

TABLES: WOODMONT TRIANGLE STUDY AREA PROJECTS

The following tables estimate the potential development on each block in the Woodmont Triangle. The estimates are based on the proposed zoning in the Sector Plan Amendment versus the zoning in the existing Sector Plan for the Bethesda CBD. The summary of the findings includes the following:

- The proposed Amendment provides for approximately 3,136 new dwelling units or approximately 1,616 dwelling units more than the existing Sector Plan for the Woodmont Triangle area.
- The proposed Amendment provides for approximately 1,170 new jobs or approximately 859 jobs less than the existing Sector Plan for the Woodmont Triangle area.

COMPARISON OF JOBS AND HOUSING

Block No.	CLATR:		Scenario 1:		Scenario 2:	
	Jobs	DUs	Jobs	Housing	Jobs	Housing
8	48	127	40	187	40	187
9	NA	NA	12	46	12	46
9	112.7	0	25	60	25	60
10	123	122	25	200	25	200
11	59.2	0	59.2	0	59.2	0
12	150.1	0	45	80	45	80
13	288.6	103	248	225	248	225
14	78.1	314	78.1	314	78.1	314
15	NA	NA	NA	NA	15	85
15	83.9	56	83.9	56	15	0
16	275.9	418	25	562	25	562
17	0	88	0	800	0	800
20	134.4	7	134.4	7	134.4	7
21	0	0	0	0	50	200
21	56.2	0	56.2	0	56.2	0
22	140.5	0	140.5	0	25	50
23	162.7	0	162.7	0	25	50
44	NA	NA	25	80	25	80
44	238.5	21	222	110	222	110
45	76.9	264	45	80	45	80
Totals	2,028.7	1,520	1,427	2,807	1,170	3,136

COMPARISON PROPOSED ZONING, FAR AND BUILDING HEIGHT

Block No.	Zoning		FAR		Building Height (feet)	
	Existing	Proposed	Existing	Proposed*	Existing	Proposed*
8	CBD-1	CBD-1	3	3	90	90
9	CBD-1	CBD-1	3	3	90	90
10	CBD-R2	CBD-R2	5	5	122	143
11	CBD-1	CBD-1	3	3	122	90
12	CBD-1	CBD-1	3	5	50	143
13	CBD-R2	CBD-R2	3	5	90	143
14	CBD-R2	CBD-R2	5	5	110	143
15	CBD-R2	CBD-R2	3	5	90	143
16	R-10	R-10	NA	NA	110	NA
17	R-10	R-10	NA	NA	NA	NA
20	CBD-1	CBD-1	3	3	50	50-90
21	CBD-1	CBD-1	3	3	50	50-90
22	CBD-1	CBD-1	2	3	50	50-90
23	CBD-1	CBD-1	2	3	50	50-90
44	CBD-1	CBD-R2	2	5	50	143
45	CBD-1	CBD-R2	2	5	50	143

Note: * Maximum allowed by zoning.

SCENARIO 1: PROJECTS INCLUDED IN TESTIMONY

Block No.	Project Name	Floor Area:			Jobs/Housing	
		Lot Size	Office	Retail	Resident. Jobs	DUs
8	Sheraton Hotel	97,158	0	16,000	250,039	187
9	8218 Wisconsin	17,674	0	4,510	48,510	46
9	American Inn	24,839	0	10,000	64,517	60
10	Wisc.Res./Hotel	45,369	0	10,000	216,845	200
11	CLATR	NA	11,086	5,974	NA	0
12	Maloney	22,000	0	18,000	92,000	80
13	St. Elmo Res./LG	33,000	40,500	27,000	224,000	225
14	CLATR	NA	8,015	22,603	NA	314
15	CLATR	NA	9,559	21,784	NA	56
16	4900 Battery Lane	NA	NA	10,000	NA	562
17	North Battery Lane	NA	0	0	0	800
20	CLATR	NA	23,807.20	16,289.50	NA	7
21	CLATR	NA	11,271.90	3,678	NA	0
22	CLATR	NA	23,209.90	20781.2	NA	0
23	CLATR	NA	31,046.10	13,393.20	NA	0
44	Fairmont/Monte	20,500	0	10,000	92,000	80
44	Fairmont/LG	33,428	42,900	12,240	112,000	110
45	Old Georgetown Rd.	22,000	0	18,000	82,000	80
Totals			201,394	240,253		2,807

