






Bethesda Downtown Sector Plan, Work Session #4

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Completed: 10.21.15

Description

Bethesda Downtown Sector Plan: Work Session #4

Summary

Work session #4 will be a continuation from work session #3 with a detailed discussion of the zoning and building height recommendations as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners. The discussion will be on a district-by-district basis beginning with the Wisconsin Avenue District and followed by Arlington North. The remaining districts may be discussed as time permits.

DISCUSSION

Vision and Goals

Over the past 20 years, the focus of Downtown Bethesda changed from a single center of activity focused around the Metrorail station to a series of activity centers with multiple downtowns. Each of the nine districts as identified by the community is distinct with its own unique character. One of the

primary goals of updating the 1994 Sector Plan is to recognize this shift and build on the successes and lessons learned from the previous plan and to ensure that the distinct character of these districts remains. The Concept Framework Plan was developed through a collaborative effort among the community, County agencies and staff. The Concept Framework Plan identifies the basic components of the present-day urban fabric in Downtown Bethesda with respect to the following:

- Existing commercial activity centers.
- Emerging commercial activity centers over the next 20 years.
- Residential neighborhoods.
- Primary pedestrian corridors connecting activity centers and residential neighborhoods.
- Parks and open space network that complements the pedestrian corridors and anchors the community.

The Concept Framework Plan provides the basic elements and organization of Downtown Bethesda. All other Sector Plan details are built upon this structure to form a cohesive urban fabric that will evolve over the next 20 years.

District Character

Wisconsin Avenue

The Wisconsin Avenue Corridor is the main artery through the center of Downtown Bethesda. With the existing Bethesda Metrorail Station, future Purple Line and Bus Rapid Transit (BRT) options, Wisconsin Avenue is a critical focus area for improved access, mobility and pedestrian safety. The corridor is envisioned as a symbolic downtown center that reflects the character of adjacent neighborhoods and overall identity of Bethesda through innovative building designs and active public spaces.

The Plan envisions Wisconsin Avenue as the center and spine of Downtown Bethesda connecting surrounding districts.

Arlington North District

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 are located along both Montgomery Lane and Arlington Road. The district is located between Woodmont Avenue and Arlington Road and extends from Hampden Lane to Moorland Lane. The form of new development has been mid- to high-rise apartments.

There are opportunities for both open space and connectivity improvements to enhance this area for residents. West of Arlington Road, the institutional buildings and park spaces provide a buffer to the single-family homes. East of Arlington Road, heights should continue to step up as the buildings approach Woodmont Avenue.

The Plan envisions the Arlington North District to retain its mainly residential focus with a mix of low, mid, and high-rise residential development and to continue as a transitional zone between the more commercial urban core and residential neighborhoods west of Arlington Road.

Arlington South District

Arlington South is an emerging center of activity with potential for commercial and residential redevelopment. As an automobile-oriented retail district, convenience and abundance of parking will be critical for this district as redevelopment occurs. By urbanizing the development pattern, building to the sidewalk with parking in the rear or underneath the buildings, the site can support the depth required for junior anchors while balancing the Sector Plan goals for creating a pedestrian-friendly streetscape environment.

Battery Lane District

The Battery Lane District consists primarily of garden and mid-rise apartments on either side of Battery Lane between Woodmont Avenue and Old Georgetown Road, directly south of the National Institutes of Health (NIH) campus. The Battery Lane district has the well-used Battery Lane Urban Park and North Bethesda Trail at its center, and a range of housing types, including single family homes and low- to high-rise buildings. Planted setbacks provide an inviting green streetscape along Battery Lane.

The Plan envisions the Battery Lane District to retain its residential character with a mix of low, mid, and high-rise residential development, to have improved access and connectivity for pedestrians to enhance neighborhood livability and to expand and enhance the existing Battery Lane Urban Park.

South Bethesda District

South Bethesda is an established residential neighborhood situated north of Norwood Local Park, a major area amenity. The district has a garden character with tree-lined streetscapes and planted setbacks, and offers several opportunities to create better connections for pedestrians and bikes within the district and to surrounding destinations.

The Plan envisions the South Bethesda District to retain much of its residential character with a mix of low to mid-rise residential development, to have improved access and connectivity for pedestrians to enhance neighborhood livability and to provide opportunities for small neighborhood-oriented open spaces.

Property Owner Zoning Requests and Staff Recommendations

As outlined above, this work session will discuss in detail the zoning and building heights as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners. The discussion will be on a district-by-district basis beginning with the Wisconsin Ave District and followed by the Arlington North District. The remaining districts may be discussed as time permits.

Property owner zoning requests from written testimony during the Public Hearing process have been documented in the attached spreadsheet and organized by District. In addition, the spreadsheet includes the current zone for the property, the Public Hearing Sector Plan recommended zoning and staff's recommendations based on the property owner's requests. Staff's recommendations weighed the impacts of the requests from property owners to the planning methodology used to achieve the concept framework plan and public benefit initiatives. A map corresponding to the properties and owner's requests will be provided during the hearing.

CONCLUSION

Following the October 29, 2015 work session, staff will summarize the zoning and building heights approved by the Planning Board. A spreadsheet with the Planning Board's decisions will be posted prior to the next work session (work session #5).

Attachments

- Staff Recommendations for Property Owner Zoning Change Requests Spreadsheet
- October 5, 2015 work session – Planning Board approved zoning and building heights for the Pearl District and Wisconsin Ave and revised building heights map

	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 APPROVED ZONING
2	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
3		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
4		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
5		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
6		D	Aksouf 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
7		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-250	No Change	Defer to work session on affordable housing
8		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
9		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	
10		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	
11		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	
12		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	H-250	No Change	
13		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	
14		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	
15		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	
16		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	
17		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	
18		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	
19		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	
20		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	
21		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	
22		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	
23		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	
24		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 CR 7.0	Equalize C and R on parcel fronting Wisconsin Ave and increase height to 120 feet No Change for parcel backing onto the Eastern Greenway	
25		W	Bernstein Management Company	7121 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	County Parking Lot: CR 0.5, C-0.25, R-0.5, H-70	Request County Parking lot receive CR 1.5	No Change	
26		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	
27		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	
28		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	
29		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	
30		BB	HPIL LLC ATTY: Heather Dhopolsky	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
31		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	
32		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	
33		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	
34		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 6.0, C-1.25, R-6.0, H-175	No Change	
35		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
36		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	

