Appendix C:
Land Use

The land use appendix is a compilation of background information and analyses provided to the Planning Board during the work sessions that took place in 2015 and 2016. This information includes:

- Land Use Vision comparison with previous Plans (1976 and 1994)
- Staff's Approach to Zoning and Density Recommendations
- Bethesda Overlay Zone Requirements
- Priority Sending Sites
- Planning Board Zoning Recommendations from Work Sessions
- Existing Affordable Housing Analysis

Plan Analysis

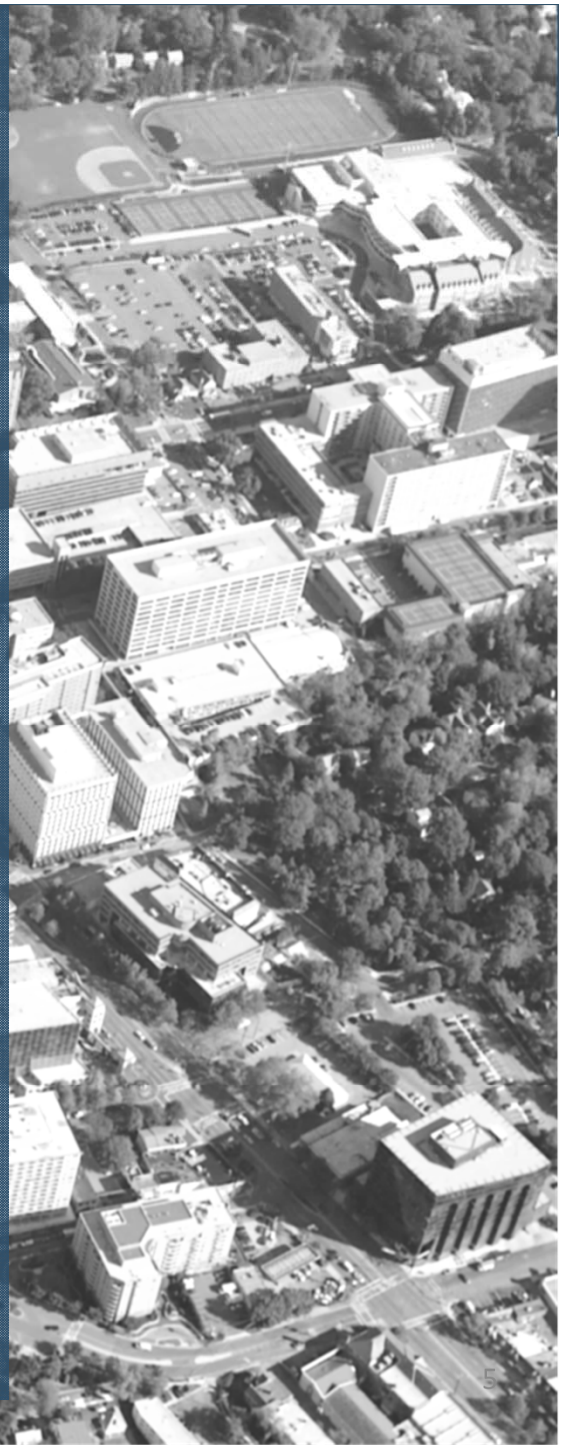
	Existing on the Ground	Land Use Vision	Realized Development	Realistic Development Potential
1976 Plan	9.2M SF	20.9M SF	7.1M SF	
1994 Plan	16.3M SF	27.8M SF	7.3M SF	
2015 Plan	23.6M SF	32.4M SF	TBD	8.8M SF

Zoning Approach

a. Overview of Zoning Strategy
b. Comparisons to Other Urban Areas

Strategies:

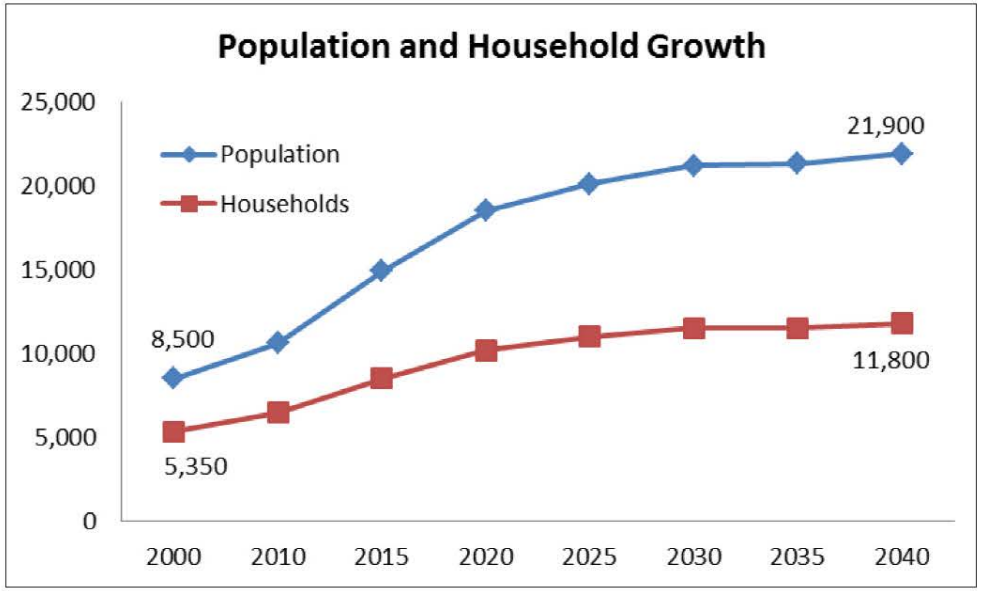
1. Accommodate projected growth over the next 20 years.
2. Increase density for Commercial/ Residential zones across the Sector Plan by approximately 20%.
3. Incentivize redevelopment with greater increase in density beyond 20% in the Established Centers.
4. Balance opportunities for redevelopment and compatibility with adjacent neighborhoods.



1. Accommodate projected growth over the next 20 years.

- 14,200 jobs*
- 5,300 households*

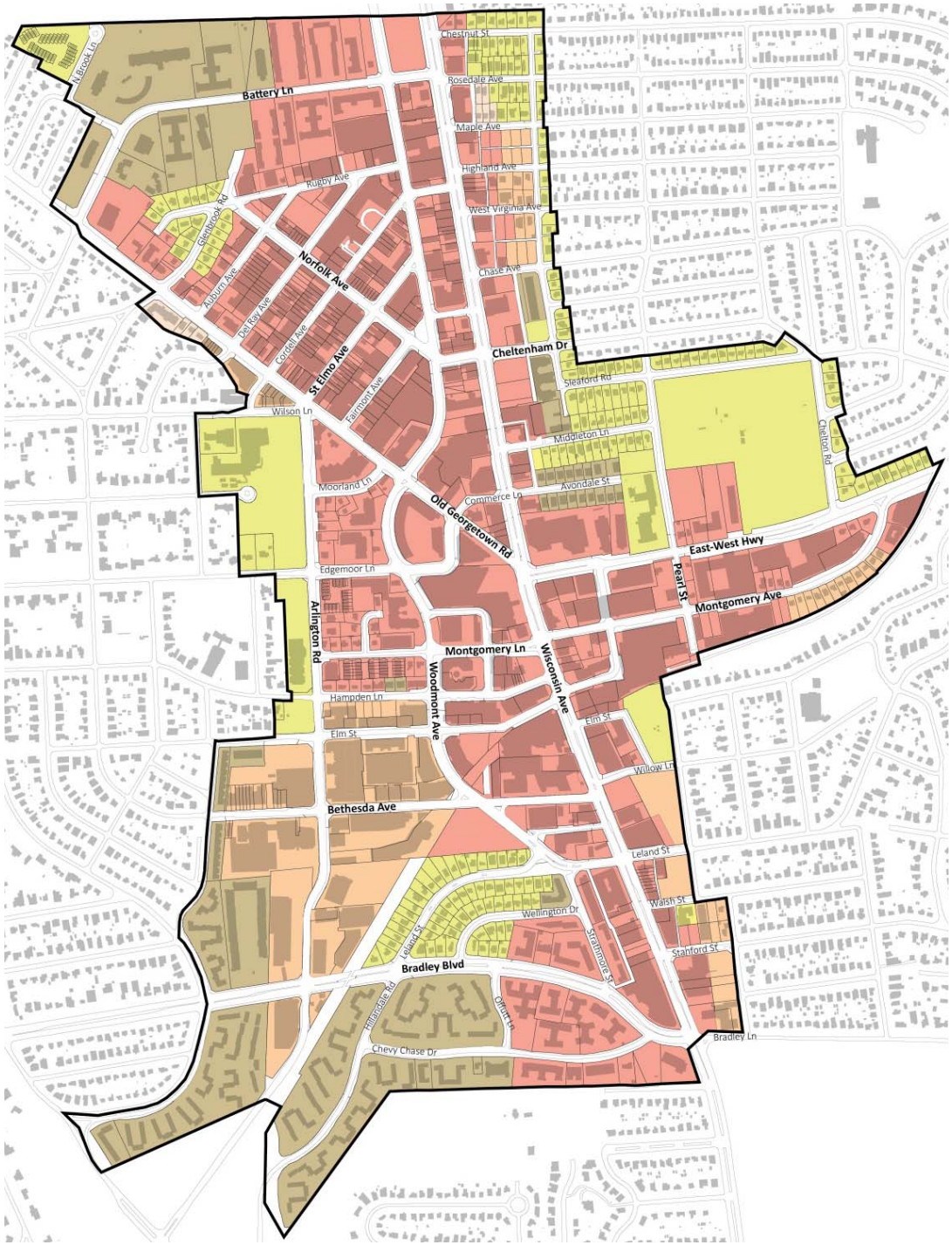
* Forecasted Growth 2010-2040 (Council of Governments Cooperative Forecast 8.2)



Forecast Summary (2010 to 2040)

	2010			2040			2010 to 2040 Growth			Percentage Change		
	Bethesda		County	Bethesda		County	Bethesda		County	Bethesda		County
	Downtown Plan	Study Area		Downtown Plan	Study Area		Downtown Plan	Study Area		Downtown Plan	Study Area	
Population	10,600	30,400	972,600	21,900	45,000	1,203,000	11,300	14,600	230,400	107%	48%	24%
Households	6,500	13,900	361,000	11,800	20,300	460,200	5,300	6,400	99,200	82%	46%	28%
Employment	37,700	65,600	510,300	51,900	81,500	715,100	14,200	15,900	204,800	38%	24%	40%

2. Increase density for Commercial/ Residential zones across the Sector Plan by approx. 20%.



Sector Plan Boundary

R-60, THD

R-10, R-30

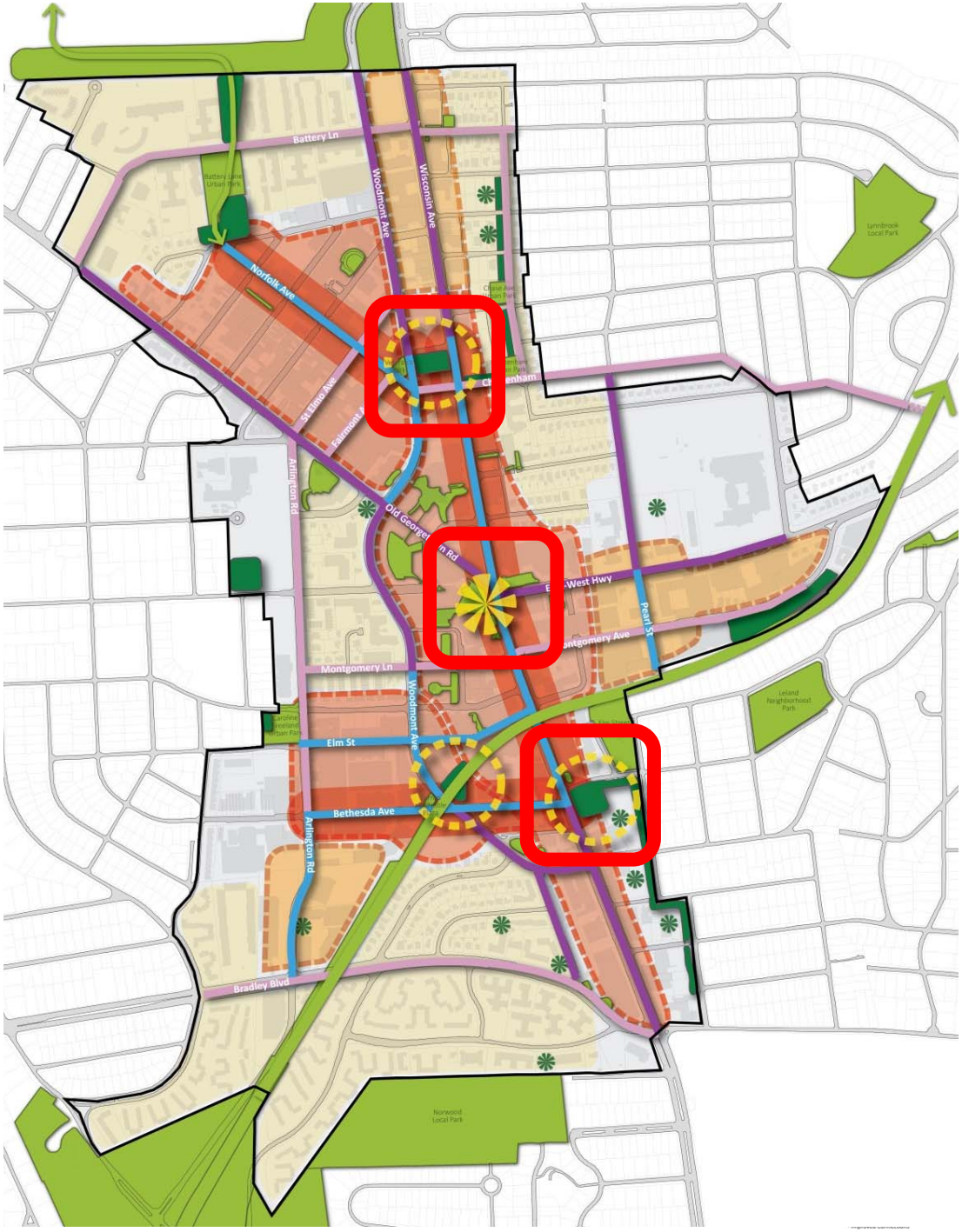
CR

CRT

CRN

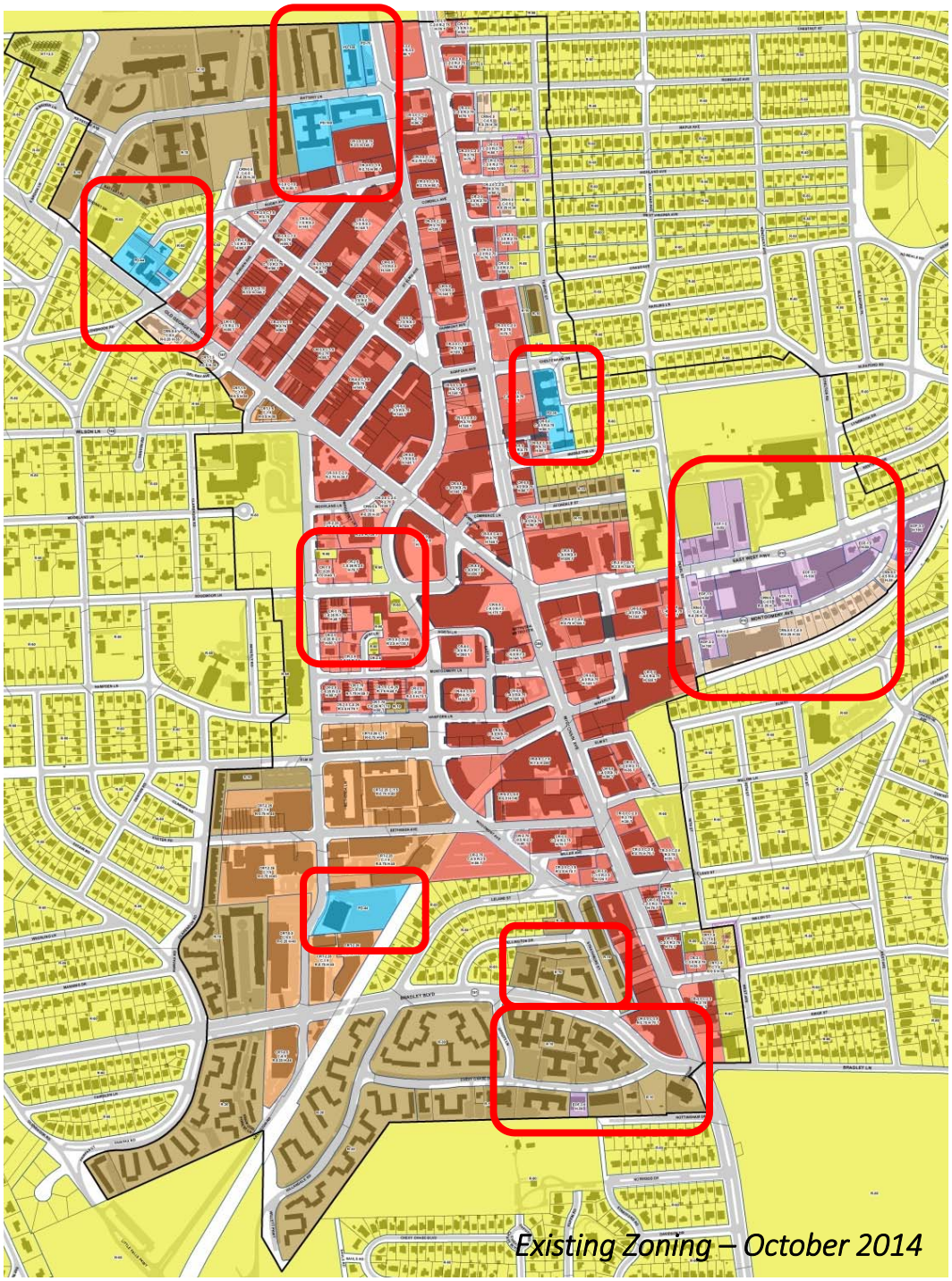
3. Incentivize redevelopment with greater increase in density beyond 20% in the Established Centers.

3. Incentivize redevelopment with greater increase in density beyond 20% in the Established Centers.



4. Balance opportunities for redevelopment and compatibility with adjacent neighborhoods.

- Rezoned to Commercial/ Residential zone
- Increased density by approximately 20%



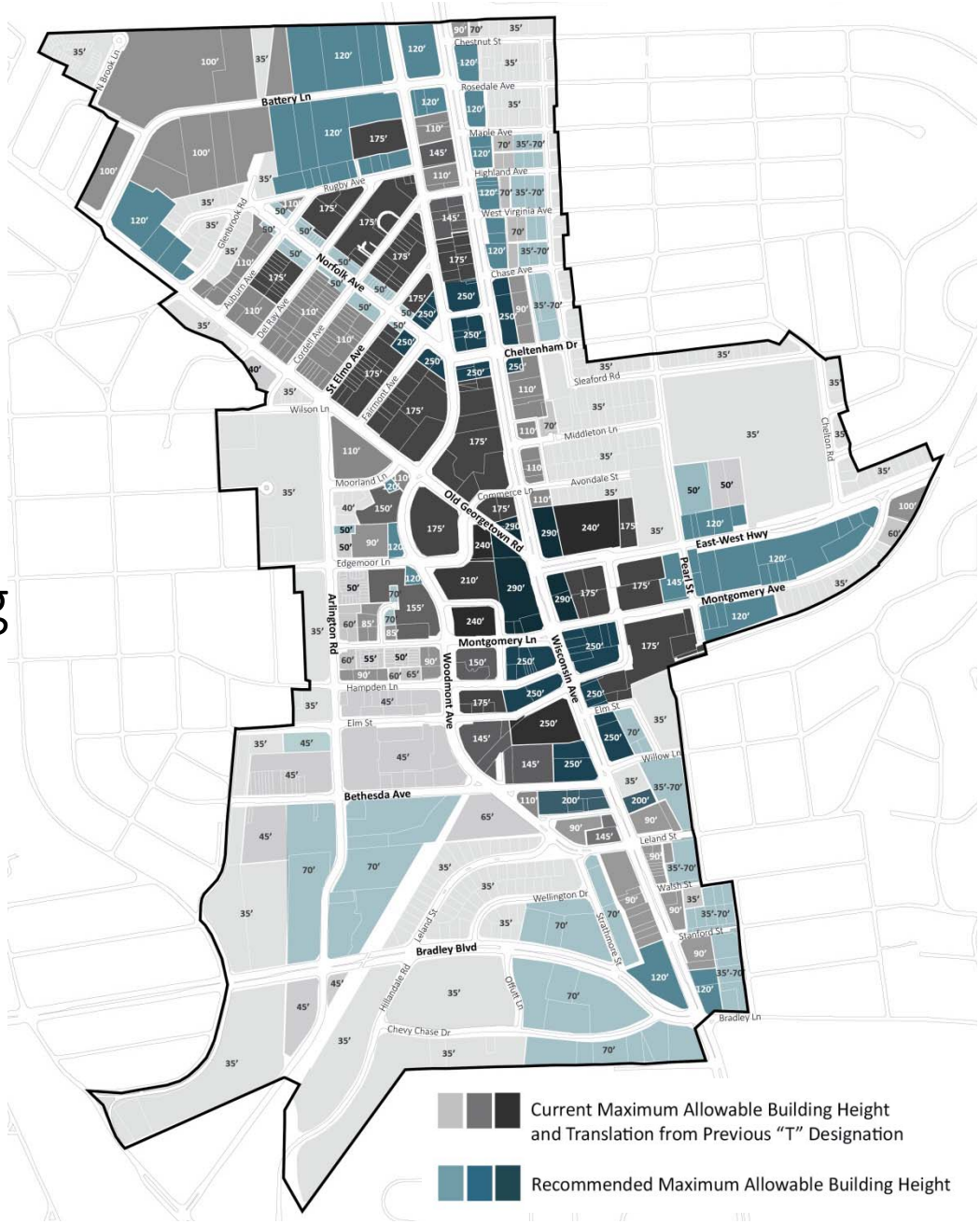
4. Balance opportunities for redevelopment and compatibility with adjacent neighborhoods.

