

# ITEM #21

## ATTACHMENT 3

### NOTES FROM ALTERNATIVE REVIEW COMMITTEE MEETING June 2, 2006

Parking Lot 31 and 31A  
Agenda Attached

Applicant Douglas Firstenberg, Stonebridge Associates, Inc. presented on behalf of P.N. Hoffmann et al.

Mr. Firstenberg presented exhibits and explained their financial position to support their position that a single digit margin of profit projected was not enough to make the project financially feasible without the extra height of 15 feet. The master plan allows 75 feet on the 31A portion of the project, and the applicant seeks 90 feet. The applicant does not seek to exceed the height limit on lot 31.

Elizabeth Davison reminded the group that the committee can recommend additional height, but the Planning Board makes the final decision. She continued and asked the Mr. Firstenberg why he did not spread the costs over the entire project. They will present new figures per her recommendations, and the consultant will also provide her with more information.

The consultant, Mr. Campbell, said he did a "back of envelope" analysis, but that he added 10-11% back. He stated that the financing is very challenging, given the last 120-180 day record of condominium financing. Mr. Firstenberg responded that the market would swing back up eventually. Firstenberg assumes a sale price of \$340,000 For the work force housing and \$180 - \$190,000 for MPDU's. All agreed that the location is optimal.

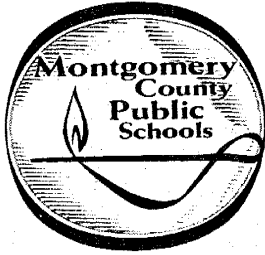
Discussion without the applicant followed.

The County DPWT and the applicant have entered into a firm monetary arrangement as yet. HOC stated that their prices are similar to what they see elsewhere in the County. High-condominium fees are an issue for everyone right now. They amount to 25% of the monthly income for affordable units. Stonebridge and DHCA have arranged another formula for figuring condominium fees on this project.

Lisa Rother pointed out that the retail stands to benefits greatly from the amenity package the developer will provide.

The committee voted to approve the applicant's request. The HOC representative stated their argument was persuasive. Sharon Suarez voted for the Acting Director of Park and Planning, Elizabeth Davison voted for the proposal as well, reminding the group that she expected additional documentation. A DHCA staff person will write up a Report to forward to Park and Planning staff by June 8, 2006.

ITEM #21  
ATTACHMENT 4



850 Hungerford Drive \* Rockville, Maryland \* 20850-1747  
Telephone (301) 279-3333

April 5, 2006

Mr. Dan Janousek  
Community-Based Planning Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Dear Mr. Janousek:

This letter is sent in response to Zoning Application No. G-850, known as "Lots 18-24, 138-139 of Miller's Addition to Bethesda," located in the southwest and southeast quadrants of the intersection of Bethesda and Woodmont Avenues, Bethesda, Maryland.

This rezoning would result in 245 multi-family dwelling units in two, 3 to 9-story buildings. Based on average yield factors derived from the Maryland National Capital Park and Planning Commission 2003 Census Update Survey, the impact of this project is estimated to be approximately twenty (20) elementary, ten (10) middle and eleven (11) high school students.

This property is located within the Bethesda Elementary School, Westland Middle School and Bethesda-Chevy Chase High School service areas. Enrollment at Bethesda Elementary School is currently within capacity but is projected to exceed capacity beginning next year. Enrollment at Westland Middle School currently exceeds capacity but is trending down and the school is projected to have space available beginning next year. Enrollment at Bethesda-Chevy Chase High School currently exceeds capacity but is trending down and the school is projected to have space available beginning in 2009-2010. See enclosed pages from the Montgomery County Public Schools FY2007 Capital Budget and FY 2007-2012 Capital Improvements Program.

The current Growth Policy schools test finds capacity adequate in the Bethesda-Chevy Chase cluster.

Sincerely,

A handwritten signature in cursive script that reads "Bruce H. Crispell".

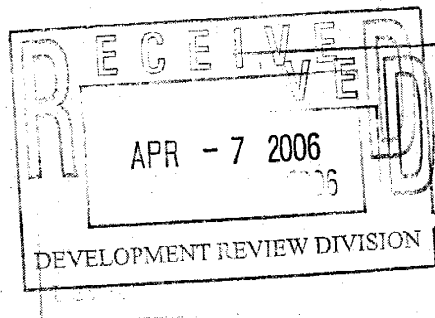
Bruce H. Crispell, Director  
Division of Long-range Planning

BHC:llw

Enclosures

Copy to:

Mr. Bowers  
Mr. Hawes  
Ms. Turpin



ITEM #21  
ATTACHMENT 5



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

May 1, 2006

Arthur Holmes, Jr.  
Director

Mr. Dan Janousek, Zoning Analyst  
Development Review Division  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Zoning Application No. G-850  
Lot 31 Redevelopment