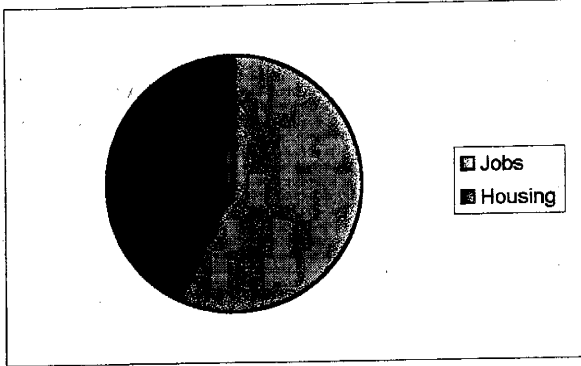
SCENARIO 2:

Block No.	Project Name	Floor Area:			Jobs/Housing	
		Lot Size	Office	Retail	Resident. Jobs	DUs
8	Sheraton Hotel	97,158	0	16,000	250,039	187
9	8218 Wisconsin	17,674	0	4,510	48,510	46
9	American Inn	24,839	0	10,000	64,517	60
10	Wisc.Res./Hotel	45,369	0	10,000	216,845	200
11	CLATR	NA	11,086	5,974	NA	0
12	Maloney	22,000	0	18,000	92,000	80
13	St. Elmo Res./LG	33,000	40,500	27,000	224,000	225
14	CLATR	NA	8,015	22,603	NA	314
15	Palisades West	22,500	0	6,000	104,500	85
15	Arts Inc./Duran	12,000	6,000	6,000	0	0
16	4900 Battery Lane	NA	NA	10,000	NA	562
17	North Battery Lane	NA	0	0	0	800
20	CLATR	NA	23,807.20	16,289.50	NA	7
21	In-fill (Std. Method)	NA	20,000	20,000	240,000	200
21	CLATR	NA	11,271.90	3,678	NA	0
22	Norfolk Residential	22,500	0	10,000	57,500	50
23	St. Elmo Projects	22,000	0	10,000	56,000	50
44	Fairmont/Monte	20,500	0	10,000	92,000	80
44	Fairmont/LG	33,428	42,900	12,240	112,000	110
45	Old Georgetown Rd.	22,000	0	18,000	82,000	80
Totals			163,580	236,294		3,136

Woodmont Triangle:

Existing Sector Plan Jobs and Housing

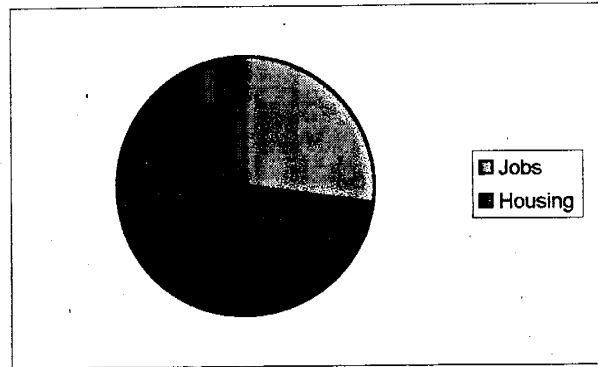
Jobs	Housing	J/H Ratio
2029	1520	1.3



Woodmont Triangle:

Proposed Jobs and Housing

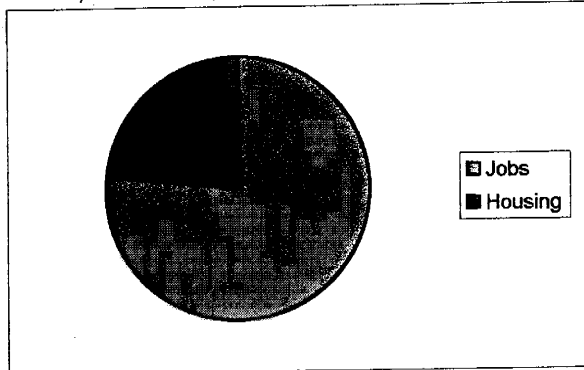
Jobs	Housing	J/H Ratio
1170	3136	0.4



CBD:

Existing Sector Plan Jobs and Housing

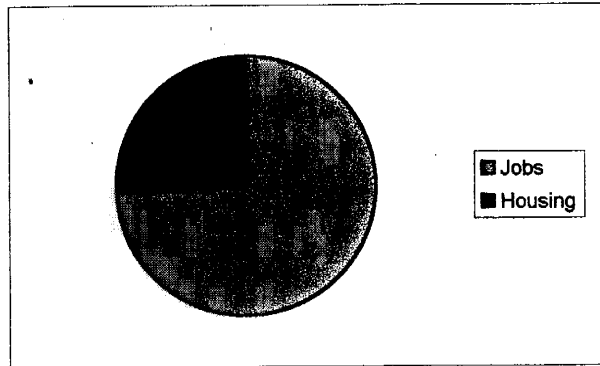
Jobs	Housing	J/H Ratio
43,112	13,186	3.3



CBD:

Proposed Jobs and Housing

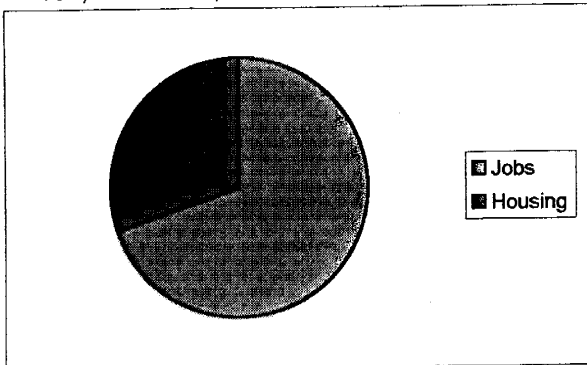
Jobs	Housing	J/H Ratio
42,253	14,802	2.9



BCC Policy Area

Existing Sector Plan Jobs and Housing

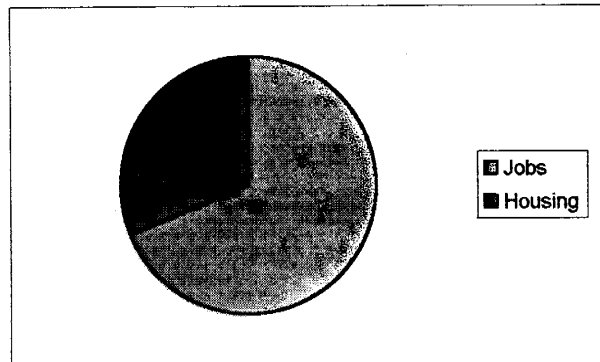
Jobs	Housing	J/H Ratio
107,678	46,689	2.3