- Rezoned to Commercial/ Residential zone
- Increased density by approximately 20%

Recommended Zoning

Urban Form

- **Use buildings and landscape to frame** a vibrant public realm
- **Accommodate future growth** in targeted areas
- **Transition** to surrounding neighborhoods

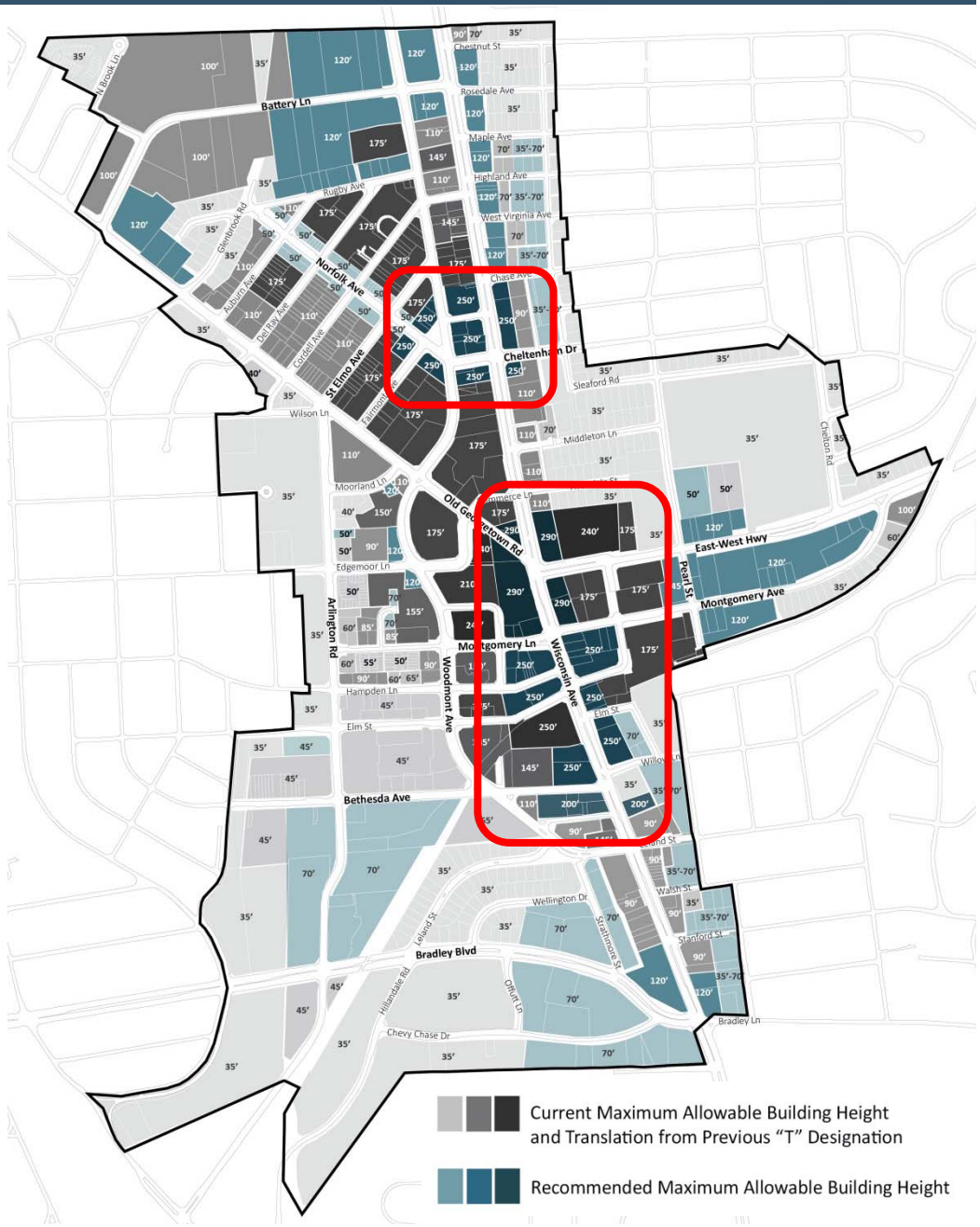


Urban Form

Target building height increases:

- Symbolic Center and Civic Gathering Spaces

200-290 ft.

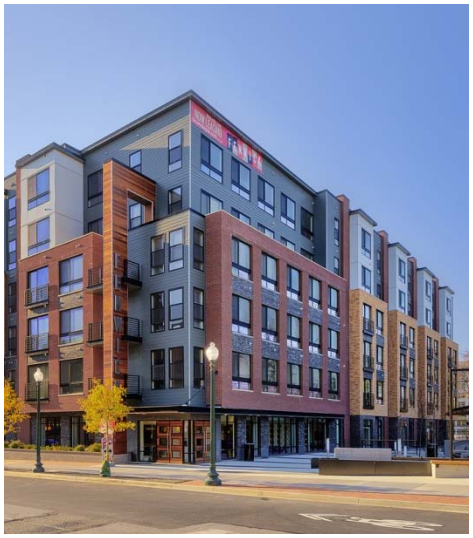


Urban Form

Target building height increases:

- Expanded/Emerging Centers of Activity

70-145 ft.

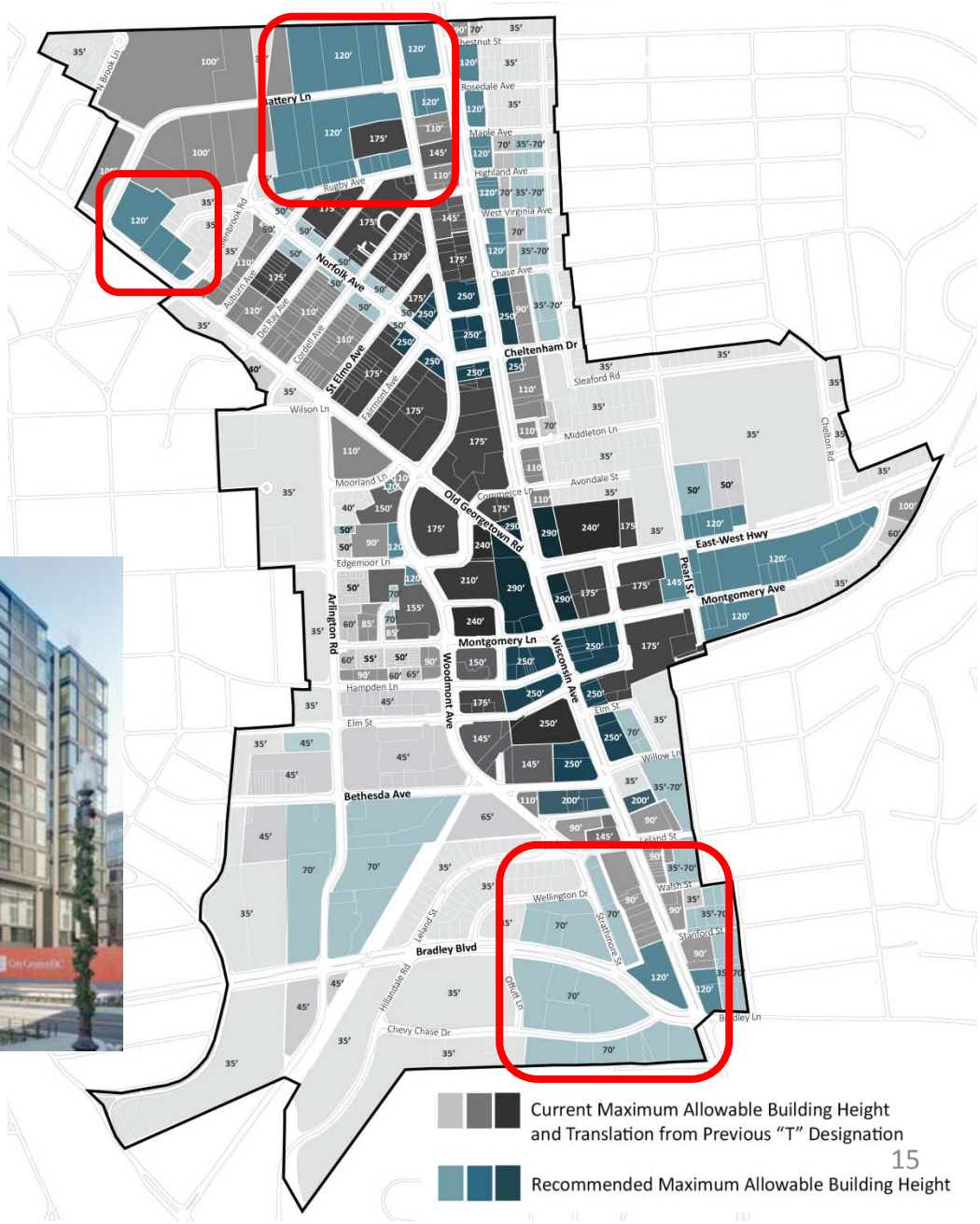


Urban Form

Target building height increases:

- Affordable Housing, Park Connectivity and Community Facilities

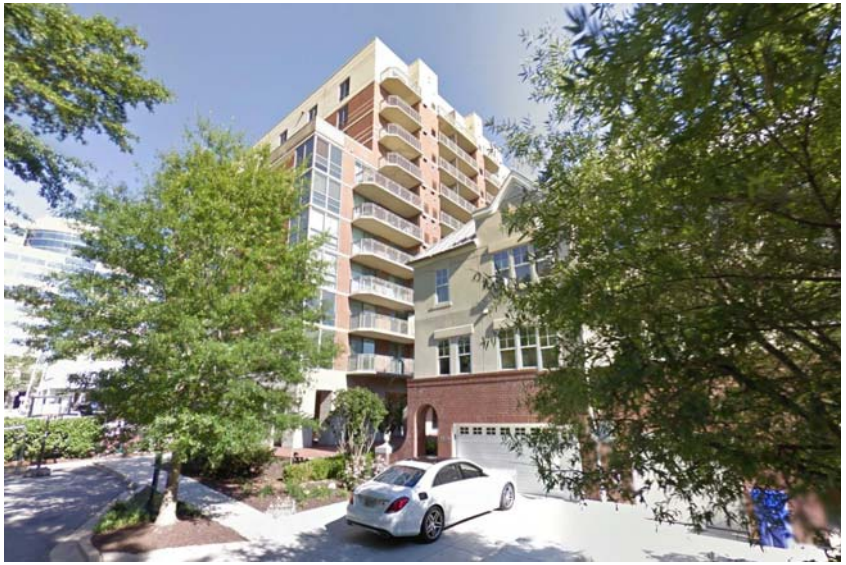
70-120 ft.



Urban Form

Preserve scale and character of specific areas and ensure **compatibility** of new development with surrounding neighborhoods.

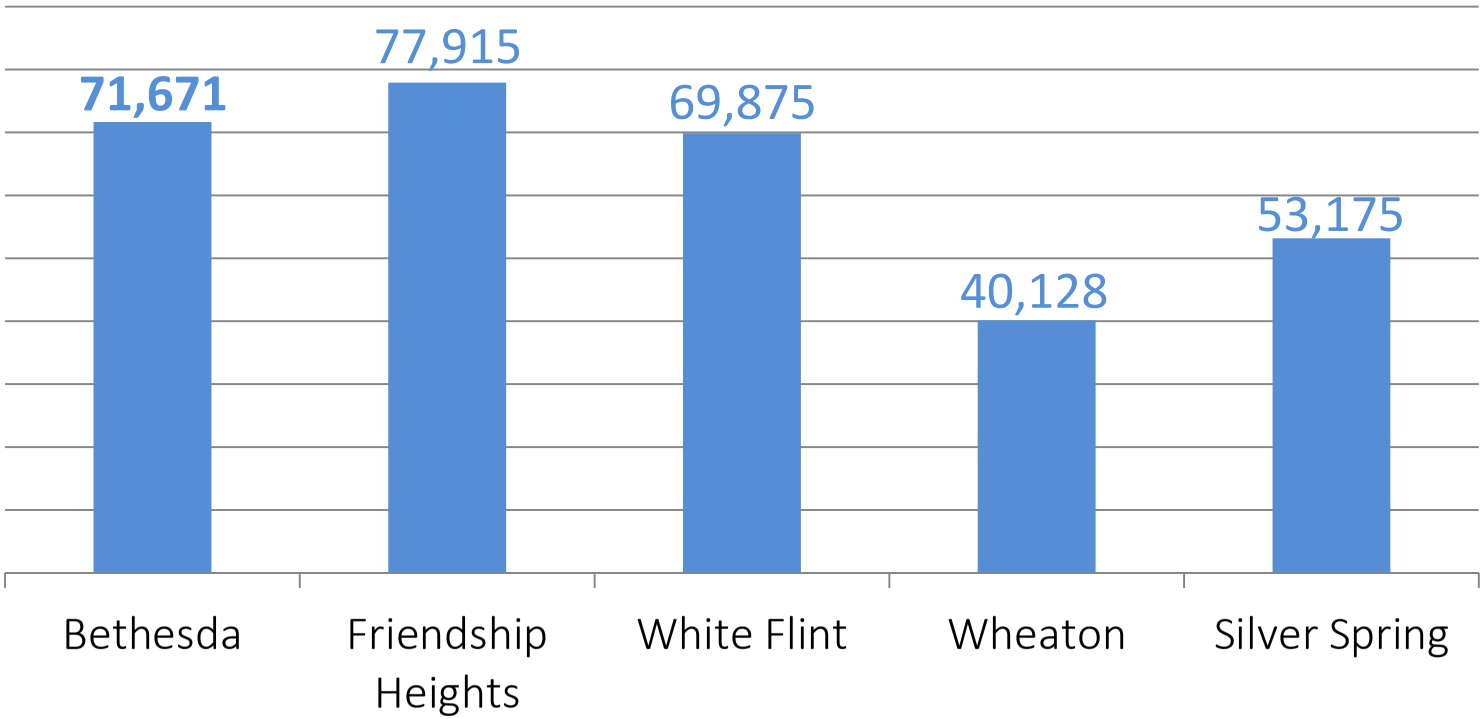
- Norfolk Avenue
- Eastern Greenway
- Edge districts/transition areas



Comparisons to other urban areas in the County

	Bethesda	Friendship Heights	White Flint	Wheaton	Silver Spring
Acreage of Planning Area	451.51	112.68	433.63	484.10	384.23
Sector Plan Vision Buildout (sf)	32,360,276	8,779,100	30,300,000	19,425,849	20,431,500
Nonresidential	16,210,321	3,633,400	12,900,000	7,665,849	11,521,500
Residential	16,149,955	5,145,700	17,400,000	11,760,000.00	8,910,000
Residential Units	18,220	4,490	14,500	9,408	8,100
Vision Buildout (sf/acre)	71,671	77,915	69,875	40,128	53,175

Vision Buildout Comparison (sf/acre)



Density

Density Tally

Bethesda Downtown Sector Plan		
Work Session Density Results as Recommended by the Board as of April 28, 2016		
DISTRICT	**Square Feet (SF) Reduced**	**Square Feet (SF) Added to Plan**
Wisconsin Ave	-35,069	549,002
Bethesda Row		4,196
Woodmont Triangle	-56,119	97,214
Pearl District		252,804
Arlington North		95,488
Arlington South		257,492
Battery Lane		1,093,621
Eastern Greenway		651,153
South Bethesda		0
TOTAL	**91,188**	**3,000,970**
NET ADDED DENSITY		**2,909,782**

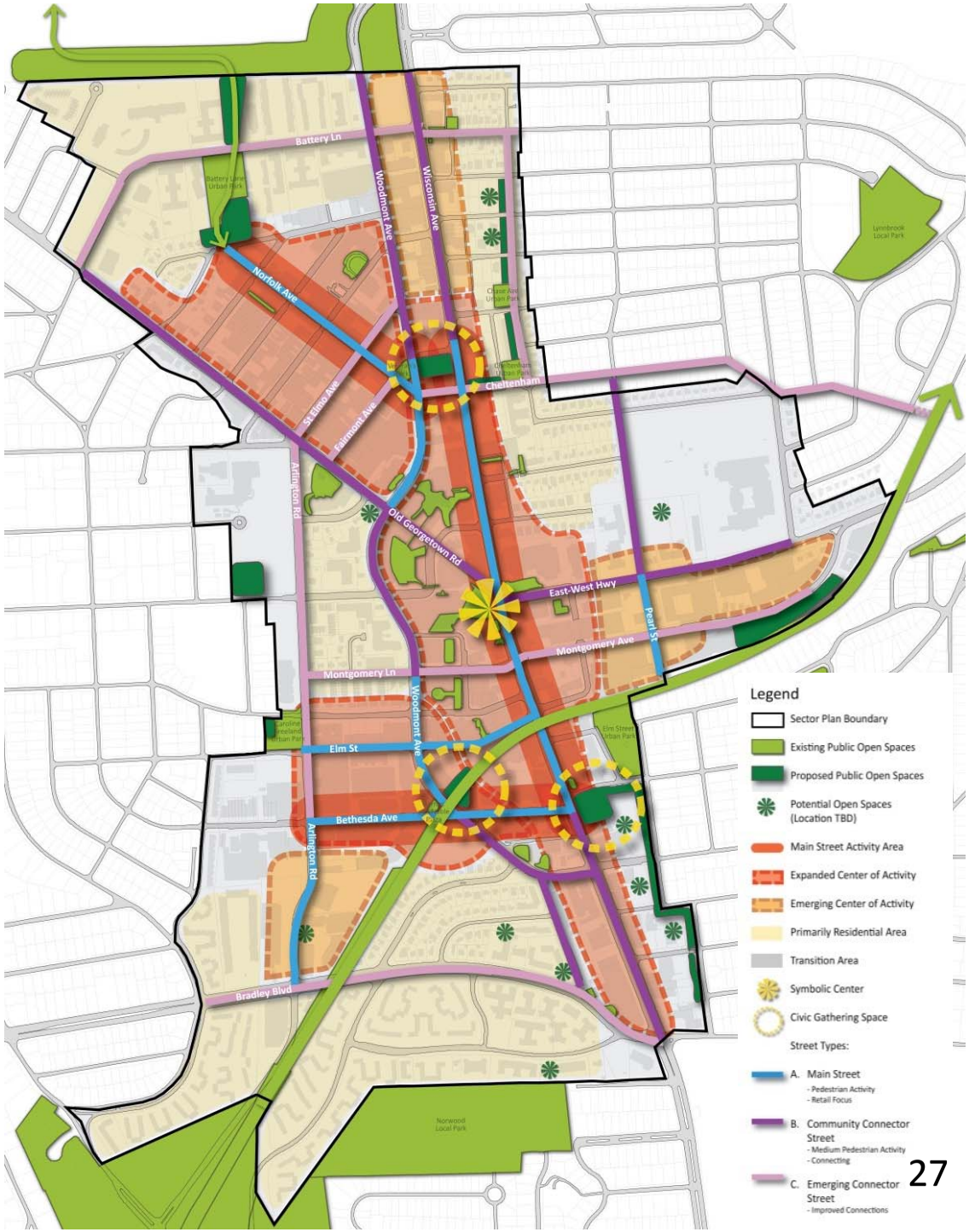
Net added density = **2,909,782 SF**

Strategies:

- **Expanded Center of Activity/Wisconsin Avenue Corridor** - Incentivize redevelopment with greater increase in density and height than other areas of the Plan
- **Edge Districts** – Balance opportunities for redevelopment and compatibility with adjacent neighborhoods by providing a transition through lower densities and lower building heights.
- **Other Plan Areas** – Modest increase in density and height for CR zones, roughly 20%.

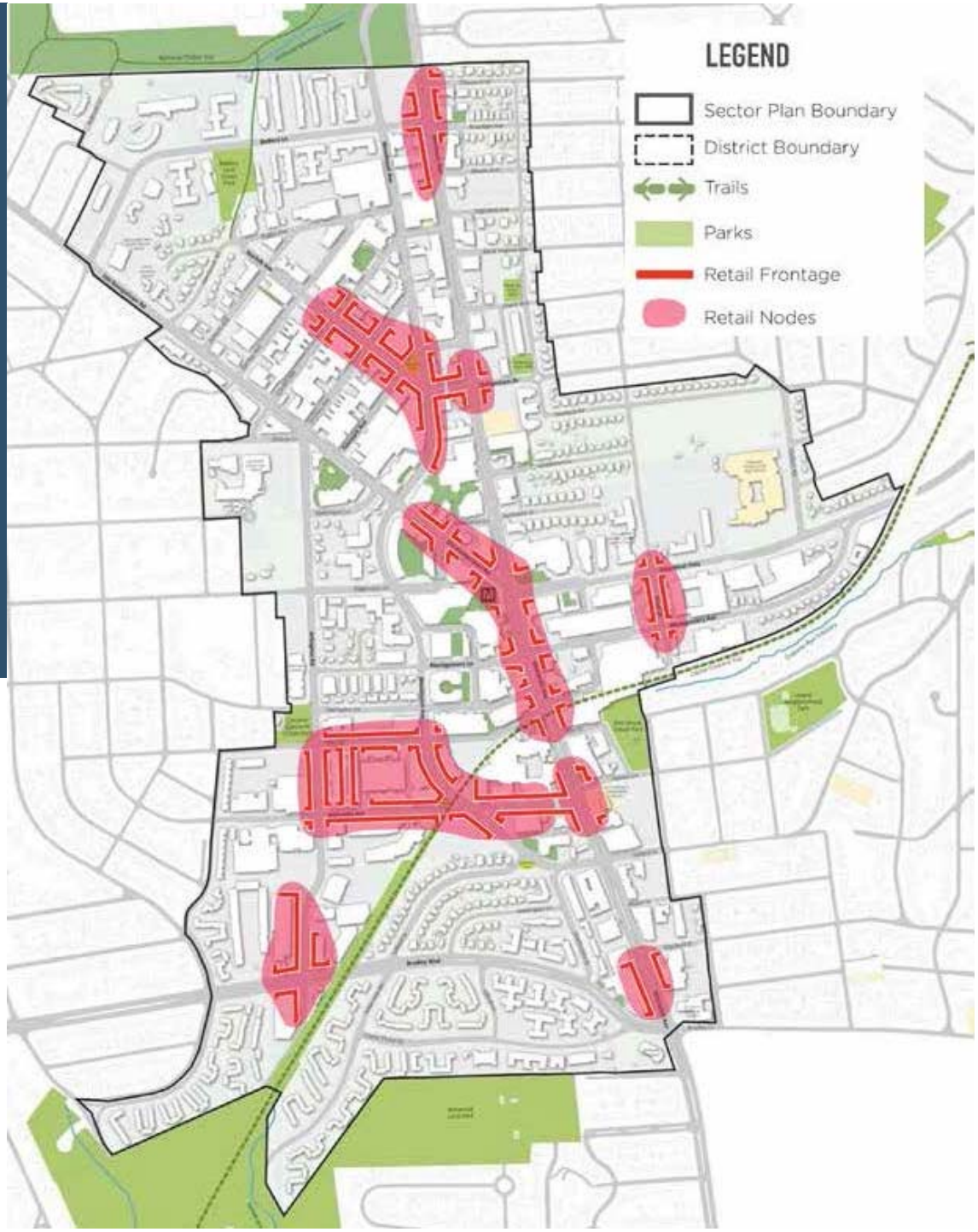
Concept Framework:

- Expanded Centers of Activity
- Emerging Centers
- Edges



Retail Study:

- 2034 Demand aligns with Expanding and Emerging centers



Density Allocation Strategy

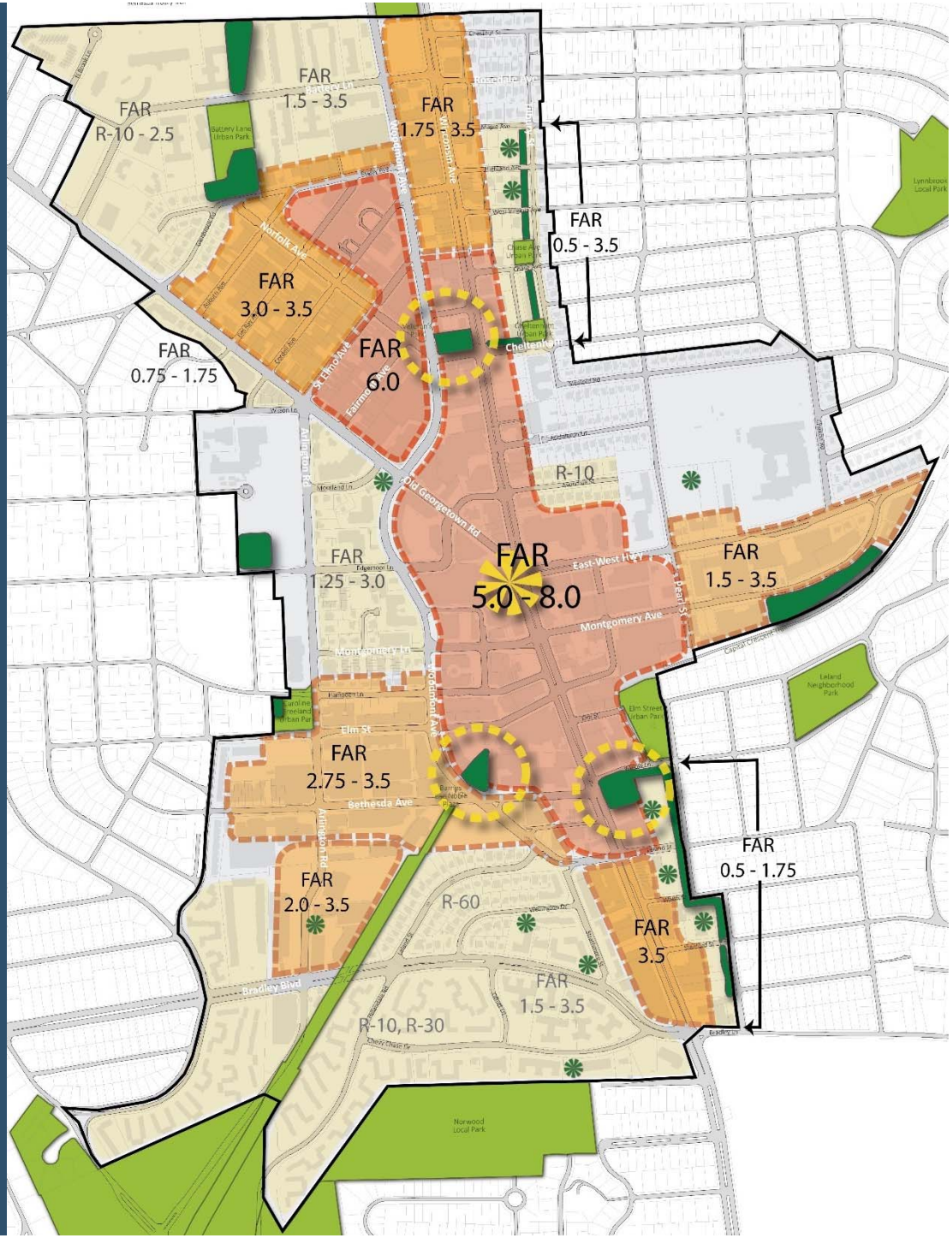
Expanded and Emerging Centers

(FAR 5.0-8.0)

(FAR 1.5-3.5)

Edges

(R-60 – 1.75)



Old CBD Zones – FAR & Height

OLD CBD Zones

ZONE	Total Max FAR	Building Height
CBD 0.5	1.5	45-60
CBD 1.0	3.0	60-90
CBD 2.0	5.0	143-200
CBD 3.0	8.0	200

Sector Plan

ZONE	Total Max FAR	Building Height
CR/CRT	1.5	45-70
CR	3.0	90-120
CR	4.0	145-174
CR	5.0	200
CR	6.0	250
CR	8.0	290

Bethesda
Downtown Plan

community identity | equity | habitat + health | access + mobility | water | energy + materials

Work Session #13 | Planning Board May 19, 2016

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Takeaways – Agree on…

1. Basic outline for Option 3
2. Priority Sending Site Incentives and whether to add or remove sites
3. CR Benefit Point Priorities
4. Affordable Housing Recommendations
5. Park Impact Payment Methodology
6. Direction for next work session

Bethesda Overlay Zone

Option 3: Bethesda Overlay Zone

- Zone individual properties CR with the currently mapped density limit and the heights determined by the Board during its work sessions.
- Properties rezoned to a CR, CRT, or CRN zone will retain CR zoning designation, but will be translated to the density equal to its former zone.
- Cover all properties with the Bethesda Overlay Zone.

Option 3: Three ways to exceed mapped density

a.

Density Averaging

- Current Zoning Rules Apply

b.

Bethesda Overlay Zone Pool

- Park Impact Payment
- 15% MPDU Requirement
- Design Review Panel

c.

Priority Sending Sites

- Incentives to buy density from these sites

Option 3b: Bethesda Overlay Zone Pool

Requirements:	• Park Impact Payment • 15% MPDU Requirement • Design Review Panel • Provide __% below the minimum parking required
Affordable Housing (MPDUs):	• MPDU square footage does not count against the FAR (same as CR zone today) • No additional height given with MPDUs outside of the HPA <u>or</u> no height increases in areas adjacent to single family neighborhoods
Process:	• Board may approve a project that exceeds the mapped CR density • For the Board to approve a project with bonus density it must find that no more than a total of 32.4 million SF has been approved • Project receiving bonus density must go to permit within 24 months of receiving site plan approval

Option 3c: Priority Sending Sites

Working Draft Incentives:

- Lift the 0.25-mile restriction
- Eliminate the requirement for a common sketch plan

Possible Additional Incentives:

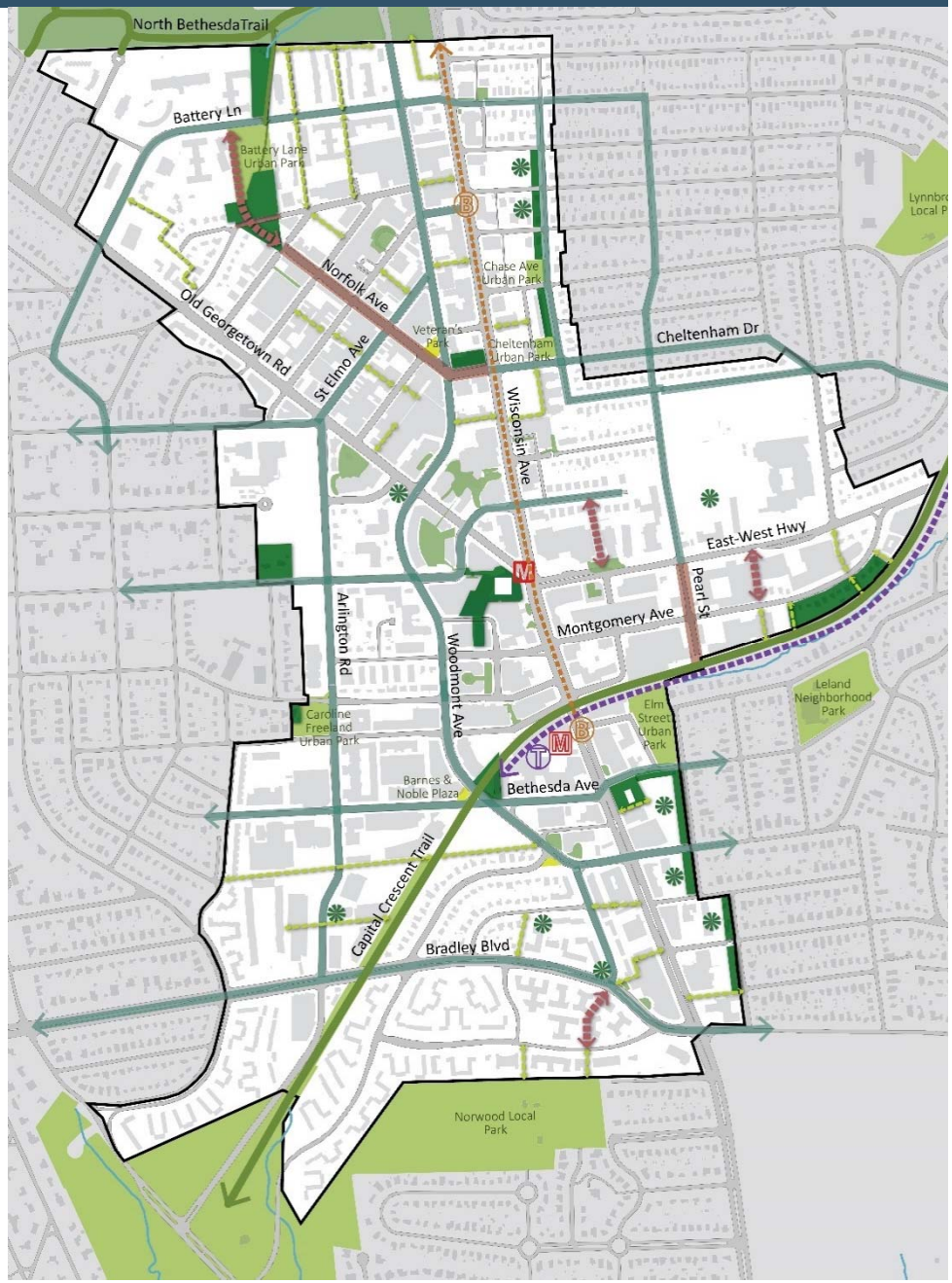
- Remove the BLT requirement for priority sending site density
- Eliminate the 15 percent MPDU requirement for priority sending site density, and leave it at the mandatory 12.5 percent
- Remove Park Amenity Payment
- Add a small multiplier

Park Impact Payment

Parks Impact Payment

- Who should pay for acquisition and development of BDP parks?
  - Primarily new development via the Park Impact Fee
  - Balance of Impact Fee and general tax base via CIP

- What basis should set the value of the Park Impact Payment?
  - Cost of estimated acquisition and development
  - Market rate for density purchases



Bethesda
Downtown Plan

community identity | equity | habitat + health | access + mobility | water | energy + materials

Work Session #13 | Planning Board May 19, 2016

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Priority Sending Sites

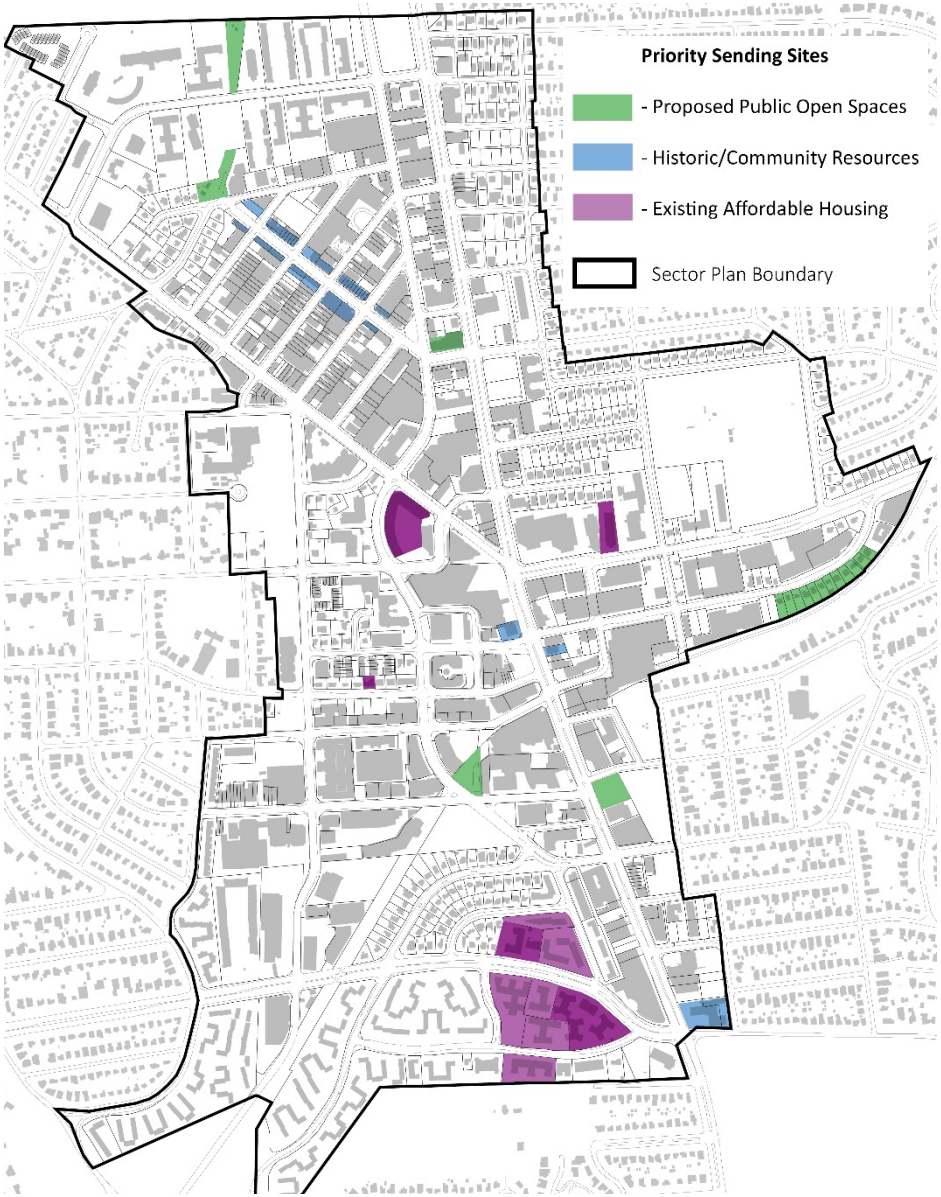
Priority Sending Sites

Working Draft Incentives:

- Lift the 0.25-mile restriction
- Eliminate the requirement for a common sketch plan or site plan

Staff Recommendation for additional incentives:

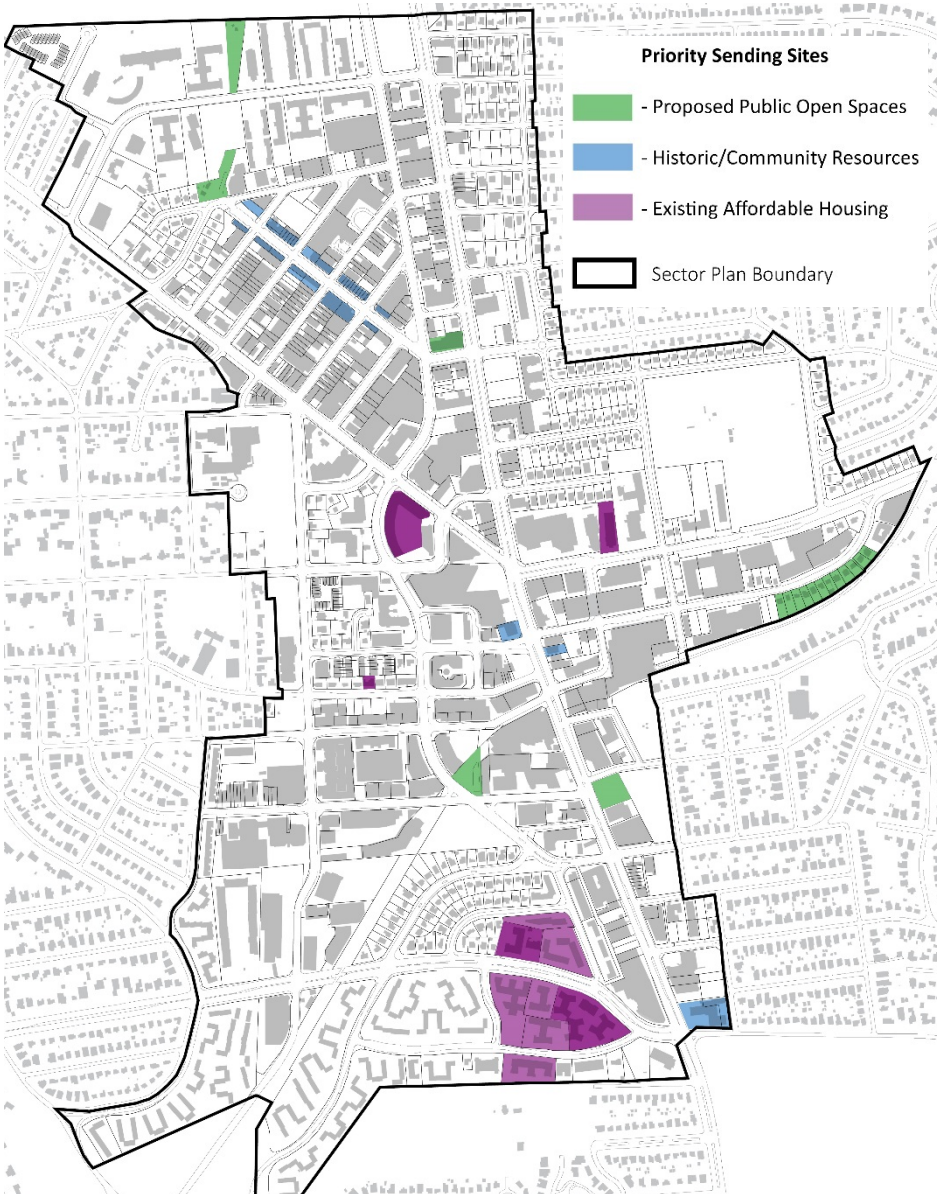
- Remove the BLT requirement for priority sending site density
- Eliminate the 15 percent MPDU requirement for priority sending site density, and leave it at the mandatory 12.5 percent
- Remove Park Amenity Payment



Priority Sending Sites

BLT requirement calculation:

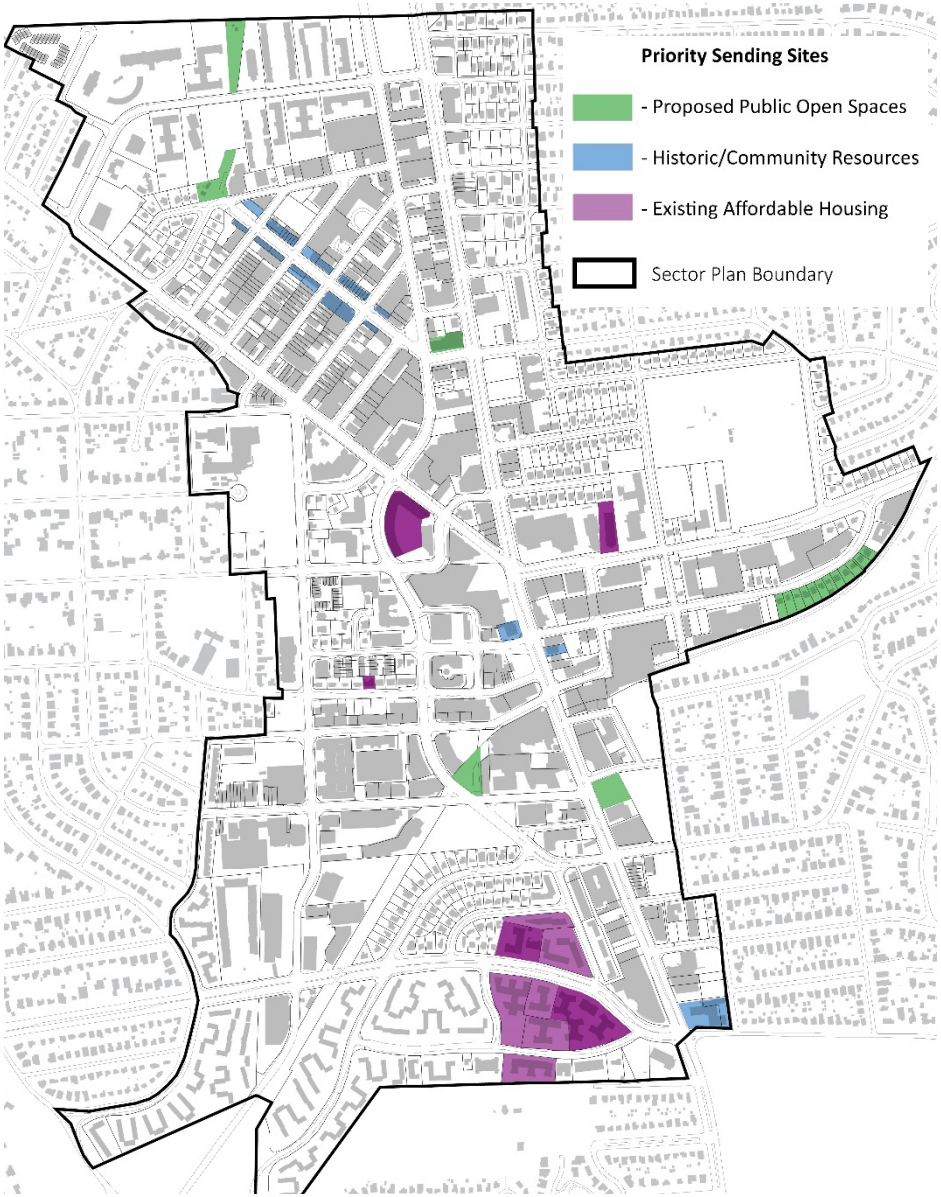
- Applicant must purchase BLT easements equal to 7.5% of incentive density floor area
- 31,500SF incentive density equals 1 BLT
- Available density to sell = 1.18M SF
- 1.18M SF X 0.075 = 88,500SF
- 88,500/31,500 = 2.80 BLTs lost



