, 7020 Arlington Road | Euro Motor Cars | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-70 | CRT-2.25 C-1.5 R-0.75 H-70 | |
| 160 | 4800-4870 Bethesda Ave, 7015-7033 Arlington Road | Federal Realty Investment Trust/Honda Dealership | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.75 C-1.75 R-1.0 H-70 | CRT-2.25 C-2.25 R-2.25 H-70 | Requests the following zoning: Bethesda South: CRT 2.25, C2.25, R2.25, H90 |
| 161 | 4750 Bethesda Ave (The Darcy) | Stonebridge Carras | CR-2.75 C-0.5 R-2.5 H-55T | CR-3.25 C-0.75 R-3.0 H-65 | CR-2.75 C-0.5 R-2.5 H-65 | |
| 162 | 4720 Bethesda Ave (The Flats) | Stonebridge Carras | CR-2.75 C-0.5 R-2.5 H-90T | CR-3.25 C-0.75 R-3.0 H-110 | CR-2.75 C-0.5 R-2.5 H-110 | |
| 163 | 4708-4710 Bethesda Ave, 4715 Miller Ave | The Seasons Apartments | CR-3.0 C-2.0 R-2.75 H-75T | CR-3.5 C-2.25 R-3.25 H-200 | CR-3.0 C-3.0 R-2.75 H-200 | |
| 164 | 7111 Woodmont Ave | Crescent Plaza Condos | CR-3.0 C-1.0 R-3.0 H-75T | CR-3.5 C-1.25 R-3.5 H-90 | CR-3.0 C-1.0 R-3.0 H-90 | |



Eastern Greenway South



Woodmont Triangle District



Arlington North District



Arlington South District

168

165

167

166

169

191

Blvd

Kenwood Forest Ln

Arlington Rd

Hillandale Rd

Lela

Bradl