Dear Mr. Janousek:

We have completed our review of the above-referenced Zoning Application, which was reviewed as a Discussion Item at the April 10, 2005 meeting of the Development Review Committee. We recommend approval of the plan subject to the following comments:

1. We previously commented on the Pre-Preliminary Plan for this project (M-NCPPC file no. 7-20060150) in a December 23, 2005 letter (copy enclosed); we believe those comments remain applicable – to be addressed at the Preliminary and/or Site Plan stages for this project.
2. We reserve the right to make future adjustments to the design elements within the public right-of-way (including but not limited to the centerline design details, typical section(s), pedestrian and bicycle amenities, on-street parking facilities, streetscaping, etc.) based on additional information to be provided at the Preliminary and/or Site Plan stages for this project.

Thank you for the opportunity to review this zoning application. If you have any questions regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or at 240-777-2197.

Sincerely,

Gregory M. Leck, Manager  
Development Review Group  
Traffic Engineering and Operations Section

M:\subdivision\gmf\docs\zoning\G-850

Enclosure



Division of Operations

# ITEM #21

cc: Douglas Firstenberg; Stonebridge Associates  
Kevin Cosimano; Stonebridge Associates  
Robert Dalrymple; Linowes & Blocher  
Frank Bossong, IV; Rodgers Consulting  
Cathy Conlon; M-NCPPC DRD  
Shahriar Etemadi; M-NCPPC TP  
Joseph Cheung; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Al Roshdich; DPWT OPS  
Rick Siebert; DPWT POS  
Emil Wolanin; DPWT TEOS

# ITEM #21

## ATTACHMENT 6

### PROPOSED LOT 31 DEVELOPMENT PLAN (ZONING CASE G-850) – PROPOSED BINDING ELEMENTS

1. Maximum FAR of 2.59 as reflected on development plan.
2. Maximum of 250 total dwelling units (final number of units and unit mix to be determined at site plan).
3. Maximum of 342 private parking spaces (total number of parking spaces based on unit mix to be determined at site plan).
4. Building setback from south property line, west of realigned Woodmont Avenue, to be 50 feet. Between 50 and 60 feet setback from this property line, building height shall be limited to 2 stories.
5. Building setback from east property line, east of realigned Woodmont Avenue, shall be 5 feet to building line and a total of 15 feet to building line where building is directly opposite windows above the 2<sup>nd</sup> floor of the adjacent existing building to the east.
6. Building height not to exceed 90 feet east of Woodmont Avenue and 65 feet west of Woodmont Avenue, measured from the measuring points shown on the development plan.
7. Provision on-site of 12.5% MPDUs per County law and provision of up to 35 workforce housing units (per DHCA Agreement), to be finally determined at site plan.
8. Minimum 35% active and passive recreational/public use space, with final area to be determined at site plan.
9. Developer to construct realignment of Woodmont Avenue and improvements to Woodmont Avenue/Bethesda Avenue intersection per DPWT approvals.
10. Loading docks serving buildings shall be enclosed within building area.
11. All residential units will be multi-family condominium units.
12. Dwelling units along the southern building edge of the building west of realigned Woodmont Avenue shall be townhome style condominium units.
13. The underground public garage shall exhaust through the roof of the on-site buildings.
14. A bicycle and pedestrian connection from Woodmont Avenue to the Capital Crescent Trail shall be provided along the southern property line within the 50-foot setback area.