Priority Sending Sites

additional incentives (not recommended):

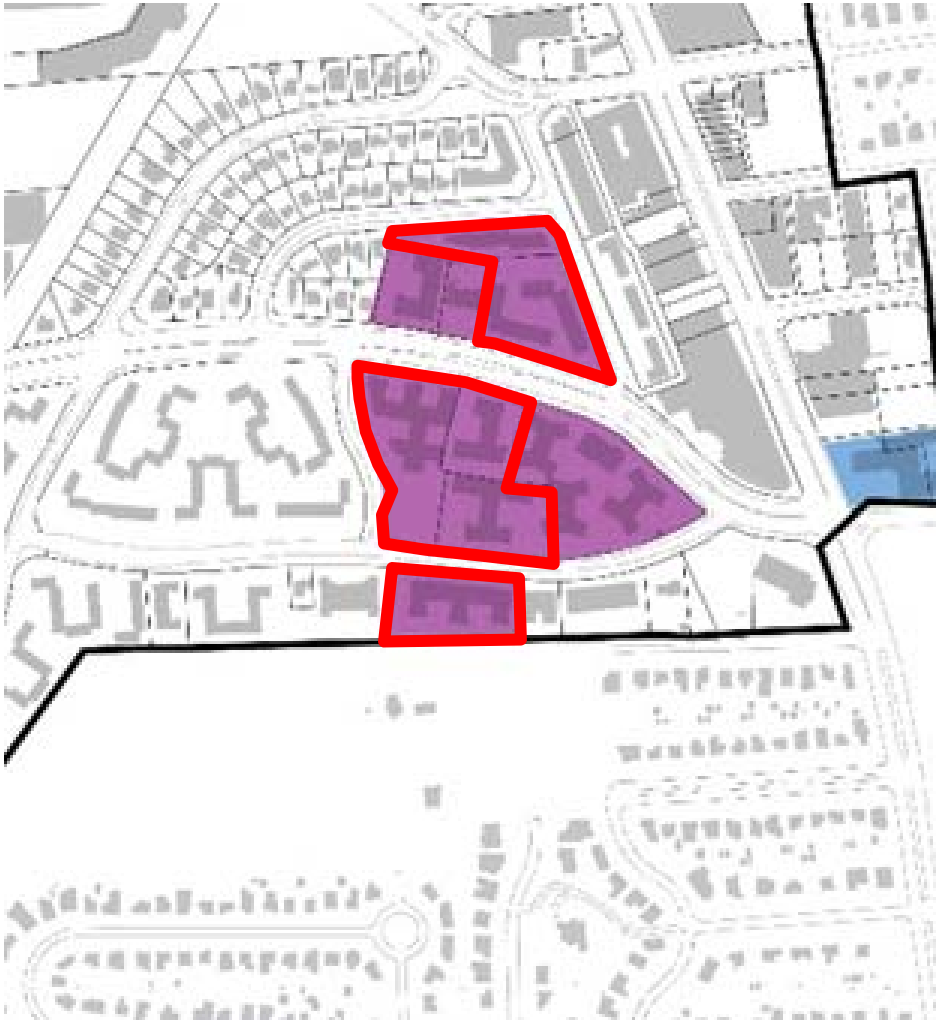
- Reduce CR benefit points from 150 to 100.
- Eliminate impact tax and TPAR
- Eliminate or reduce development-related fees/charges
- Do not require that all development rights (on PSS) be extinguished before approval of any plan and that no surface parking lot be allowed on a PSS site
- Allow receiving site to exceed its mapped height when transferred from a PSS site
- Density multiplier



Priority Sending Sites

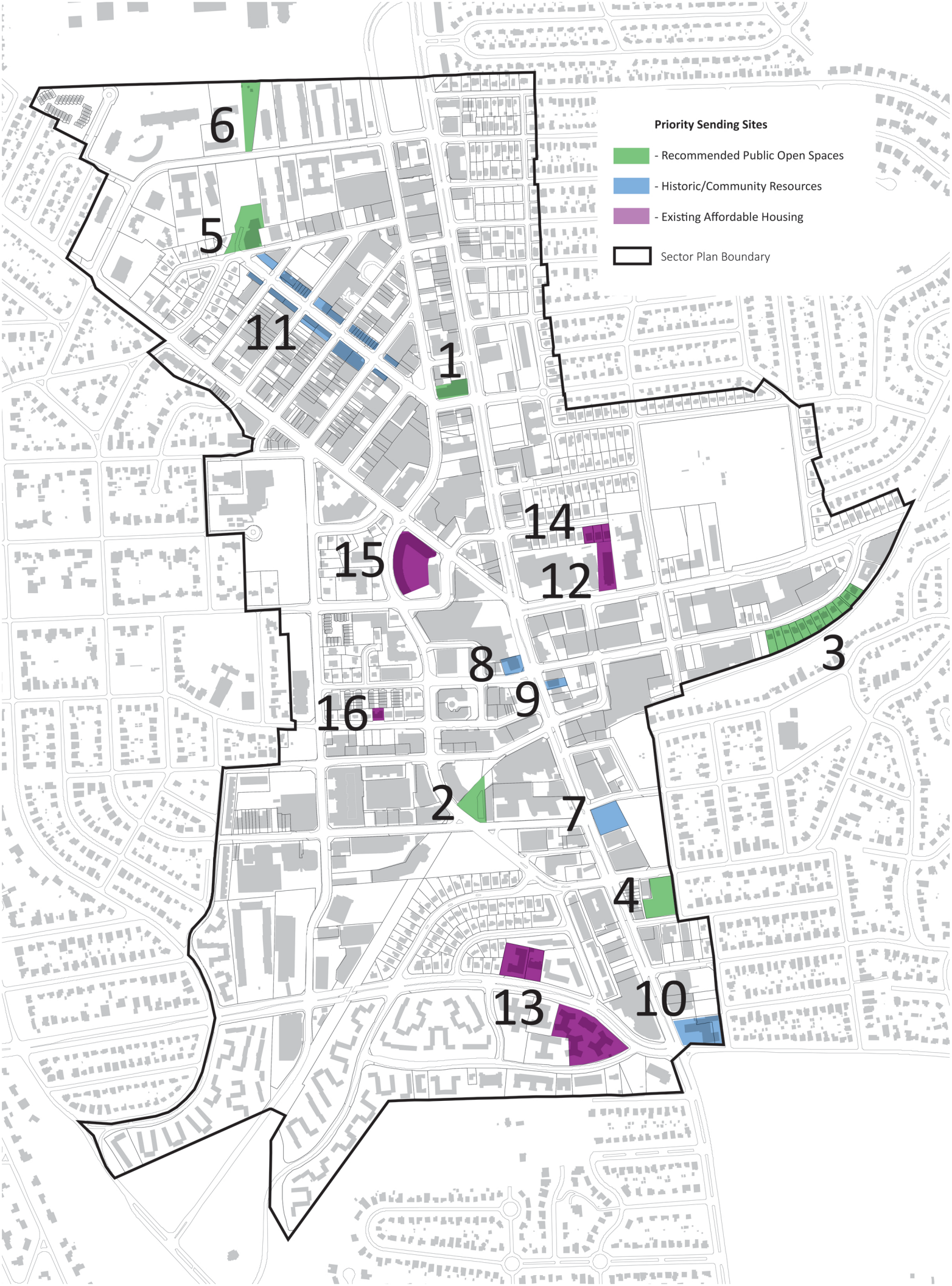
Staff Recommendation

- Remove Aldon sites in South Bethesda as PSS



	ACCT#	Description	Property Owner	Lot Size (GIS)	SDAT GFA	Current Zone	FAR of Existing Structure	Proposed FAR per Master Plan	Leftover FAR Available to Sell	Leftover Square Footage Available to Sell
Site 1	00551007	OFFICE BUILDING	BREDICE LLC ET AL TR	5,275.00	8,530	CR-3.0 C-1.0 R-2.75 H-120 T	1.62	3	1.38	7,295.00
	00551018	RETAIL/OFFICE UP	GOLDBERG CHARLES H FAMILY TR	9,729.00	17,338	CR-3.0 C-1.0 R-2.75 H-120 T	1.78	8	6.22	60,494.00
	00551667	STORE-RETAIL	GOLDENHORN DONNA ET AL TR	2,328.70	4,018	CR-3.0 C-1.0 R-2.75 H-120 T	1.73	8	6.27	14,611.60
									Subtotal	**82,400.60**
Site 2	C000084	OPEN SPACE AT INTERSECTION OF BETHESDA AND WOODMONT	NOT LISTED	18,798.02	0 (temp. structures)	CR-5.0 C-5.0 R-5.0	0.00	6	5.00	93,990.10
	00429373	OPEN SPACE AT INTERSECTION OF BETHESDA AND WOODMONT	STREET RETAIL INC	4,901.58	0 (temp. structures)	CR-5.0 C-5.0 R-5.0	0.00	6	5.00	24,507.91
									Subtotal	**118,498.00**
Site 3	00426040	OFFICE - CONVERTED DWELLING	RADHAKRISHNAN BELUR K TR	8,250.05	1,533	CRN-0.5 C-0.5 R-0.25 H-35	0.19	0.5	0.50	4,125.03
	00433284	OFFICE - CONVERTED DWELLING	RADHAKRISHNAN BELUR K ET AL TR	8,405.12	1,452	CRN-0.5 C-0.5 R-0.25 H-35	0.17	0.5	0.50	4,202.56
	00437852	OFFICE - CONVERTED DWELLING	RADHAKRISHNAN BELUR K ET AL TR	7,652.60	1,476	CRN-0.5 C-0.5 R-0.25 H-35	0.19	0.5	0.50	3,826.30
	00435261	OFFICE - CONVERTED DWELLING	4330 MONTGOMERY AVENUE LLC	7,054.53	1,714	CRN-0.5 C-0.5 R-0.25 H-35	0.24	0.5	0.50	3,527.26
	00425876	OFFICE - CONVERTED DWELLING	4328 MONTGOMERY LIMITED	6,708.56	3,360	CRN-0.5 C-0.5 R-0.25 H-35	0.50	0.5	0.50	3,354.28
	00422576	OFFICE - CONVERTED DWELLING	CHAMPION REAL ESTATE VENTURES	6,854.17	1,896	CRN-0.5 C-0.5 R-0.25 H-35	0.28	0.5	0.50	3,427.09
	00416928	OFFICE BUILDING	F A SERVICES LLC	6,443.01	1,456	CRN-0.5 C-0.5 R-0.25 H-35	0.23	0.5	0.50	3,221.50
	00567457	OFFICE - CONVERTED DWELLING	4314 MONTGOMERY LLC	6,429.43	1,920	CRN-0.5 C-0.5 R-0.25 H-35	0.30	0.5	0.50	3,214.72
	00566794	OFFICE - CONVERTED DWELLING	SERRA JOSE M TRUST	6,906.61	2,022	CRN-0.5 C-0.5 R-0.25 H-35	0.29	0.5	0.50	3,453.30
	00566511	OFFICE - CONVERTED DWELLING	SERRA JOSE M TRUST	6,365.21	792	CRN-0.5 C-0.5 R-0.25 H-35	0.12	0.5	0.50	3,182.61
	00567366	OFFICE - CONVERTED DWELLING	4308 MONTGOMERY AVE LLC	6,036.79	1,483	CRN-0.5 C-0.5 R-0.25 H-35	0.25	0.5	0.50	3,018.40
	00566932	OFFICE - CONVERTED DWELLING	KALDIS SPIROS N	5,736.14	1,526	CRN-0.5 C-0.5 R-0.25 H-35	0.27	0.5	0.50	2,868.07
									Subtotal	**41,421.11**
Site 4	00471452	PARKING LOT #10	MONTGOMERY COUNTY	41,388.00	0	R-60	0.00	3.5	2.50	103,470.00
									Subtotal	**103,470.00**
Site 5	03255112	LOT 633 ON RUGBY	GNRW PROPERTIES LLC	25,733.00	30,204	CRN 0.5, C-0.5, R-0.25, H-35	1.17	3.5	2.33	59,861.50
									Subtotal	**59,861.50**
Site 6	00524301 (partial)	GLEN LANE	GLEN LANE LLC	39,246.00	0	R-10	0.00	1.5	0.50	19,623.00
									Subtotal	**19,623.00**
									Total Proposed Public Open Space PSS Square Footage to Sell	**425,274.21**
Site 7	00430521	FARM WOMEN'S MARKET SITE	MONTGOMERY FARM WOMENS MARKET	30,002.66	4,050	CR-3.0 C-2.0 R-2.75 H-35 T	0.13	6	5.00	150,013.30
									Subtotal	**150,013.30**
Site 8	00490661	POST OFFICE	7400 WISCONSIN LLC	12,857.72	9,531	CR-8.0 C-6.0 R-7.5 H-145 T	0.74	8	7.00	90,004.07
									Subtotal	**90,004.07**
Site 9	00516334	BROOKS PHOTOGRAPHERS	PHEASANDON LLC	7,344.46	6,704	CR-5.0 C-4.0 R-4.75 H-145 T	0.91	5	4.00	29,377.84
									Subtotal	**29,377.84**
Site 10	00524094	CHURCH, SCHOOL, BASKETBALL COURT AND VESTRY	VESTRY NORWOOD PARISH	14,269.51	0	R-60	0.00	2.25	1.25	17,836.89
	00524083	ST. JOHN'S EPISCOPAL CHURCH	VESTRY NORWOOD PARISH	39,146.97	27,216	CR-3.0 C-2.0 R-2.75 H-75 T	0.70	2.25	1.25	48,933.71
									Subtotal	**66,770.60**
Site 11	02460200	VACANT	JAFFE MICHELE J ET AL TR	1,279.09	0	CR-3.0 C-1.0 R-2.75 H-90 T	0.00	3	2.00	2,558.17
	00551417	RESTAURANT	JAFFE MICHELE J ET AL TR	4,586.63	968	CR-3.0 C-1.0 R-2.75 H-90 T	0.21	3	2.00	9,173.25
	00552456	RESTAURANT	GNRW PROPERTIES LLC	6,368.66	2,520	CR-3.0 C-1.0 R-2.75 H-90 T	0.40	3	2.00	12,737.31
	00551020	RESTAURANT	BANDUNG TRADING COMPANY INC	2,309.83	995	CR-3.0 C-1.0 R-2.75 H-90 T	0.43	3	2.00	4,619.66
	00553507	STORE-RETAIL	CONLEY THOMAS W ET AL TR	1,471.42	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.68	3	2.00	2,942.83
	00552970	STORE-RETAIL	SIACHOS C M & ANNA	1,407.85	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.71	3	2.00	2,815.69
	00551645	STORE-RETAIL	GALVAGNA JAMES R TR	1,329.65	1,050	CR-3.0 C-1.0 R-2.75 H-90 T	0.79	3	2.00	2,659.29
	00551895	RESTAURANT	KADOW KEVIN A & MARY K B	1,251.59	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.80	3	2.00	2,503.17
	00552786	RESTAURANT	CONLEY THOMAS W ET AL TR	1,243.88	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.80	3	2.00	2,487.76
	00551428	STORE-RETAIL	WANSHI PROPERTIES LLC	1,240.46	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.81	3	2.00	2,480.93
	00552194	STORE-RETAIL	SIACHOS CONSTANTINOS M & A C	1,232.89	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.81	3	2.00	2,465.79
	00552981	STORE-RETAIL	SIACHOS CONSTANTINOS M &A C	1,215.76	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.82	3	2.00	2,431.52
	00552057	RESTAURANT	QUANG NGUYEN H ET AL TR	1,239.23	1,050	CR-3.0 C-1.0 R-2.75 H-90 T	0.85	3	2.00	2,478.46
	00552640	RESTAURANT	JEMALS PHILLIPS LLC	8,348.21	7,427	CR-3.0 C-1.0 R-2.75 H-90 T	0.89	3	2.00	16,696.42
	00552070	RESTAURANT	GINEPRO ARCIDE ET AL	1,138.82	1,025	CR-3.0 C-1.0 R-2.75 H-90 T	0.90	3	2.00	2,277.64
	00552068	RESTAURANT	GINEPRO ARCIDE ET AL	1,082.11	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	0.92	3	2.00	2,164.22
	00553655	STORE-RETAIL	FURR EDWARD B JR & K A	1,035.41	1,050	CR-3.0 C-1.0 R-2.75 H-90 T	1.01	3	1.99	2,056.23
	00552115	STORE-RETAIL	ROBERT LIMON INC	1,364.57	2,000	CR-3.0 C-1.0 R-2.75 H-90 T	1.47	3	1.53	2,093.72
	00553143	STORE-RETAIL	NOR-COR PROPERTIES LLC	4,676.17	7,132	CR-3.0 C-1.0 R-2.75 H-90 T	1.53	3	1.47	6,896.50
	00551838	RETAIL/OFFICE UP	BETHESDA ST ELMO L L C	3,746.57	6,000	CR-3.0 C-1.0 R-2.75 H-90 T	1.60	5	3.40	12,732.83
	00550708	RETAIL/OFFICE UP	NORFOLK LLC	3,762.62	6,300	CR-3.0 C-1.0 R-2.75 H-90 T	1.67	3	1.33	4,987.87
	03523108	RESTAURANT	NORFOLK-CORDELL II LLC	5,794.37	9,975	CR-3.0 C-1.0 R-2.75 H-90 T	1.72	3	1.28	7,408.12
	00553644	RETAIL/OFFICE UP	WYBLE JOHN T ET AL	3,325.72	6,300	CR-3.0 C-1.0 R-2.75 H-90 T	1.89	3	1.11	3,677.17
	00552547	RETAIL/OFFICE UP	8100 NORFOLK TRIANGLE LLC	3,144.34	6,148	CR-3.0 C-1.0 R-2.75 H-90 T	1.96	3	1.04	3,285.02
	00551337	RESTAURANT	CONROY ANAIS	485.87	1,000	CR-3.0 C-1.0 R-2.75 H-90 T	2.06	3	0.94	457.61
	00550798	OFFICE BUILDING	BETHESDA REAL ESTATE	3,160.98	6,510	CR-3.0 C-1.0 R-2.75 H-90 T	2.06	3	0.94	2,972.93
	00552651	OFFICE BUILDING	JEMAL'S PHILLIPS LLC	9,177.26	102,761	CR-3.0 C-1.0 R-2.75 H-90 T	11.20	3	0.00	0.00
	00551268	RETAIL/OFFICE UP	LIMBER XANTHIPPI ET AL TR	2,554.98	3,800	CR-3.0 C-1.0 R-2.75 H-90 T	1.49	5	3.51	8,974.88
	02756198	PARKING LOT	F & L ASSOCIATES LTD PTNSHP	6,115.04	0	CR-3.0 C-1.0 R-2.75 H-90 T	0.00	3	3.00	18,345.11
									Subtotal	**147,380.12**
									Total Historic/Community Resources PSS Square Footage to Sell	**483,545.92**
Site 12	00431855	WAVERLY HOUSE	HOC	31,822.55	124,410	CR-3.0	3.91	5	1.09	34,702.75
									Subtotal	**34,702.75**
Site 13	C000255	BARCLAY	HOC	108,425.00	173,800	R-10	1.60	3	1.40	151,475.00
	00416633	MULTI-FAMILY 4733 BRADLEY (14 DU)	4733 BRADLEY BLVD LLC	18,711.66	15,400	R-10	0.82	1.5	0.50	9,355.83
	00418723	MULTI-FAMILY 4743 BRADLEY (28 DU)	INVESTORS BRADLEY BLVD, LLC	30,954.59	30,800	R-10	1.00	1.5	0.50	15,631.89
									Subtotal	**176,462.71**
Site 14	00433546	SINGLE-FAMILY	HOC	6,525.13	7,700	R-10	1.18	3	1.82	11,875.39
	00433557	SINGLE-FAMILY	HOC	5,987.31	7,700	R-10	1.29	3	1.71	10,261.93
	00433568	SINGLE-FAMILY	HOC	6,729.41	7,700	R-10	1.14	3	1.86	12,488.23
									Subtotal	**34,625.55**
Site 15	C000320	METROPOLITAN (HOC)	HOC	75,100.00	338,800	CR-5.0 C-1.0 R-5.0 H-145 T	4.51	6	1.49	111,800.00
									Subtotal	**111,800.00**
Site 16	03666628	LASKO MANOR	HOC	6,743.38	13,236	CR-1.75	1.96	2.75	0.79	5,308.30
									Subtotal	**5,308.30**
									Total Existing Affordable Housing PSS Square Footage to Sell	**362,899.30**

Total Proposed Public Open Space PSS Square Footage	**425,274.21**
Total Historic/Community Resources PSS Square Footage	**483,545.92**
Total Existing Affordable Housing PSS Square Footage	**362,899.30**
GRAND TOTAL PSS SQUARE FOOTAGE	**1,271,719.44**


Priority Sending Sites
- Recommended Public Open Spaces
- Historic/Community Resources
- Existing Affordable Housing
Sector Plan Boundary
6
5
11
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Bethesda Overlay Zone

Bethesda Overlay Zone

Requirements:	• Park Impact Payment • 15% MPDU Requirement • Design Review Panel
Affordable Housing (MPDUs):	• MPDU square footage does not count against the FAR (same as CR zone today) • No additional height given with MPDUs outside of the HPA boundary
Process:	• Board may approve a project that exceeds the mapped CR density • For the Board to approve a project with additional density it must find that no more than a total of 32.4 million SF has been approved • Project receiving additional density must go to permit within 24 months of receiving site plan approval

How Buildings are Approved in Bethesda

HOW ARE BUILDINGS APPROVED IN BETHESDA?

How much square footage is allowed?

STANDARD METHOD/ BY-RIGHT DEVELOPMENT

1 FAR OR LESS

Development up to 1 FAR is allowed by right, and does not need to be approved by the Planning Department, allowing developers to immediately apply for a building permit.

END

OPTIONAL METHOD DEVELOPMENT

MORE THAN 1 FAR

Development up to the FAR shown on the zoning map requires at least 100 CR public benefit points.

Do you want to exceed density shown on the zoning map?

NO

END

YES

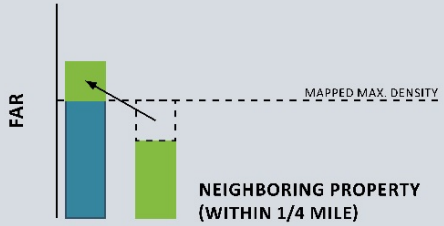
BETHESDA OVERLAY ZONE

The Bethesda Master Plan recommends new maximum heights, but left maximum densities unchanged. Developers may apply for an allocation of "bonus density" allowing developments to exceed their density shown on the zoning map in order to reach the maximum heights shown on the zoning map.