BCC Policy Area

Proposed Jobs and Housing

Jobs	Housing	J/H Ratio
106,819	48,305	2.2



Source: Round 6.4A Forecast for 2030

WOODMONT TRIANGLE AMENDMENT PROJECT LOCATIONS

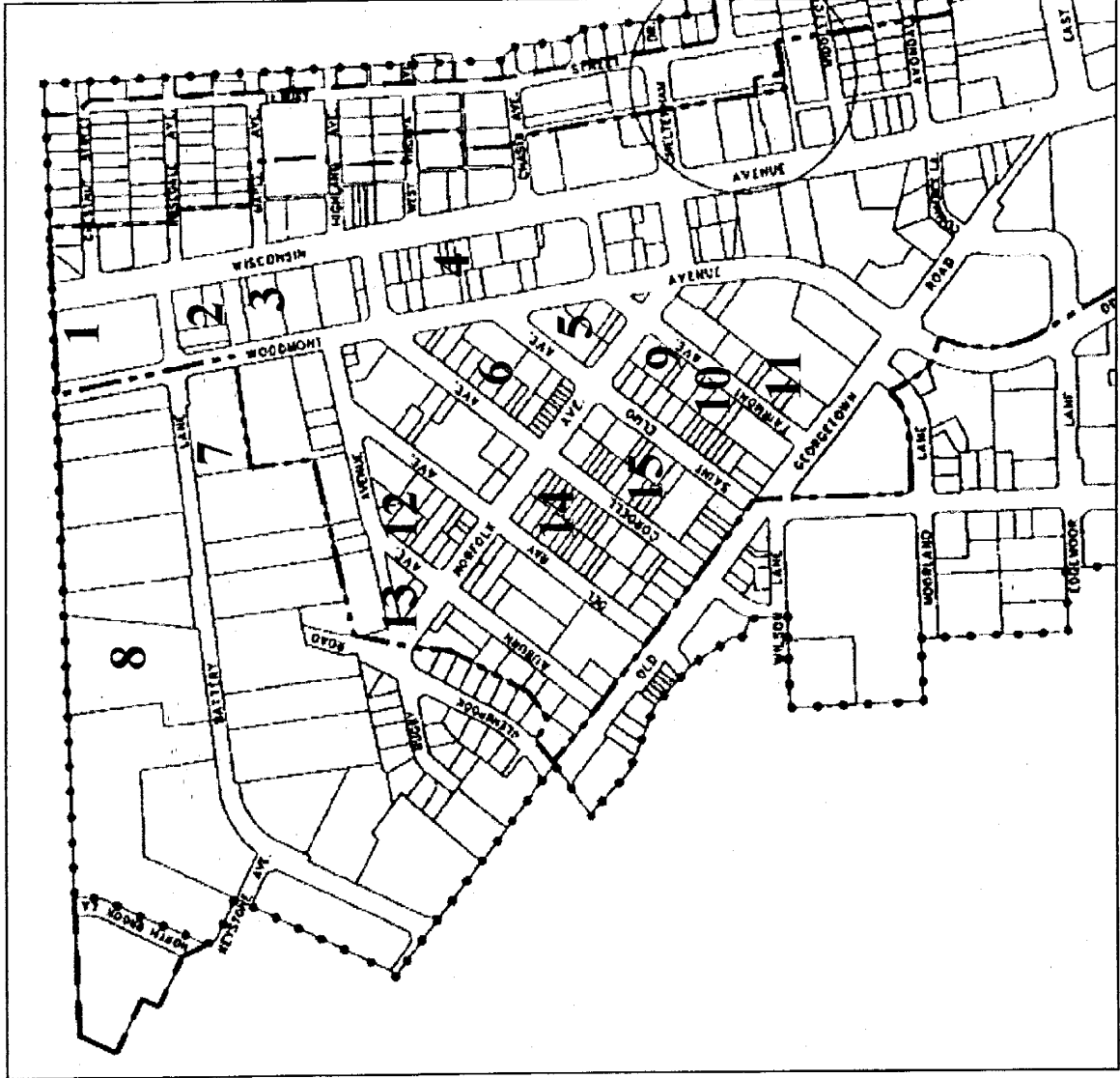
List of Projects:

Projects Included in Testimony:

1. Sheraton Hotel (8)
2. 8218 Wisc. Ave. (9)
3. American Inn (9)
4. Wisc. Res./Hotel (10)
5. Maloney (12)
6. St. Elmo Resid./LG (13)
7. 4900 Battery Lane (16)
8. North Battery Lane (17)
9. Fairmont/LG (44)
10. Fairmont/Monte (44)
11. Old Georgetown Rd. (45)

Other Projects:

12. Palisades West (15)
13. Arts Incubator (15)
14. Norfolk Residential (22)
15. St. Elmo Projects (23)
16. In-fill/Not Shown (NA)



WOODMONT TRIANGLE AMENDMENT BLOCK LOCATIONS