OPTIONS TO EXCEED MAPPED DENSITY

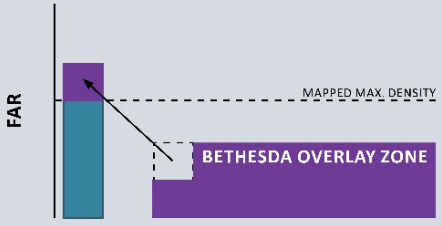
A DENSITY AVERAGING

Density may be averaged between properties within 1/4 mile of each other under the current zoning code. This may be done to acquire additional density to exceed the mapped FAR and reach mapped heights.



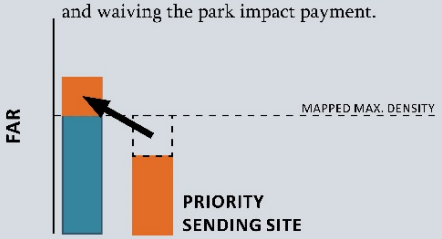
B BETHESDA OVERLAY ZONE

To acquire bonus density from this finite pool, developments must pay a Park Impact Payment, have 15% MPDUs, and are subject to a Design Review Panel.

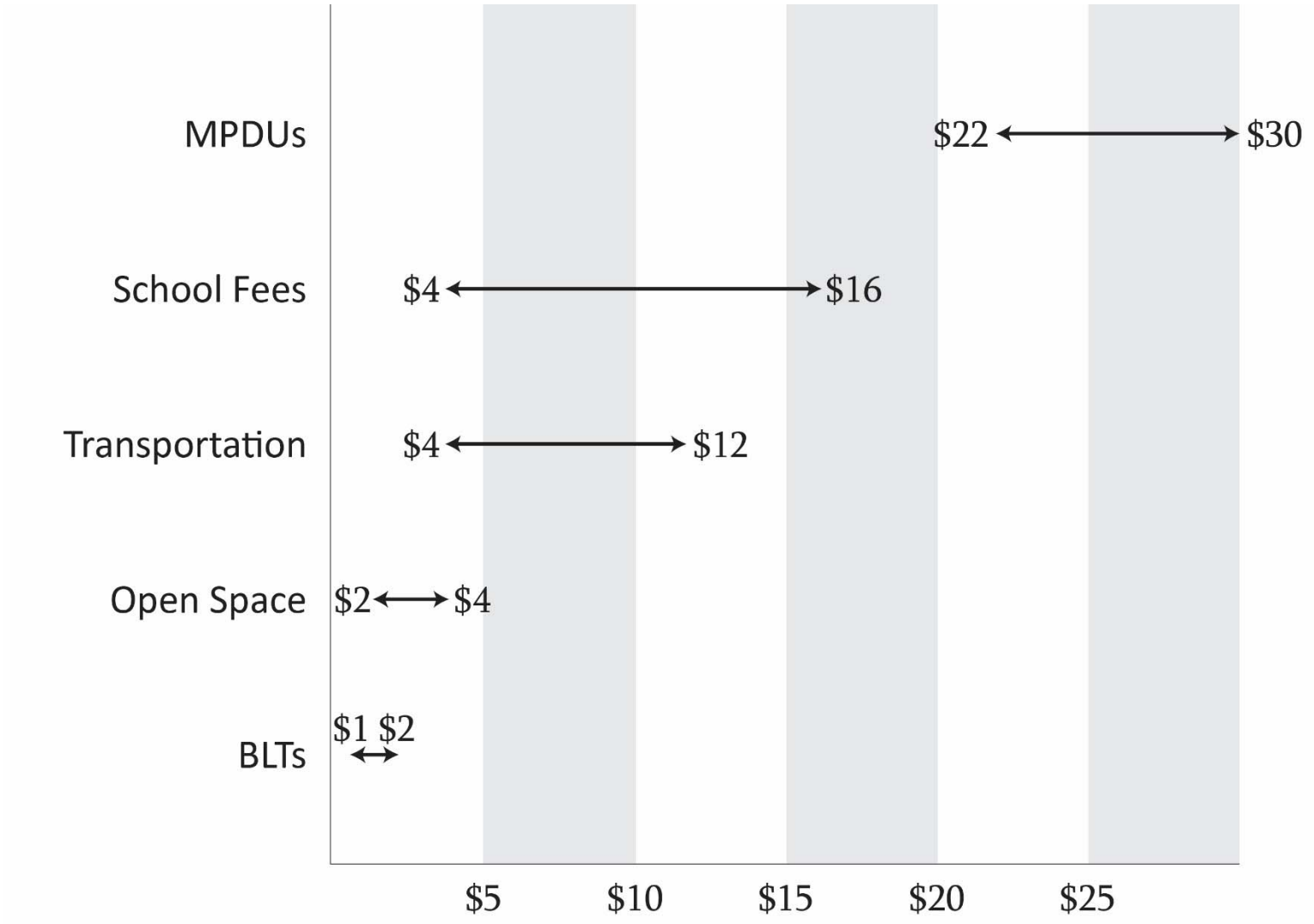


C PRIORITY SENDING SITES

The priority sending sites option is density averaging with some additional incentives. These include lifting the 1/4 mile restriction, elimnating the requirement for sketch plan or site plan, removing the BLT requirement, eliminating the 15% MPDU requirement, and waiving the park impact payment.



Cost of Typical Exactions (Sample)



Cost of Density – Regional Benchmarking

District of Columbia

- Combined Lot Density: ~$27 - $38/PSF
  - Essentially density averaging

Arlington County

- Bonus Density: ~$50 – $80/PSF
  - Paid in form of public improvements
  - Only in Rosslyn & Crystal City

Around the Region

Fairfax County Parks:

- Provide a monetary contribution to Fairfax County for public park creation and/or improvements to serve Tysons.
- A land bank/funding bank for parks should be established to make it possible to dedicate space for larger parks.
- Offsite Improvements – Improvements to publicly owned land (such as the Metro station plazas, existing stream valley parkland, and school property) may be made or funded by developers to offset a shortfall in providing new urban park spaces onsite within a development.
- One full size athletic field for every 4.5 million square feet of development, to be dedicated and/or paid for primarily by new development
- Most new athletic fields serving Tysons will be constructed or funded by private redevelopment. Redevelopment applications involving large land consolidations (i.e. greater than 10 acres) are expected to provide land onsite or nearby where athletic field facilities can be built.

Park Impact Payment – Offset Options

1. **Reduce** the public use space requirement as an offset for the PIP.

- Both the public use space and the PIP contribute to the same goal.
- Reducing the public use space requirement gives property owners greater flexibility in how to design the ground level building footprint.
- Currently, when a property owner buys out of their public use space requirement, the cost is $35.00/SF.

2. **Reduce** Development Application Fee on the bonus density (this would affect the Planning Department budget, but it is something we can control, unlike other impact taxes, etc.).

Summary of the Plan

3. **Eliminate** the PIP if land is dedicated to the Parks Department for a master plan designated public open space/park space.

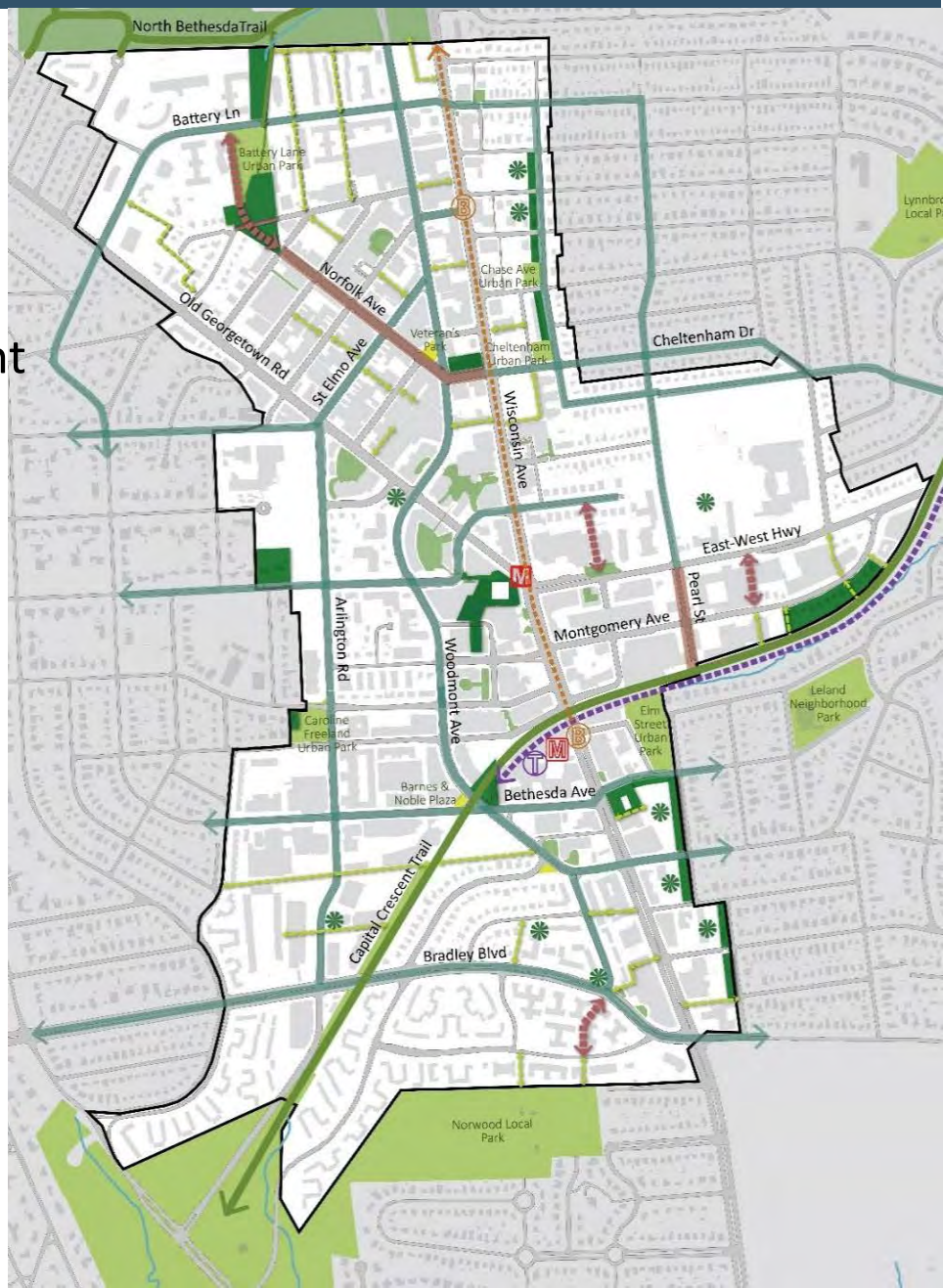
4. Green Tape plans that receive Bethesda Overlay Zone bonus density and pay PIP (currently the Green Tape Program applies to M-NCPPC for projects providing 20% MPDUs or greater and to DPS for the review of building permits for the same affordable housing element).

5. Affordable Housing – Provide 12.5 % MPDUs in lieu of the 15% Bethesda Overlay Zone requirement.

Parks Impact Payment

Park Impact Payment (PIP) Parameters

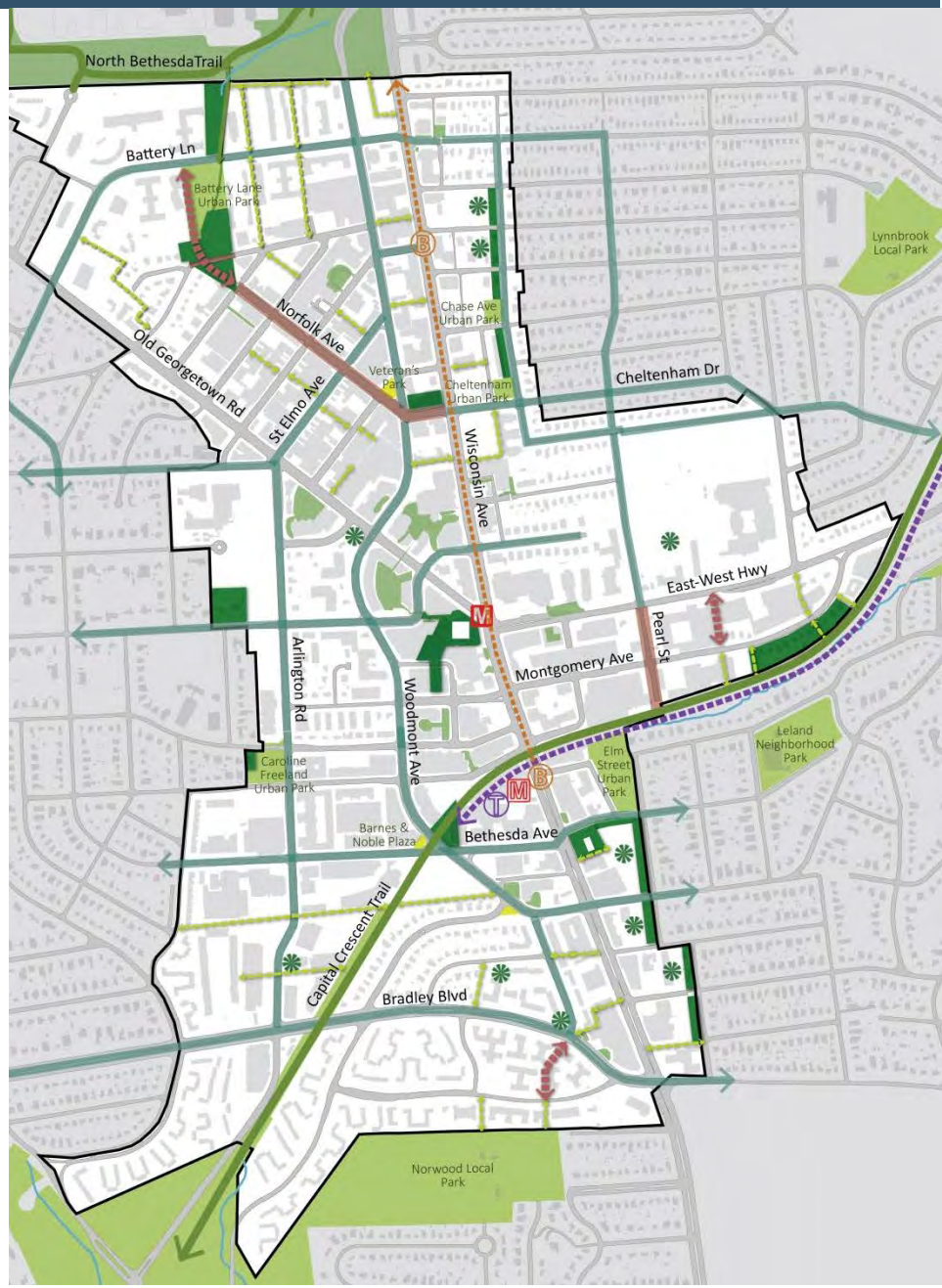
- Fund both Acquisition and Development
- Balance of PIP and general tax base
- Basis of PIP is estimated cost of acquisition and development



Parks Impact Payment

Parks, Trails and Open Space Goals

- Support the Centers with Civic gathering spaces
- Provide linkages and signature gateways to the major trail systems
- Create green neighborhood parks.
- Create livable communities and appropriate transitions by greening and buffering the edges



Parks Impact Payment

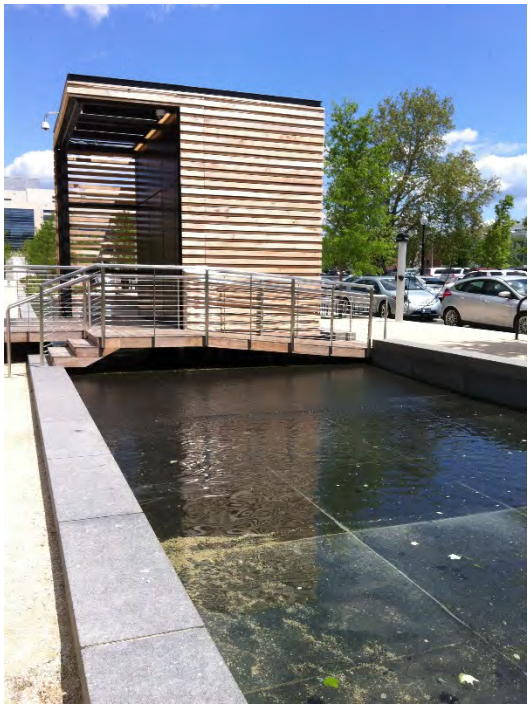
BDP Parks Summary

- New paradigm of urban parks
  - PROS 2012
  - Vision 2030
  - PROS 2017 update *(underway)*
  - Urban Park Functional Master Plan *(starting soon)*
- More parks
  - 6 Existing (4 Expansions) **+** 13 New **=** 19 Parks
- More acreage
  - 10 acres existing **+** 13 acres proposed **=** 23 acres
- Expanded range of size, type, and facilities
  - Urban recreational parks
  - Urban greenways
  - Civic greens
- Location central to BDP

Parks Impact Payment

Methodology: Estimated Acquisition Cost

- Evaluated to determine most likely park creation mechanism
  - Dedication via Development Review Process
  - Direct Acquisition via CIP Funds
  - Alternative Tools such as Density Transfer or Priority Sending Areas
- Estimated Purchase Price for sites potentially needing direct acquisition
  - Expressed as a range
  - Based on tax assessments, comparable real estate sales, and Acquisition Team professional judgement



Parks Impact Payment

Methodology: Estimated Development Cost

- Development Cost covers:
  - Site demolition
  - Design
  - Construction
- Demolition
  - Property Management office
  - Based on comparable demolitions
- Design & Construction
  - Vision and Park Type proposed in BDP
  - Comparable projects identified:
    - Internal and external comps
    - Simple to more formal & complex urban parks
  - Expressed as a range
    - Low Option
    - Moderate Option
    - High Option

Parks Impact Payment

Results: Estimated Total Park Costs in BDP

	Low	Moderate	High
Acquisition	$ 36 M	$ 64 M	$ 75 M
Development	$ 25 M	$ 53 M	$ 90 M
TOTAL	**$ 61 M**	**$117 M**	**$165 M**

- Propose to use *Moderate Estimate* for calculating PIP
- Estimated in 2016 dollars (no indexing for inflation over 20 year plan life)

Parks Impact Payment

Calculating PIP

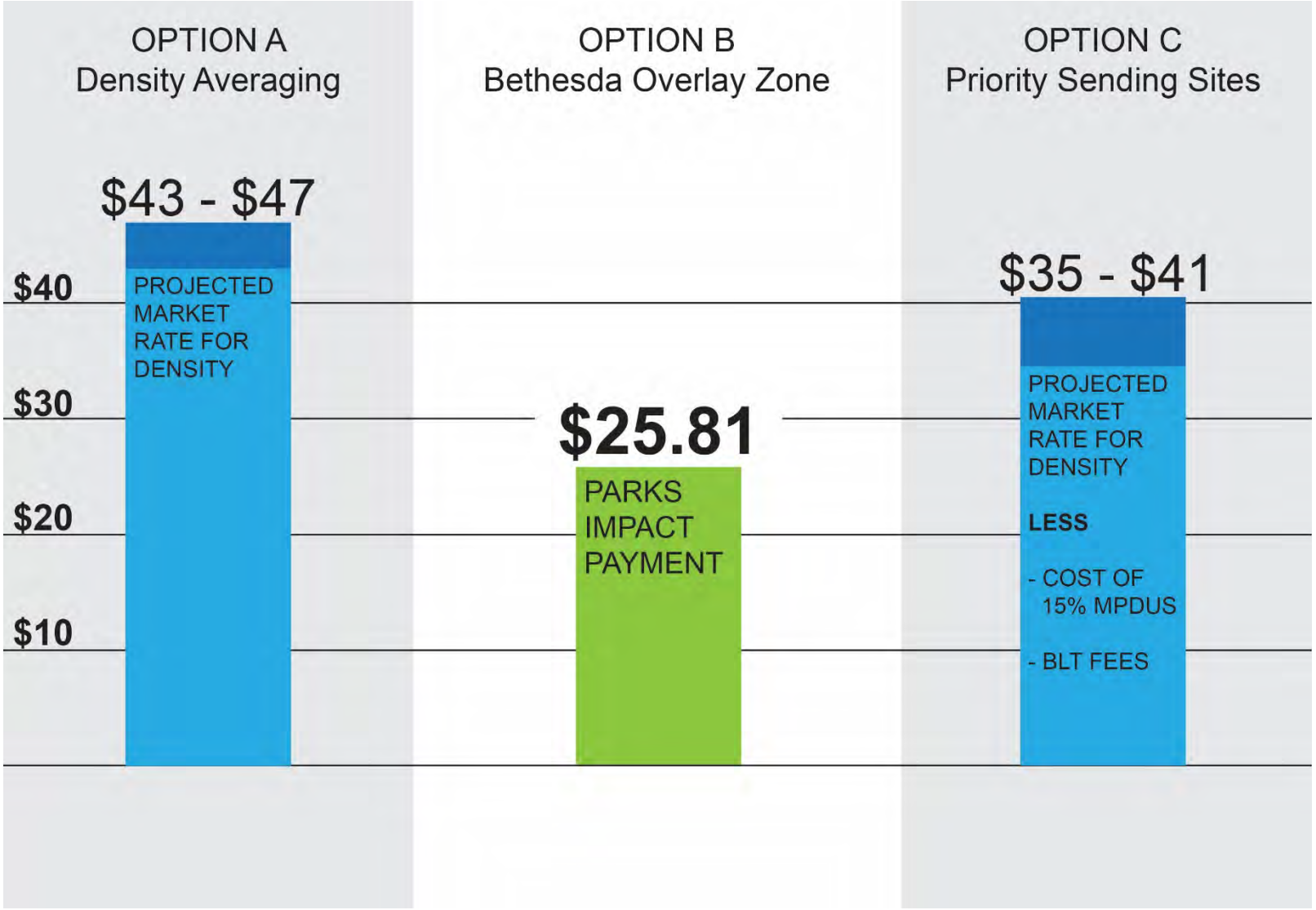
- Parameters
  - $117 Million Estimated Cost
  - 3.4 Million square feet bonus density available in BOZ
  - Proposing PIP fund 75% of Moderate Cost Estimate

Moderate Cost Estimate (millions 2016 dollars)		Proportion PIP Funding		PIP Basis (millions 2016 dollars)		Available BOZ Density (millions sf)		Proposed PIP Fee ($/sf)
$117	**X**	**75%**	**=**	**$88**	**/**	**3.4**	**=**	**$25.81**

- Rationale for selecting proportion PIP funding
  - Two factors lessen the potential value of the PIP fee to support acquisition & development of parks:
    - Not all 3.4 M sf will develop during 20-year life of BDP
    - Fixed rate fee (non-inflation adjusted) will lose value over 20 years of implementation and erode purchasing power

Parks Impact Payment

Relative Costs of Developer Options for Bonus Density ($/sf)



	A	C	D	E	F	G	H	I	J
1	DISTRICT	MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING	STAFF RECOMMENDATION	PLANNING BOARD RECOMMENDATION
2 3	Wisconsin Avenue	A	StonebridgeCarras, LLC ATTY: Bob Dalrymple	8300 Wisconsin Ave. Bethesda, MD 20814	CR -3.0, C-1.0, R-3.0, H-90T	CR 3.5, C-1.25, R-3.5, H-120	Maximum density and height allowed under county zoning	CR -3.0, C-1.0, R-3.0, H-90 (Newly constructed project)	CR -3.0, C-1.0, R-3.0, H-90
4 5		B	Donohoe Development ATTY: Emily Vaias	8240/8280 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.25, H-120	CR 3.5, C-3.5, R-3.25, H-145	Equalize C and R, No Change to Height	CR 3.5, C-3.5, R-3.5, H-145
6 7		C	Douglas Development ATTY: Emily Vaias	8008 Wisconsin Ave. Bethesda, MD	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-5.75, H-175	No Change (Recently approved project with density transfer)	CR 3.5, C-3.5, R-3.5, H-145
8 9		C	Douglas Development ATTY: Emily Vaias	8013 Woodmont Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-5.75, H-175	No Change	CR 3.5, C-3.5, R-3.5, H-145
10 11		D	Aksoylu Properties ATTY: Bob Dalrymple	7938-8000 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-6.0, H-175	No Change in FAR, increase height to 175	CR 5.0, C-1.25, R-5.0, H-175
12 13		E	Bethesda Land LLC ATTY: Barbara Sears	7820 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 6.0, C-6.0, R-5.75, H-250	CR 8.0, C-8.0, R-7.5, H-290	No Change	CR 8.0 and 290 feet if 15% MPDUs and 10% workforce is developed and the block is assembled (April 28, 2016)
14 15		F	Bernstein Companies/Bethesda Center Holdings, LLC ATTY: Bob Dalrymple	7720, 7740, 7752, 7756 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-5.0, R-4.75, H-145T	CR 6.0, C-6.0, R-5.75, H-175	H-250	No Change	CR 6.0, C-6.0, R-5.75, H-250 on north end of property, stepping down to 145 feet
16 17		G	Elizabeth Taylor & Dorothea Drayton ATTY: Bob Dalrymple	7607 Old Georgetown Rd. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 8.0, H-300	No Change	CR 7.0, C-7.0, R-7.0, H-225
18 19		H	Brookfield Properties Partners ATTY: Bob Harris	Bethesda Metro Center Properties 4 Bethesda Metro Center Montgomery Ave. Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-175T	CR 8.0, C-6.0, R-7.5, H-290	No Change Requested	No Change Requested	CR 8.0, C-6.0, R-7.5, H-290
20 21		I	Donohoe Development	7400 Wisconsin Ave. Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-145T	CR 8.0, C-6.0, R-7.5, H-290	CR 10.0, C-8.0, R-9.75, H-300	No Change	CR 8.0, C-8.0, R-7.75, H-290
22 23		J	Chevy Chase Land Company	2 Bethesda Metro Center, Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-200T	CR 8.0, C-6.0, R-7.5, H-240	Equalize C and R, H-250	Equalize C and R, Change height to 250 feet	CR 8.0, C-8.0, R-8.0, H-250
24 25		K	Douglas Development ATTY: Emily Vaias	4714 Montgomery Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-6.0, R-7.5, H-290	Equalize C-6.0, R-5.75 no height change	CR 8.0, C-8.0, R-8.0, H-250
26 27		L	Washington Property Company ATTY: Bob Dalrymple	4720 Hampden Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, H-300	Equalize C-6.0, R-5.75 no height change	CR 8.0, C-8.0, R-8.0, H-250
28 29		M	Douglas Development/ Jemal's Pines of Roam LLC	4703-4715 Hampden Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-6.0, R-7.5, H-290	Equalize C-6.0, R-5.75 no height change	CR 8.0, C-8.0, R-8.0, H-250
30 31		N	The Bainbridge Companies	7340 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, H-250	Equalize C-6.0, R-5.75 no height change	CR 8.0, C-8.0, R-7.75, H-250
32 33		O	Chevy Chase Land Company ATTY: Steve Robbins	7316 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-7.5, R-7.5	Equalize C-6.0, R-5.75 no height change	CR 8.0, C-8.0, R-7.75, H-250
34 35		P	Wisconsin Building Corporation (APEX) ATTY: Bob Harris/William Kominers	7272 Wisconsin Ave. Bethesda, MD 20814	CR-8.0, C-7.5, R-7.5, H-250	CR 8.0, C-7.5, R-7.5, H-250	Clarify zoning map on page 95 to show current zoning of the property. Also requesting 290 feet height	The property's zone will be clarified on the zoning map. Height increase to 290 feet	CR 8.0, C-7.5, R-7.5, H-290
36 37		Q	Peel Properties ATTY: Steven Robins	7220 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-5.0, R-5.0, H-145	CR 6.0, C-6.0, R-6.0, H-250	CR 8.0, C-7.5, R-7.5, H-250	No Change	CR 8.0, C-8.0, R-7.75, H-250
38 39		R	Washington Property Company ATTY: Bob Dalrymple	7008, 7010, 7022, 7026, 7028, 7032, 7034 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-90	H-120	No Change	CR 3.5, C-2.5, R-3.25, H-110
40 41		S	Starr Capital LLC ATTY: Bob Dalrymple	6936, 6950, 7000 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-90	CR 5.0, H-120	No Change	CR 3.5, C-2.5, R-3.25, H-110
42 43		T	St. John's Episcopal Church, Norwood Parish ATTY: Emily Vaias	6701 Wisconsin Ave. Bethesda, MD 20815 6700 West Ave. Bethesda, MD 20815 (Eastern Greenway)	CR-3.0, C-2.0, R-2.75, H-75T R-60	CR 3.5, C-2.5, R-3.25, H-120 CRT 0.5, C-0.25, R-0.5, H-70	Zone entire property CR 3.5, C-3.5, R-3.25, H-120	Equalize C and R on parcel fronting onto Wisconsin Ave, No Change for Parcel on West Ave	Entire Property = CR 2.25, C-2.25, R-2.25, H-120 (Design Guidelines to address step down to 70 feet max height adjacent to Town of Chevy Chase)
44 45		U	The Jaffe Group ATTY: Stacy Silber	6801, 6807 Wisconsin Ave. Bethesda, MD 20815 (Eastern Greenway)	CR-3.0, C-2.0, R-2.75, H-75T R-60	CR 3.5, C-2.5, R-3.25, H-120 CRT 0.5, C-0.25, R-0.5, H-70	CR 4.0, C-2.5, R-3.75, H-145 CRT 1.0, C-0.25, R-1.0, H-70	Equalize C and R for parcel on Wisconsin Ave, No Change in height No Change to parcel backing onto Eastern Greenway	Entire Property = CR 2.25, C-2.25, R-2.25, H-145 (Design Guidelines to address step down to 70 feet max height adjacent to Town of Chevy Chase) - updated 04.07.2016
46 47		V	Douglas Development/ Jemal's Shops of Ch Ch LLC ATTY: Emily Vaias	6831 Wisconsin Ave. Bethesda, MD 20815 (Eastern Greenway)	CR-3.0, C-2.0, R-2.75, H-75T R-60	CR 3.5, C-2.5, R-3.25, H-90 CRT 0.5, C-0.25, R-0.5, H-70	Zone entire property CR-3.5, C-3.0, R-3.25, H-90	Equalize C and R on parcel fronting Wisconsin Ave and increase height to 120 feet No Change for parcel backing onto the Eastern Greenway	Entire Property = CR 2.25, C-2.25, R-2.25, H-120 (Design Guidelines to address step down to 70 feet max height adjacent to Town of Chevy Chase)
48 49		W	Bernstein Management Company	7121 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 6.0, C-4.75, R-5.75, H-200 County Parking Lot: CR 0.5, C-0.25, R-0.5, H-70	CR 7.0 Request County Parking lot receive CR 1.5	No Change No Change	CR 6.0, C-4.75, R-5.75, H-200
50 51		X	Guardian Realty Management ATTY: Patricia Harris	7201 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-90T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0	No Change	CR 8.0, C-8.0, R-7.75, H-250
52 53		Y	StonebridgeCarras, LLC ATTY: Bob Dalrymple	7359, 7351 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	Maximum density and height allowed under county zoning	Equalize C and R	CR 8.0, C-8.0, R-7.75, H-250
54 55		Z	The Goldstar Group ATTY: Stacy Silber	4630 Montgomery Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-8.0, R-7.75, H-300	No Change in height, equalize C and R	CR 8.0, C-8.0, R-7.75, H-250
56 57		AA	Katz & Company ATTY: Robert Brewer Jr.	4641 Montgomery Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 8.0, C-6.0, R-7.5, H-290	equalize C and R, increase height to 250 feet	CR 8.0, C-8.0, R-7.75, H-250
58 59		BB	HPII LLC ATTY: Heather Dlhopolsky	4526, 4530 Avondale St. Bethesda MD, 20814	R-10	R-10	CR 5.0, H-120	No Change	CR-3.0, C-0.25, R-3.0, H-70
60 61		CC	F&H Investments Limited Partnership ATTY: Bob Dalrymple	7725/7735 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-90T	CR 6.0, C-4.75, R-5.75, H-250 CR 6.0, C-4.75, R-5.75, H-110	H-250	No Change	CR 6.0, C-6.0, R-5.75, H-250 (Step down from 250 feet to 110 feet will be detailed in design guidelines)
62 63		DD	Huron Associates, LLC ATTY: Ballard Spahr/Erica Leatham	7901 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 5.0, H-200	No Change	CR 5.0, C-5.0, R-5.0, H-200 with portion of property dedicated as a park
64 65		EE	PNC Bank, NA ATTY: Steven Robins	7935 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 5.0, H-175 (original request was CR 4.0 and H-150)	No Change	CR 5.0, C-5.0, R-5.0, H-175
66 67		FF	B.F. SAUL ATTY: Bob Dalrymple	8001 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 3.5, C-2.5, R-3.25, H-145	No Change	Defer to work session on Eastern Greenway - see eastern greenway
68 69		GG	HOC	4500, 4504, 4508 Avondale	R-10	R-10	CR-3.0, C-0.25, R-3.0, H-70	No Change	CR-3.0, C-0.25, R-3.0, H-70
70 71		HH	HOC - Metropolitan	Old Georgetown Road and Woodmont Ave	CR-5.0, C-1.0, R-5.0, H-145T	CR-6.0, C-1.25, R-6.0, H-175	Designate site as a priority sending site for density transfer	Designate as priority sending site	Designate as priority sending site in Master Plan
72									

	A	C	D	E	F	G	H	I	J
1	DISTRICT	MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING	STAFF RECOMMENDATION	PLANNING BOARD RECOMMENDATION
73 74	Bethesda Row	A	The Shoppes at Bethesda ATTY: Jody Kline	4928 Hampden Ln. Bethesda, MD 20814	CRT-2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-45	CRT 2.75, C-1.75, R-1.0, H-70	Increase height to 70 feet	CRT 2.75, C-1.75, R-1.0, H-70
75 76		B	Federal Realty Investment Trust	Bethesda Row	CRT - 2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-45	CR 3.25, C-3.25, R-3.0, H-100	Increase height to 90 feet east of Arlington Rd, west of Arlington Road stays H-45	CRT 2.75, C-2.75, R-2.75, H-90 east of Arlington Road, CRT 2.75. C-2.75, R-2.75, H-45 west of Arlington Road
77 78		C	Katz & Company ATTY: Robert Brewer Jr.	4921 Bethesda Ave. Bethesda, MD 20814	CRT - 2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-45	H-70 extend zoning map on page 99 to include entire property	No height change, extend zoning map on page 99 to include entire property	CRT 2.75, C-2.75, R-2.75, H-45, extend zoning map on page 99 to include entire property
79 80		D	Euro Motorcars ATTY: Patrick O'Neil	7020 Arlington Rd. Bethesda, MD 20814	CRT - 2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-70	Request that Bethesda Row Zoning District be expanded slightly West to include entire Property	expand the district line to include entire property	Expand the District Line to include the entire property
81 82		E	Federal Realty Investment Trust	Bethesda Ave South - 4854 Bethesda Ave Bethesda, MD 20814	CRT - 2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-70	CR 3.25, C-3.25, R-3.0, H-100	Increase height to 90 feet. No Change in FAR	CRT 2.75, C-2.75, R-2.75, H-90
83 84		F	JBG Companies ATTY: Patricia Harris	4733 Bethesda Ave. Bethesda, MD 20814	CR-5.0, C-5.0, R-5.0, H-145	CR 6.0, C-6.0, R-6.0, H-145	H-170	Increase height to 170 feet	CR 6.0, C-6.0, R-6.0, H-170
85 86		G	Federal Realty Investment Trust	Woodmont East (Intersection of Bethesda Ave and Woodmont Ave)	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-250	Increase height to 250 feet on back half of property, maintain 145 feet for property fronting along Woodmont Ave	CR 6.0, C-6.0, R-6.0, H-145 along Woodmont Avenue to a 95 foot depth, H-250 on back half of property
87 88		H	HOC - Lasko Manor	4913 Hampden Lane, Bethesda, MD 20814	CR-1.75, C-0.25, R-1.75, H-50T	CR-2.0, C-0.25, R-2.0, H-60	CR-3.5, C-0.25, R-3.0, H-90 and designate site as a priority sending site	CR-2.75, C-0.25, R-2.75, H-60 Make a priority sending site	CR-2.75, C-0.25, R-2.75, H-60 (Make this site a priority sending site)
89									
90 91	Woodmont Triangle	A	F&L Associates (Sherwin Williams Store) ATTY: Heather Dlhopolsky	4809 Auburn Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.0, H-110/ CR 3.5, C-1.25, R-3.0, H-50	Adjacent parking lot rezoned to CR 3.5, C-1.25, R-3.0, H-110	No Change	CR-3.0, C-3.0, R-3.00, H-90 along Norfolk (Keep as a priority sending site), back half of site retains CR 3.5, H-110
92 93		B	Douglas Development/ Jemal's 7979 LLC ATTY: Emily Vaias	7979 Old Georgetown Rd. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.0, H-110	CR 3.5, C-3.5, R-3.5, H-110	Equalize C and R	CR 3.5, C-3.5, R-3.5, H-110
94 95		C	Old Georgetown Office Park Condominium ATTY: Steven Robins	7960 Old Georgetown Rd. Bethesda, MD 20814	CRN-0.5, C-0.5, R-0.25, H-35	CRN-0.75, C-0.75, R-0.25, H-35	CRT 1.75, C-1.75, R-0.75, H-60	No Change	CRN-1.25, C-1.25, R-1.25, H-50 (April 28, 2016)
96 97		D	Peel Properties ATTY: Steven Robins	4905 Del Ray Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.5, H-50	CR 3.5, C-1.25, R-3.25, H-175	Increase height to 90 feet.	CR 3.5, C-3.5, R-3.5, H-110
98 99		E	ATTY: Francoise Carrier (owner rep) GNRW	7945 Norfolk Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.5, H-50	H-90	No Change	CR-3.0, C-3.0, R-3.0, H-90 (keep as a priority sending site)
100 101		F	American Gastroenterological Association ATTY: Bob Dalrymple	4926, 4930 Del Ray Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.25, H-110	CR 5.0, C-4.75, R-4.75, H-175	No Change	CR 3.5, C-3.5, R-3.25, H-110
102 103		G	7830 Old Georgetown Road LLC ATTY: Steven Robins	7830 Old Georgetown Rd. Bethesda, MD 20814	CRT-1.5, C-1.5, R-0.5, H-40	CRT-1.75, C-1.75, R-0.75, H-40	CRT-2.0, C-2.0, R-2.0, H-60-75	No Change	CRT-1.75, C-1.75, R-0.75, H-40
104 105		H	Douglas Development/ Jemal's Phillips LLC ATTY: Emily Vaias	7900/7920 Norfolk Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.5, H-50	CR 6.0, C-6.0, R-5.75 H-110	No Change in FAR, Property fronting onto Norfolk stays at 50 feet, back half of property increase to 90 feet	CR-3.0, C-3.0, R-3.0, H-90 (Keep as a priority sending site)
106 107		I	Greenhill Capital	4866, 4862, 4860, 4856, 4848, 4844, 4840, 4834 Cordell Ave. Bethesda, MD 20814	CR-5.0, C-1.0, R-5.0, H-145T	CR 6.0, C-1.25, R-6.0, H-175	CR 6.0, H-200-225	No Change	CR 6.0, C-6.0, R-6.0, H-225
108 109		J	Greenhill Capital	4823, 4819 St. Elmo Ave. Bethesda, MD 20814	CR-5.0, C-1.0, R-5.0, H-145T	CR 6.0, C-1.25, R-60, H-175	CR 6.0, H-200-225	No Change	CR 6.0, C-6.0, R-60, H-225
110 111		K	4931 Fairmont LLC ATTY: Steven Robins	4925, 4931 Fairmont Ave. Bethesda, MD 20814 4920, 4922, 4924, 4926, 4928 St. Elmo Ave. Bethesda, MD 20814	CR-5.0, C-1.0, R-4.75, H-145T	CR 6.0, C-1.25, R-5.75, H-175	H200-225	No Change	CR 6.0, C-6.0, R-6.0, H-225
112 113		L	Fairmont Building LLC ATTY: Heather Dlhopolsky	7735 Old Georgetown Rd. Bethesda, MD 20814	CR-5.0, C-1.0, R-4.75, H-145T	CR 6.0, C-1.25, R-5.75, H-175	CR 6.0, C-6.0, R-5.75, H-175	Equalize C and R	CR 6.0, C-6.0, R-6.0, H-175
114 115		M	Garden Plaza LLC (B.F. Saul) ATTY: Bob Dalrymple	7750 Old Georgetown Rd. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-90T	CR 3.5, C-2.5, R-3.25, H-110	CR 6.0, C-4.75, R-5.75, H-175	Increase overall FAR to 4.0, increase height along Moorland Lane to H-175, H-110 on remainder of lot	CR 4.5, C-4.5, R-4.5, H-175
116 117		N	4900 Fairmont Residential LLC ATTY: Heather Dlhopolsky	7770 Norfolk Ave. Bethesda, MD 20814	CR-5.0, C-1.0, R-4.75, H-145T	CR 6.0, C-1.25, R-5.75, Northeastern half H-250/Southwestern half H-175	CR 8.0, H-250	Due to recent construction of a new condominium that will not redevelop in the next 20 years: Recommend 6.0 FAR and Height of 175' for entire property.	CR-5.0, C-1.0, R-4.75, H- (175)
118 119		O	Peel Properties ATTY: Steven Robins	7801 Norfolk Ave. Bethesda, MD 20814	CR-5.0, C-1.0, R-5.0, H-145T	CR 6.0, C-1.25, R-6.0, H-250	Recommend adjusting "C" upward for greater commercial flexibility	Equalize C and R	CR 6.0, C-6.0, R-6.0, H-250
120		P	Bethesda Real Estate Management, LLC, Norfolk, LLC, 8100 Norfolk Triangle, LLC, 4914 Del Ray Triangle, LLC, Delray Triangle, LLC, ATTY: Stacy Silber	8106 Norfolk Ave, 8020 Norfolk Ave, 8000 Norfolk Ave, 4914 Del Ray Ave, 4930 Del Ray Ave	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.0, H-50 along Norfolk Ave, CR 3.5, C-1.25, R-3.25, H-110 on Del Ray	CR 4.0, C-4.0, R-3.75, H-90 along Norfolk and H-175 along Del Ray Ave	No Change	CR-3.0, C-1.0, R-2.75, H-90 for property along Norfolk Ave. CR 3.5, C-3.5, R-3.25, H-110 for properties on Del Ray Ave.
121									

	A	C	D	E	F	G	H	I	J
1	DISTRICT	MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING	STAFF RECOMMENDATION	PLANNING BOARD RECOMMENDATION
122 123	Pearl	A	East-West Highway Property Owners Group ATTY: Jody Kline	Intersection of East-West Highway and Pearl St. Bethesda, MD 20814	EOF-1.5, H-50	CR 2.0, C-0.5, R-2.0, H-120/50	Property adjacent to East-West Highway CR 4.0 & Northern portion of property CR 2.0	CR-2.75 along East West Hwy, CR-2.0 along north portion	CR-3.0, C-3.0, R-3.0, H-120 along East West Hwy (Planning Board emphasized step down to 50 feet towards BCC-HS would be detailed in the design guidelines)
124 125		B	Peel Properties ATTY: Steven Robins	4520 East-West Highway, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 6.0, C-6.0, R-6.0, H-200	Equalize C and R, No Change to height	CR-6.0, C-6.0, R-6.0, H-175
126 127		C	Carr Properties ATTY: Stacy Silber	4500 East-West Highway, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-100T	CR 6.0, C-4.75, R-5.75, H-145	CR 6.0, C-6.0, R-5.75, H-175	C-6.0, R-5.75, H-175	CR 6.0, C-6.0, R-6.0, H-175
128 129		D	Guido Adelfio Timothy Dugan	4422 East-West Highway Bethesda MD, 20814	EOF-1.5, H-60	CR 2.0, C-1.75, R-2.0, H-120	CR 3.5, C-3.5, R-3.5, H-145	Increase FAR to CR-2.75, No Change in height	CR-3.0, C-3.0, R-3.0, H-145 (Planning Board emphasized a step down to 120 Feet in height on Montgomery Avenue would be detailed in the Design Guidelines)
130 131		E	East West Highway LLC ATTY: William Kominers/Steve Robbins	4416 East-West Highway, Bethesda, MD 20814	EOF-1.5, H-60	CR 2.0, C-1.75, R-2.0, H-120	CR 3.5	Increase FAR to CR-2.75	CR-3.0, C-3.0, R-3.0, H-145 (Planning Board emphasized a step down to 120 Feet in height on Montgomery Avenue would be detailed in the Design Guidelines)
132 133		F	Pearlmont Associates LLC ATTY: Bob Dalrymple	4424 Montgomery Ave. Bethesda, MD 20814	EOF-3.0, H-100	CR 3.5, C-3.5, R-3.5, H-120	CR 6.0, H-175	No Change	CR-3.5, C-3.5, R-3.5, H-145
134 135		G	Streetscape Partners ATY: Bob Harris	4300, 4302, 4304 East-West Highway Bethesda, MD 20814	EOF-1.5, H-50	CR 2.0, C-1.75, R-2.0, H-120	CR 3.0 - 4.0	Increase FAR to 2.75	CR-3.5, C-3.5, R-3.5, H-120
136 137		H	East-West Garage LLC ATTY: Heather Dlhopolsky	4311 Montgomery Ave. Bethesda, MD 20814	EOF-3.0, H-100	CR 3.5, C-3.5, R-3.5, H-120	CR 4.0 or 4.5	No Change	CR-3.5, C-3.5, R-3.5, H-120
138 139		I	Serra Stone ATTY: Stacy Silber	4310, 4312 Montgomery Ave. Bethesda, MD 20814	CRN-0.5, C-0.5, R-0.25, H-35	CRT 0.5, C-0.5, R-0.5, H-35	CRT 4.0, C-4.0, R-4.0, H-35	No Change	CRT 0.5, C-0.5, R-0.5, H-35
140 141		J	HOC - Waverly House (Priority Sending Site)	4521 East-West Hwy, Bethesda, MD 20814	CR-3.0, C-0.75, R-3.0, H-145T	CR-3.5, C-0.75, R-3.5, H-175	CR-6.0, C-6.0, R-6.0, H-175	Increase FAR to CR-5.0, No change in height	CR-5.0, C-5.0, R-5.0, H-175 (Remove 60' height designation on back of property)
142									
143 144	Arlington North	A	ZOM Mid-Atlantic ATTY: Heather Dlhopolsky	4816, 4820, 4905, 4910 Moorland Lane, Bethesda MD 20814 7505, 7507, 7509, 7511 Arlington Rd. Bethesda MD 20814	CR-2.25, C-0.5, R-2.0, H-35T	CR 2.75, C-0.75, R-2.5, H-40 CR 1.25, C-0.25, R-1.25, H-50	CR 4.0, H-75	2.75 FAR for all and max height of 50 feet	CR 2.75, C-0.75, R-2.75, H-60 (April 28, 2016)
145 146		B	Edgemont at Bethesda Apartments	4903 Edgemoor Lane, Bethesda, MD 20814	CR-2.5, C-0.25, R-2.5, H-75T	CR 3.0, C-0.5, R-3.0, H-90	CR 3.5, H-120	C 2.5, C-0.5, R-2.5, H-90. Property not likely to redevelop on its own	CR 3.5, C-0.5, R-3.5, H-90
147 148		C	Abraham Morrison Memorial LLC ATTY: Emily Vaias	4885 Edgemoor Lane, Bethesda, MD 20814	R-60	CR 2.5, C-0.5, R-2.5, H-120	CR 4.0, C-0.5, R-4.0, H-175	CR-2.75, C-0.5, R-2.75 (No Change in Height)	CR 4.0, C-0.5, R-4.0, H-150
149		D	The Bethesda Library - Greg Ossant	7400 Arlington Road	R-60	R-60	CR 2.0, C-0.25, R-2.0, H-50	CR 2.0, C-0.25, R-2.0, H-40	R-60
150			4831 West Lane,LLC	4831 West Lane (Lots 24,25,26 and 27)	CR 2.5, C-.25, R-2.5, H-70T	CR 3.0, C-0.25, R-3.0, H-85	CR 3.5, C-0.25, R-3.5, H-100		CR 3.0, C-0.25, R-3.0, H-85 (April 28, 2016)
151 152	Arlington South	A	Bradley Boulevard Shopping Center ATTY: Jody Kline	6900 Arlington Rd. Bethesda, MD 20815	CRT-0.5, C-0.5, R-0.25, H-45	CRT 0.75, C-0.75, R-0.5, H-70	CRT 2.0, C-2.0, R-1.5, H-70	CRT 2.0, C-2.0, R-1.5, H-70	CRT 2.0, C-2.0, R-1.5, H-70
153 154		B	Harvey Companies ATTY: Stacy Silber	6933 Arlington Rd. Bethesda MD, 20814	CRT-2.25, C-1.5, R-0.75, H-45/60	CRT 2.75, C-1.75, R-1.0, H-70	CRT 3.5, C-3.25, R-3.25, H-120/70	FAR 3.0, Equalize C and R - 120H along Arlington Blvd only, 70' Height on back of property next to CCT	CRT 3.5, C-3.25, R-3.25, H-120 along Arlington Road and 70 feet height maximum along CCT trail edge
155 156	Battery Lane	A	Aldon Management Company	4949, 4998, 5015 Battery Lane, Bethesda, MD 20814	R-10	R-10	CR 4.0, H-150	NC	CR 3.5, C-0.5, R-3.5, H-120
157 158		B	Battery Lane Apartments ATTY: Robert Harris	4887 (4861) Battery Lane, Bethesda, MD 20814	PD-100	CR 1.5, C-0.5, R-1.5, H-120	CR 4.0, H-150	CR - 2.75, C-0.5, R-2.75, H-120	CR 3.5, C-0.5, R-3.5, H-120
159 160		C	Aldon Management Company	4890, 4858, 4857 Battery Lane, Bethesda, MD 20814	PD-100	CR 3.5, C-0.5, R-3.5, H-120	CR 4.0, H-150	NC	CR 3.5, C-0.5, R-3.5, H-120
161 162		D	Aldon Management Company	4900 Battery Lane, Bethesda, MD 20814	R-10	CR 1.5, C-0.5, R-1.5, H-120	CR 4.0, H-150	CR - 2.75, C-0.5, R-2.75, H-120	CR 3.5, C-0.5, R-3.5, H-120
163 164		E	4918-4938 Battery Lane LLC ATTY: Heather Dlhopolsky	4918 Battery Lane, Bethesda, MD 20814	R-10	CR 1.5, C-0.5, R-1.5, H-120	CR 3.5, C-0.5, R-3.5, H-120	CR - 2.75, C-0.5, R-2.75, H-120	CR 3.5, C-0.5, R-3.5, H-120
165 166		F	Shelter Development (GNRW Properties, LLC) ATTY: Pat Harris / Francoise Carrier (owner rep)	4907 Rugby Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.0, H-120	Plan revision to park edge designation - cuts through brightview site	Recommend revision to Park edge designation in Plan Graphic	Corrected designation
167 168		G	GRNW Properties, LLC (The Maven Group) Francoise Carrier	8101 Glenbrook Rd. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.0, H-35	Request Height of 120 feet and remove designation of property as parkland from graphics and language in Plan	CR 3.0, C-1.0, R-2.75, H-90 (Keep existing including split zone) Keep designation as a Park.	CR 3.5, C-1.25, R-3.0, H-120

	A	C	D	E	F	G	H	I	J
1	DISTRICT	MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING	STAFF RECOMMENDATION	PLANNING BOARD RECOMMENDATION
169 170	South Bethesda	A	Aldon Management Company	4800,4804,4808 Wellington Dr. Bethesda, MD 20815	R-10	CR 1.5, C-0.5, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-70
171 172		B	Aldon Management Company	4701-4705, 4709 Bradley Blvd. Bethesda, MD 20815 6900-6904, 6908 Strathmore St. Bethesda, MD 20815	R-10	CR 1.5, C-0.5, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-90
173 174		C	Aldon Management Company	4740 Bradley Blvd. Bethesda, MD 20815	R-10	CR. 1.5, C-0.25, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-70
175 176		D	Aldon Management Company	4730 Bradley Blvd. Bethesda, MD 20815	R-10	CR 1.5, C-0.25, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-70
177 178		E	HOC Barclay Co	4716 Bradley Blvd. Bethesda, MD 20815	R-10	CR 3.0, C-0.25, R-3.0, H-70	CR 4.0, H-100	NC	CR 3.0, C-0.25, R-3.0, H-70
179 180		F	Aldon Management Company	4757 Chevy Chase Dr. Bethesda, MD 20815	R-10	CR 1.5, C-0.5, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-70
181 182		G	Aldon Management Company	4750 Chevy Chase Dr. Bethesda, MD 20815	R-10	CR 1.5, C-0.5, R-1.5, H-70	CR 4.0, H-130	NC	CR 1.5, C-0.5, R-1.5, H-70
183 184		H	John Cokinos	4740 Chevy Chase Dr. Bethesda MD, 20815	EOF 3.0 H-35	CR 3.5, C-1.0, R-3.5, H-70	H-85	NC	CR 3.5, C-1.5, R-3.5, H-70
185 186		I	Bethesda Fire Department	6600 Wisconsin Ave. Bethesda, MD 20815	R-10	CR 1.5, C-1.5, R-1.5, H-70	CR 2.5, H-80	NC	Retain R-10, H-35 with Floating Zone of CR 1.5, C-1.5, R-1.5, H-70
187 188		J	Strathmore Apartments (Kossow MGNT) ATTY: Robert Harris	7025-7036 Strathmore St. Bethesda, MD 20815	R-10	CR 1.5, C-0.25, R-1.5, H-70	CR 4.0, H-150	NC	CR 1.5, C-0.25, R-1.5, H-70
189		K	Offutt Dynasty Trust Properties	6903 Strathmore Street, 6930 and 6932 Wisconsin Ave	R-10, CR 3.0, C-2.0, R-2.75, H-75T	Strathmore Street = CR 1.5, C-0.25, R-1.5, H-70. Wisconsin Ave: CR 3.5, C-2.5, R-3.25, H-90	CR-5.0, H-120	NC	Property on Strathmore Street = CR 1.5, C-0.25, R-1.5, H-90, Property on Wisconsin Avenue = CR 3.5, C-2,5, R-3.25, H-110
190			Sacks Neighborhood	Leland Street, Wellington Drive, and Bradley Boulevard	R-60	R-60	Some residents have expressed the desire to be re-zoned to a higher density; CR, THD zone. Some residents would like to retain the R-60 zone in place today.	NC	R-60
191 192	Eastern Greenway	A (FF)	Wisconsin LLC (B.F. Saul) ATTY: Bob Dalrymple	8001 Block of Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T CRN-0.5, C-0.5, R-0.25, H-35	CR 3.5, C-2.5, R-3.25, H-120 CRT 0.5, C-0.25, R-0.5, H-70	Would like 145 feet height along Wisconsin Ave, Propose that the CR Zoning be extended one row of lots further east with a H-90/ CRT 1.0, H-90	H-145 along Wisconsin Avenue, 35-70 feet from back of Wisconsin to Tilbury Street, extend CR 3.5 zoning one lot east to 4704 Highland and 4705 West Virginia	Wisconsin Avenue Height of 145 feet maximum and 90 feet maximum for lots behind (east) of Wisconsin Avenue as long as the block is assembled to create the Greenway. If the block is not assembled the Wisconsin Avenue property height is reduced to 120 feet maximum and 70 feet maximum for the lots behind (east) of Wisconsin Avenue. extend CR 3.5 zoning one lot east to 4704 Highland and 4705 West Virginia
193 194		B	Hadjin Associates LLC ATTY: Emily Vaias	4503/4507 Stanford St. Chevy Chase, MD 20815	R-60 CRT-1.5, C-1.5, R-0.5, H-35	CRT 0.5, C-0.25, R-0.5, H-70 CRT 1.75, C-1.75, R-0.75, H-70	CR 3.5, C-3.5, R-3.25, H-70	No Change - Retain CRT zoning	Zone entire site CRT 1.75, C-1.75, R-1.75, H-70
195 196		C	The Lebling Companies ATTY: Barbara Sears	4504 Walsh St.	CRT-1.5, C-1.5, R-0.5, H-35	CRT 1.75, C-1.75, R-0.75, H-70	CR 3.0, C-3.0, R-3.0, H-90	No Change - Retain CRT Zoning	No Change from staff recommendation
197		D (W)	Bernstein Management Company	7121 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 6.0, C-4.75, R-5.75, H-200	Request County Parking Lots be zoned for a FAR of 1.5	No Change	See Item "E"
199		E	MCDOT: Parking Lot District - LOT 24, LOT 10, LOT 25, LOT 44	4601 Leland Street/4707 Highland Avenue	R-60	CRT 0.5, C-0.25, R-0.5, H-70	CR 3.5, C-3.5, R-3.5, H-90	CR 2.5, C-2.5, R-2.5, H-70	CR 3.5, C-3.5, R-3.5, H-90 (Heights reduced to maximum 70 feet on May 12, 2016)
200		F	The Writer's Center - Greg Ossant	4508 Walsh Street	R-60	R-60	CR 3.5, C-2.5, R-3.25, H-90	CR 2.5, C-2.5, R-2.5, H-70	CR 3.5, C-2.5, R-3.25, H-90

BETHESDA DOWNTOWN SECTOR PLAN - PUBLIC HEARING DRAFT MAY 2015
Hold-over properties and additional zoning requests (not part of public hearing process) - April 7 and April 28, 2016

	A	C	D	E	F	G	H	I	J
1		MAP LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	SECTOR PLAN ZONING RECOMMENDATIONS	PROPERTY OWNER REQUESTED ZONING	STAFF RECOMMENDATION	PLANNING BOARD RECOMMENDATION April 28, 2016
2 3	Hold -Over Properties (properties that have been discussed before)	1	Bethesda Land LLC ATTY: Barbara Sears	7820 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 6.0, C-6.0, R-5.75, H-250	CR 8.0, C-8.0, R-7.5, H-290	CR 8.0 if 15% MPDUs and 10% workforce is developed	CR 8.0 and 290 feet if 15% MPDUs and 10% workforce is developed and the block is assembled
4		2	David Goldberg	7800 Wisconsin Ave. Union Hardware	CR 3.0, C-1.0, R-2.75, H-120T	CR 6.0, C-6.0, R-5.75, H-250	CR 8.0, C-8.0, R-7.5, H-290	CR-8.0 if Park is dedicated as extension of Veterans Park	CR-8.0 and 290 feet if Park is dedicated as extension of Veterans Park and the block is assembled
5 6		3	The Jaffe Group ATTY: Stacy Silber	6801, 6807 Wisconsin Ave. Bethesda, MD 20815 (Eastern Greenway)	CR-3.0, C-2.0, R-2.75, H-75T R-60	CR 3.5, C-2.5, R-3.25, H-120 CRT 0.5, C-0.25, R-0.5, H-70	CR 4.0, C-2.5, R-3.75, H-145 CRT 1.0, C-0.25, R-1.0, H-70	Retain zoning recommended by Board CR 2.25, C-2.25, R-2.25, H-120	Entire Property = CR 2.25, C-2.25, R-2.25, H-145 (Design Guidelines to address step down to 70 feet max height adjacent to Town of Chevy Chase)
7		4	Old Georgetown Office Park Condominium ATTY: Steve Robins	7960 Old Georgetown Rd. Bethesda, MD 20814	CRN-0.5, C-0.5, R-0.25, H-35	CRN-0.75, C-0.75, R-0.25, H-35	CRT 1.75, C-1.75, R-0.75, H-60	No Change due to compatibility issues with SF neighborhood - Board concurred with Public Hearing Draft	CRN-1.25, C-1.25, R-1.25, H-50
8 9		5	ZOM Mid-Atlantic ATTY: Heather Dlhopolsky	4816, 4820, 4910 Moorland Lane, Bethesda MD 20814 7505, 7507, 7509, 7511 Arlington Rd. Bethesda MD 20814	CR-2.25, C-0.5, R-2.0, H-35T	CR 2.75, C-0.75, R-2.5, H-40 CR 1.25, C-0.25, R-1.25, H-50	CR 4.0, H-75	2.75 FAR for all and max height of 60 feet	CR 2.75 C-0.25, R-2.75, H-60
10 11	Properties that have come into the process late (after the close of the Public Hearing Record)	6	Clark Building ATTY: Jody Kline	7500 Old Georgetown Road, Bethesda, MD 20814	CR 8.0, C-6.0, R-7.5, H-200T	CR 8.0, C-6.0, R-7.5, H-240/290	Request Height of 290 feet for entire proper	Recommend 290 feet for entire Clark property	CR 8.0, C-6.0, R-7.5, H-290
12 13		7	Cullen Property ATTY: Tim Dugan	7625 Wisconsin Avenue, Bethesda, MD 20814	CR 5.0, C-4.0, R-4.75, H-90T	CR 6.0, C-4.75, R-5.75, H-110	CR 7.0, C-7.0, R-7.0 H-195	No Change	CR 6.0, C-4.75, R-5.75, H-110
14 15		8	NOVO Properties ATTY: Heather Dlhopolsky	4816, 4820, and 4828 Auburn Avenue	CR 3.0, C-1.0, R-2.75, 90T	CR 3.5, C-1.25, R-3.5, H-50	CR 3.5 or 4.0, H-120	Board recommended retaining existing zoning for properties along Norfolk Ave, CR 3.0, C-3.0, R-3.0, H-90	CR 3.0, C-3.0, R-3.0, H-90 and retain as priority sending site
16 17		9	Conley Property ATTY: Todd Brown	4860 Cordell Avenue	CR 5.0, C-1.0, R-5.0, H-145T	CR 6.0, C-1.25, R-6.0, H-175	CR 6.0, C-6.0, R-6.0, H-225	Equalize C and R, No Change to height	CR 6.0, C-6.0, R-6.0, H-225
18 19		10	White Flint Express Realty Group ATTY: Todd Brown	Lot 667, Woodmont Triangle	CR 5.0, C-1.0, R-4.75, H-145T	CR 6.0, C-1.25, R-5.75, H-250/ CR 6.0, C-1.25, R-5.75, H-175	CR 6.0, C-6.0, R-6.0 - Equalize C and R	Equalize C and R	CR 6.0, C-6.0, R-6.0
20 21		11	Radhakrishnan Property ATTY: Jody Kline	4332, 4334, 4336 Montgomery Avenue	CRN 0.5, C-0.5, R-0.5, H-35	CRT 0.5, C-0.5, R-0.5, H-35	CR 3.5, C-3.5, R-3.5, H-120	No change	CRT 0.5, C-0.5, R-0.5, H-35
22		12	Chase Avenue - Todd Binder	Lot 21, 22 (owned by Huron Associates)	R-60	Lot 21, 22 - CRT 0.5, C-0.25, R-0.5, H-70	Request that Lot 21, 22 be zoned CR 3.5, C-2.5, R-3.25, H-90	No Change - Board concurred with Sector Plan recommendation	Lot 21, 22 - CRT 0.5, C-0.25, R-0.5, H-70
23 24		13	Lantian Development Property ATTY: Steve Robins	4341 Montgomery Ave	EOF 1.5, H-45	CR 2.0, C-1.75, R-2.0, H-120	CR 3.5, C-3.5, R-3.5, H-120	CR 3.5, C-3.5, R-3.5, H-120	CR 3.5, C-3.5, R-3.5, H-120
25		14	Ourisman Honda	4800 Bethesda Avenue	CRT 2.25, C-1.5, R-0.75, H-45	CRT 2.75, C-1.75, R-1.0, H-70	Increase Height to 90 feet	No Change	Retain 70 feet maximum height
26			ATTY: Robert Brewer						
27	Properties asking the Board for a reconsideration of the Board's previous decision		Aldon Management - South Bethesda properties	Properties on Bradley Boulevard, Wellington Drive, Chase Ave	R-10	CR 1.5, C-0.5, R-1.5, H-70	CR 4.0, H-130	No Change	Board voted to retain staff recommendation - Aldon may provide a list of affordable housing tools to staff
28			Starr Capital and Offuit Properties	6936, 6950, 7000 Wisconsin Ave. Bethesda, MD 20815, 6903 Strathmore Street, 6930 and 6932 Wisconsin Ave	CR-3.0, C-2.0, R-2.75, H-75T and R-10	CR 3.5, C-2.5, R-3.25, H-90, Strathmore Street = CR 1.5, C-0.25, R-1.5, H-70.	CR 5.0, H-120	No Change	CR 3.5, C-2.5, R-3.25, H-110, Property on Strathmore Street = CR 1.5, C-0.25, R-1.5, H-90,

Affordable Housing

Affordable Rental Housing Methodology

First, households are categorized by their income relative to the area median income (AMI). AMI is adjusted for household size. Low-to-moderate income households are those earning up to 65% AMI. The income limits in the table below are based on Montgomery County's MPDU income requirements and HUD.

Table - 2012 Income Limits

Household Size	65% AMI	100% AMI (Median)	120% AMI
1	49,000	75,000	90,000
2	56,000	86,000	103,000
3	63,000	97,000	116,000
4	70,000	107,500	129,000
5	75,500	116,000	139,000

Source: Montgomery County DHCA, HUD

Second, rather than just count the number of households, we need to count the number of rental units affordable to them. We therefore need to assume the number of bedrooms that a household of a particular size needs. Households of different sizes will have different needs with respect to bedrooms. And households of the same size will even have different bedroom needs. The following table provides the planning department's standard assumptions regarding the distribution of household-sizes by number of bedrooms. (Note: We might want to reconsider this distribution. HUD typically accepts no more than 2 persons per bedroom for HUD-funded projects, while other programs use a standard of 1.5 persons per bedroom. HUD programs do not allow more bedrooms than persons.)

Table – Household-Size Distribution by Number of Bedrooms

	Number of Bedrooms				
Household Size	**Efficiency**	**1**	**2**	**3**	**4**
1	100%	30%			
2		70%	10%		
3			60%	20%	
4			30%	50%	40%
5				30%	60%

Third, based on the previous two tables of household income limits and our assumptions about the distribution of household sizes by the number of bedrooms, we estimate income limits by number of bedroom rooms. This calculation is a weighted average of household-income limits for each bedroom-size. For example, for one-bedrooms occupied by households up to 65% AMI, the maximum weighted income is .3 x $49,000 + .7 x $56,000 = $ 53,900.

Table – Income Limits by Number of Bedrooms

# of Bedrooms	65% AMI	100% AMI	120% AMI
0	49,000	75,000	90,000
1	53,900	82,700	99,100
2	64,400	99,050	118,600
3	70,250	107,950	129,400
4	73,300	112,600	135,000

Fourth, affordable housing is defined as housing that costs no more than 25% of household income, if utilities are not included, or 30% of household income if utilities are included. This definition is similar to DHCA's rent requirement for MPDUs. The maximum affordable rent by number of bedrooms is below.

Table – Affordable Limits at 25% of Income

# of Bedrooms	65% AMI	100% AMI	120% AMI
0	$1,020	$1,565	$1,875
1	$1,125	$1,725	$2,065
2	$1,340	$2,065	$2,470
3	$1,465	$2,250	$2,695
4	$1,525	$2,345	$2,815

Table – Affordable Limits at 30% of Income

# of Bedrooms	65% AMI	100% AMI	120% AMI
0	$1,225	$1,875	$2,250
1	$1,350	$2,070	$2,480
2	$1,610	$2,475	$2,965
3	$1,755	$2,700	$3,235
4	$1,830	$2,815	$3,375

Bethesda Downtown Plan Area

Table – Summary of Affordable Rental Housing Analysis

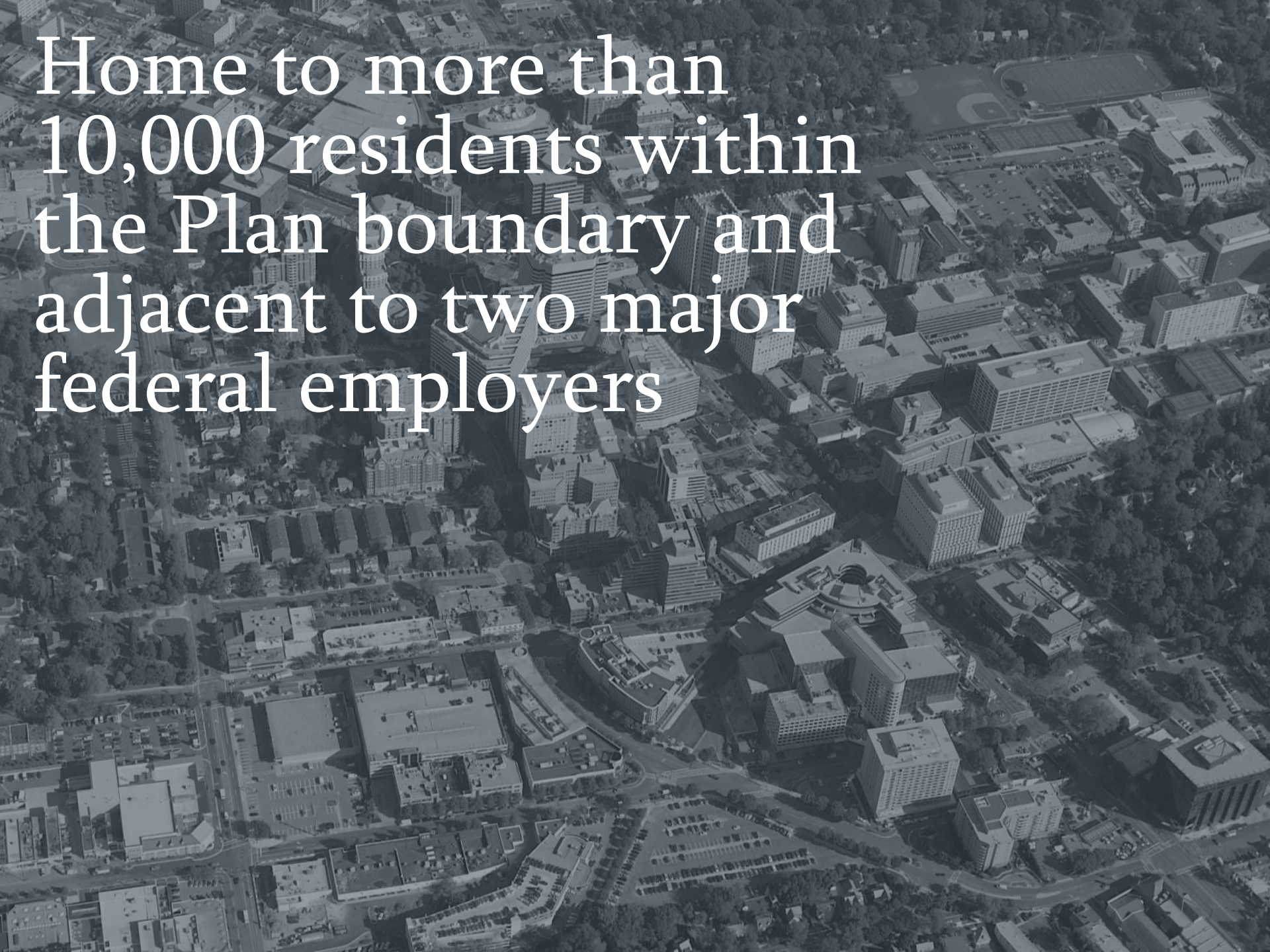
		Market-Rate Rentals Affordable To:		
Existing Multi-Family Rental Units	**Rent-Restricted for Low-income Households**	**Low Income Households** (Income < 65% AMI)	**Low-to-Moderate Income Households** (65% AMI < Income < 100% AMI)	**Moderate Income Households** (100% AMI < Income < 120% AMI)
4,669	826 (17.69%)	911 (19.52%)	1,778 (38.08%)	367 (7.86%)

Source: DHCA Rental Facilities Survey (2012); CoStar Group (2015)

- The table includes rental housing units located in multi-family structures with at least 2 dwellings.
- The Bethesda Study Area includes thirty-eight large multi-family developments that contain twelve or more rental units. Sixteen of these developments have at least 100 units.
- 826 units are rent-restricted by MPDU requirements, Low-Income Housing Tax Credits, or public subsidies. These units are typically required to be affordable to households with income below 65% of AMI, and sometimes lower.

- Market-Rate rentals are defined as affordable if their rent price is no more than 25% of household income, if utilities are not included, or 30% of household income if utilities are included. See the methodology summary for details.
- Households are free to reside in market-rate housing that is affordable to lower income households. Housing that is affordable and available to low-income households is also available to moderate income households. Therefore the actual supply of affordable housing for moderate income households consists of units that are affordable to their own income category, as well as those affordable to lower-income categories.

Affordable Housing Approach



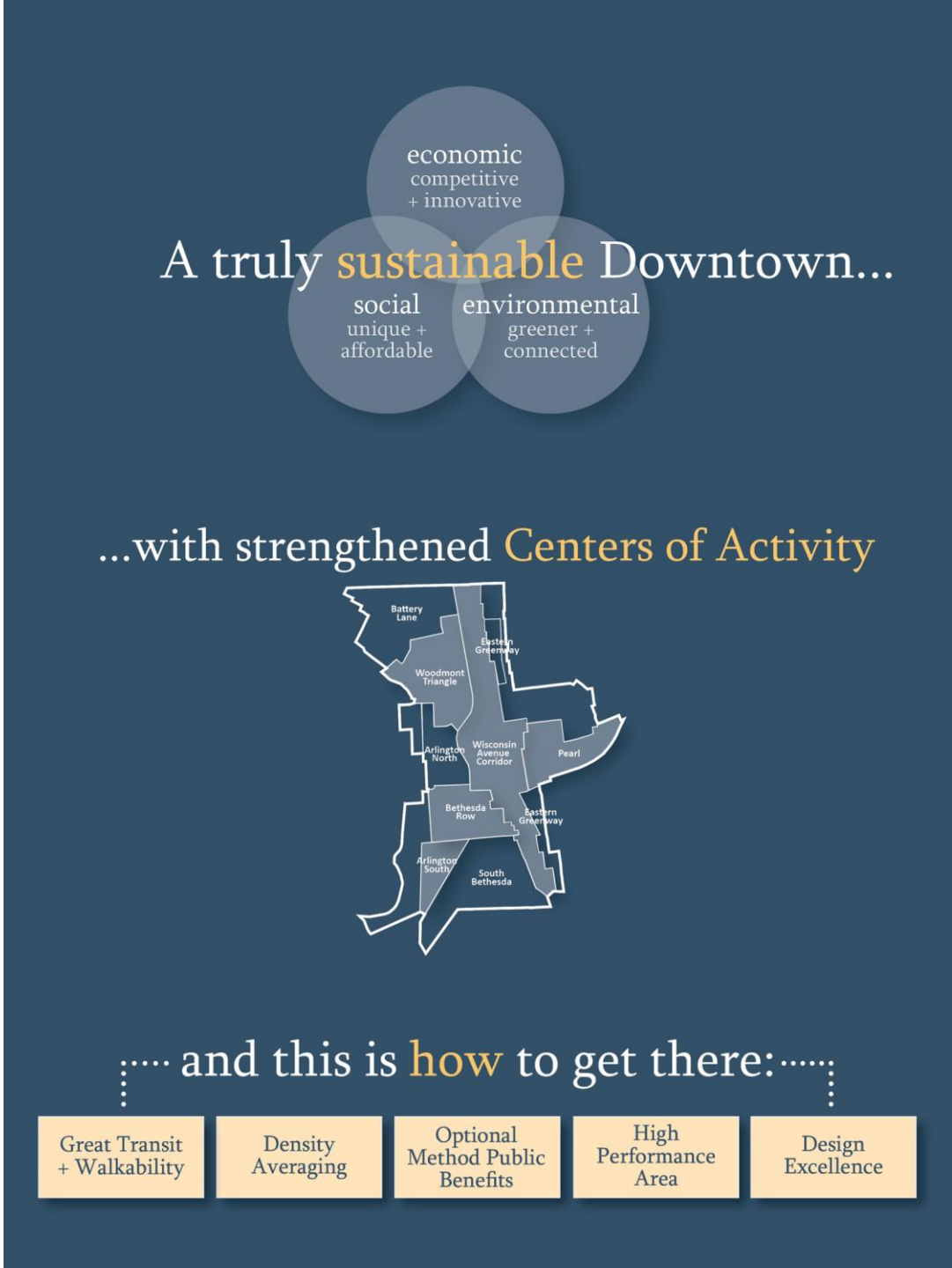
Home to more than 10,000 residents within the Plan boundary and adjacent to two major federal employers

An area with the highest average rents in the County and a need to increase affordable housing options

A truly sustainable Downtown...

Plan Goals

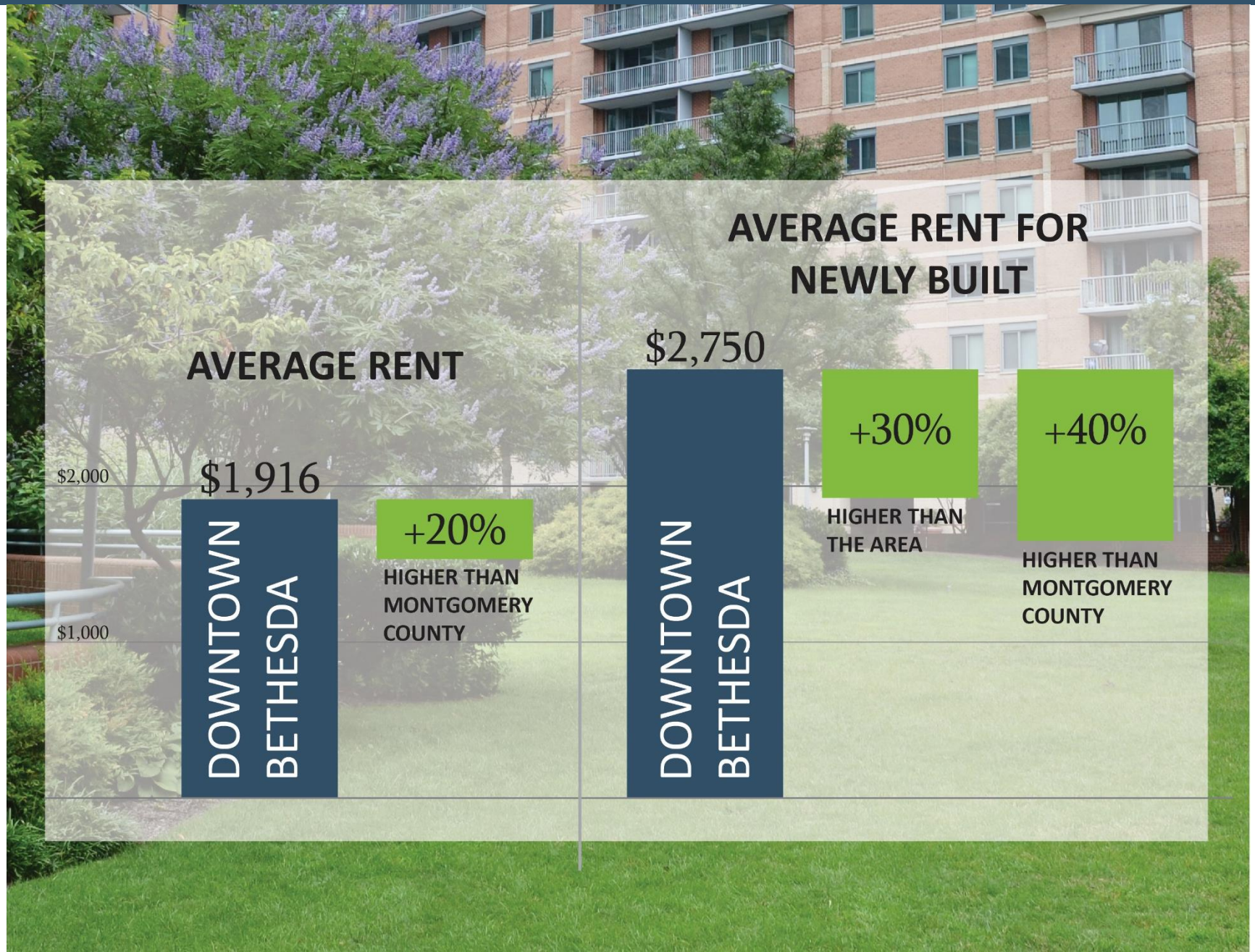
- **Affordable Housing.**
- Parks and Open Space
- Environmental Innovation
- Economic Competitiveness



Goals

- Preserve existing market-rate affordable housing.
- Provide a diverse mix (mixed income) of housing options in the Downtown, “Place Matters”.
- Produce new units by increasing the provision of Moderately Priced Dwelling Units in exchange for development incentives.
- Reach deeper levels of affordability (below 65% AIM).

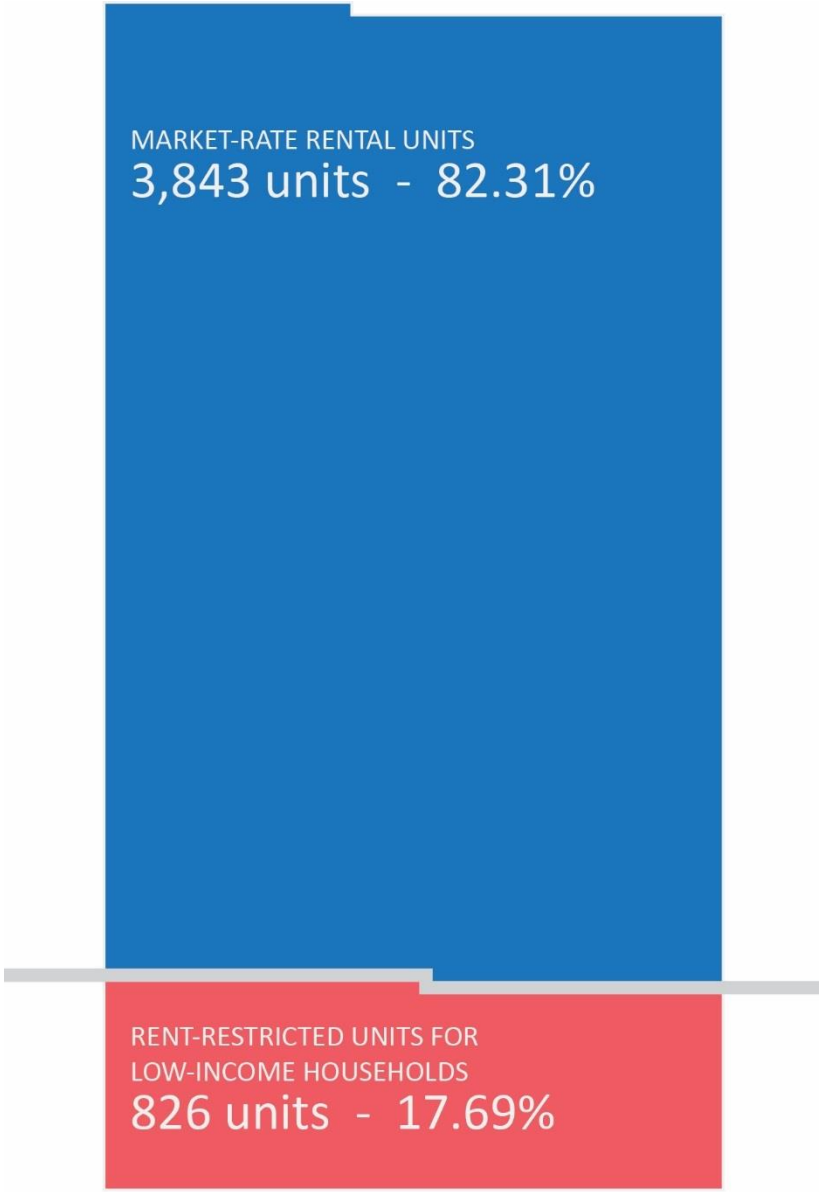
Existing Conditions



Existing Conditions

Total existing multi-family rental units = 4,669

826 rent-restricted, 3,263 market-rate (65% - 120%). 4,089 market-rate affordable AND rent-restricted.



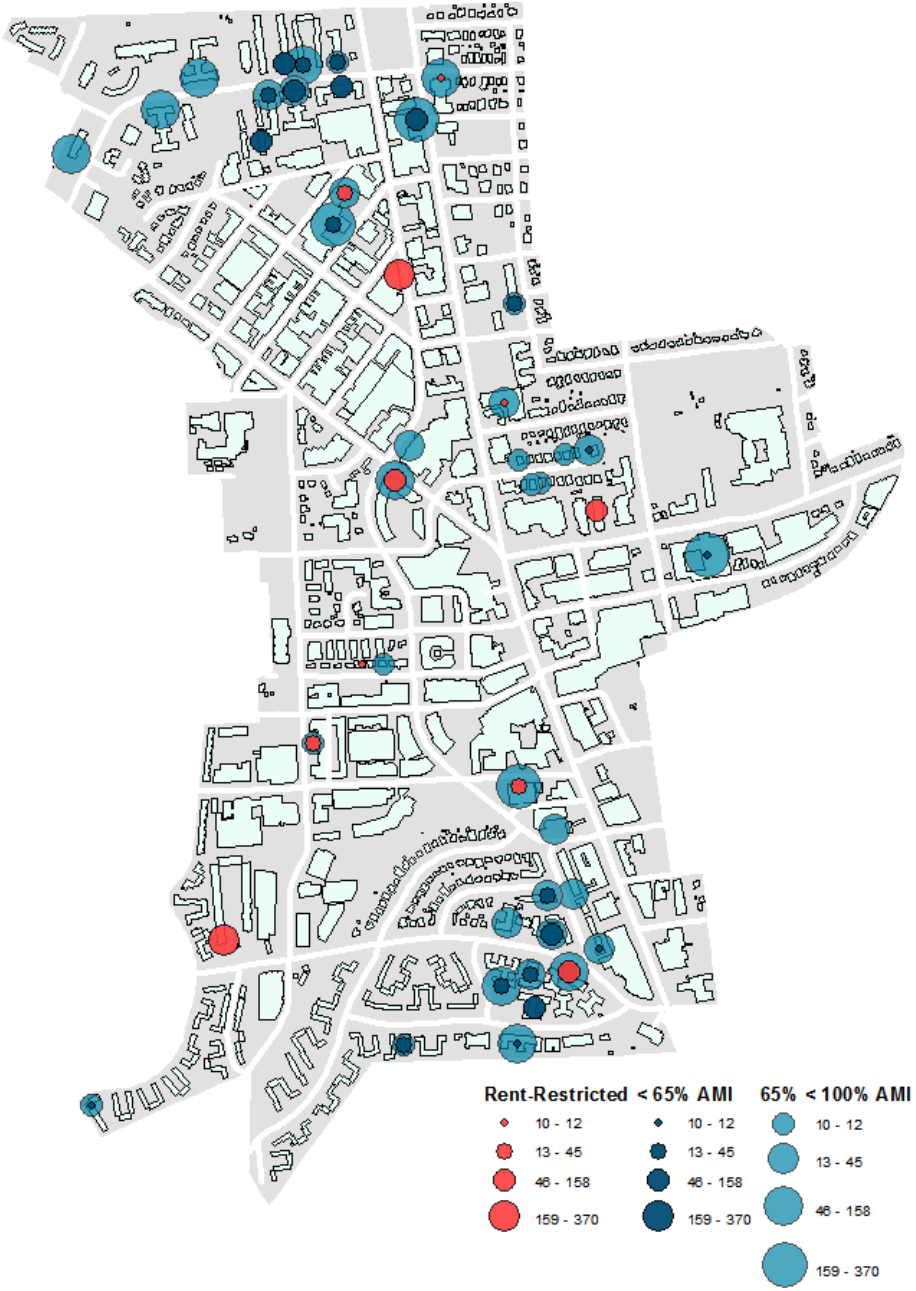
Existing Conditions

Market-Rate Affordable
(not rent restricted)

MODERATE INCOME HOUSEHOLDS
100% AMI < Income < 120% AMI
491 units - 10.52%

LOW-TO-MODERATE INCOME HOUSEHOLDS
65% AMI < Income < 100% AMI
1,992 units - 42.66%

LOW INCOME HOUSEHOLDS
Income < 65% AMI
780 units - 16.71%



Preserve and Produce affordable housing

Existing Multi-Family Rental Units	Total Vision Build-out (Units)
4,669	13,125

Current Rent Restricted	New Rent Restricted (15% MPDU)	Proposed Rent Restricted
826	1,269	2,095

Redevelopment will increase the number of Rent-Restricted units near Metro.

PROS
More rent-restricted units overall
Ensure affordable housing accessible to target income groups
If affordable housing providers redevelop at higher density, they may provide more rent-restricted units than 15% minimum

CONS
Potential loss of naturally occurring affordable market-rate units with redevelopment
Proportion of affordable to market-rate may decrease

Recommendations

- Add more units to the marketplace by requiring 15% MPDUs within the Downtown.
- Provide 15% MPDUs on-site as a first priority.
- Provide DHCA with the flexibility to work with the developers.
- Preserve existing market-rate affordable housing through density averaging and priority sending sites.

Recommendations (cont.)

- Prioritize 2 and 3 bedroom units – increased public benefit points and DHCA evaluation of area needs and through negotiations with developer (potentially off-site).

- Reach deeper levels of affordability (below 65% AIM) by providing 10% of MPDU units below 65% AMI.
  - Rental agreements could reach below 65% AMI – DHCA to make up the difference
  - Added public benefit points (?)

- Off-site MPDUs – Not developer directed, a case-by-case basis through negotiations with DHCA.