**ITEM #21**  
**ATTACHMENT 7**

**LOT 31**  
Bethesda, Maryland

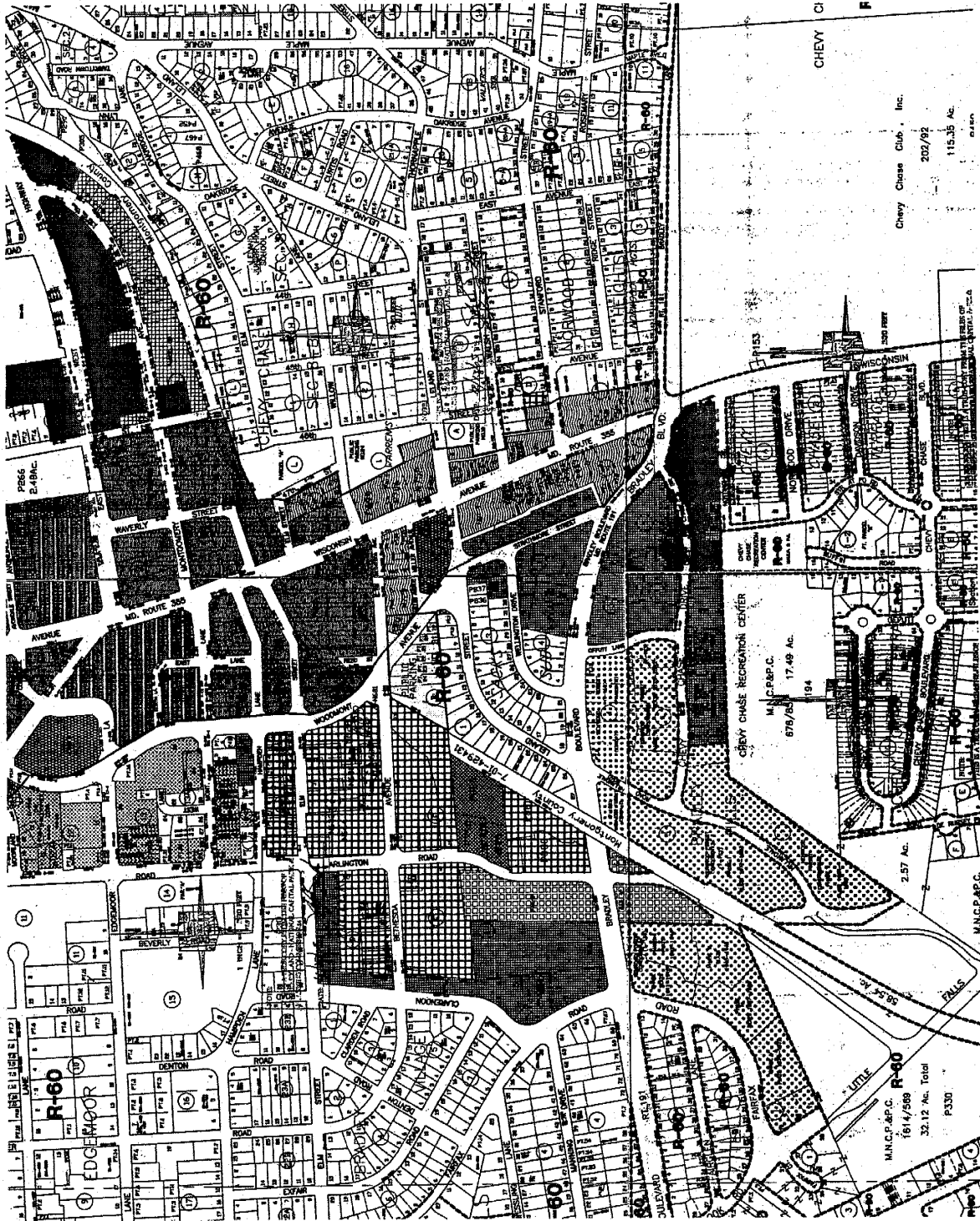
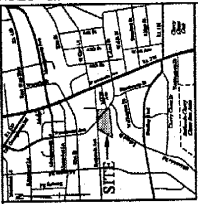
**TSM Zone – Rezoning Application and Development Plan**



**LOT 31 ASSOCIATES, LLC**

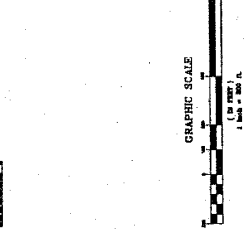
**FEBRUARY 24, 2006**

# ITEM #21 ATTACHMENT 8



### ZONING LEGEND

	R-30
	TS-M
	TS-R
	CBD-1
	CBD-2
	CBD-3
	CBD-RI
	C-9
	C-2 GENERAL COMMERCIAL
	C-2 OVERLAY ZONE



SITE LOCATED ON ZONING MAP HJ122

Chevy Chase Club, Inc.  
202/92 115.35 Ac.  
202/92 115.35 Ac.

NO.	DATE	REVISION	BY
1	01/22		MD
2	01/28		MD
3	01/28		MD
4	01/28		MD

<p style="text-align: center;"><b>RODGERS CONSULTING</b> Enhancing the value of your assets</p>	<p>Client: CHEVY CHASE CLUB, INC. 1800 CHEVY CHASE BLVD BETHESDA, MD 20814 TEL: 301.465.8888 WWW.RODGERSCONSULTING.COM</p>	<p>Project: LOT 31 1800 CHEVY CHASE BLVD BETHESDA, MD 20814 TEL: 301.465.8888 WWW.RODGERSCONSULTING.COM</p>	<p>City: BETHESDA, MD County: MONTGOMERY, MD District: ELECTION DISTRICT 7 Map: HJ122 Sheet: 21 of 24</p>
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## CERTIFIED VICINITY MAP AND ZONING PLAN

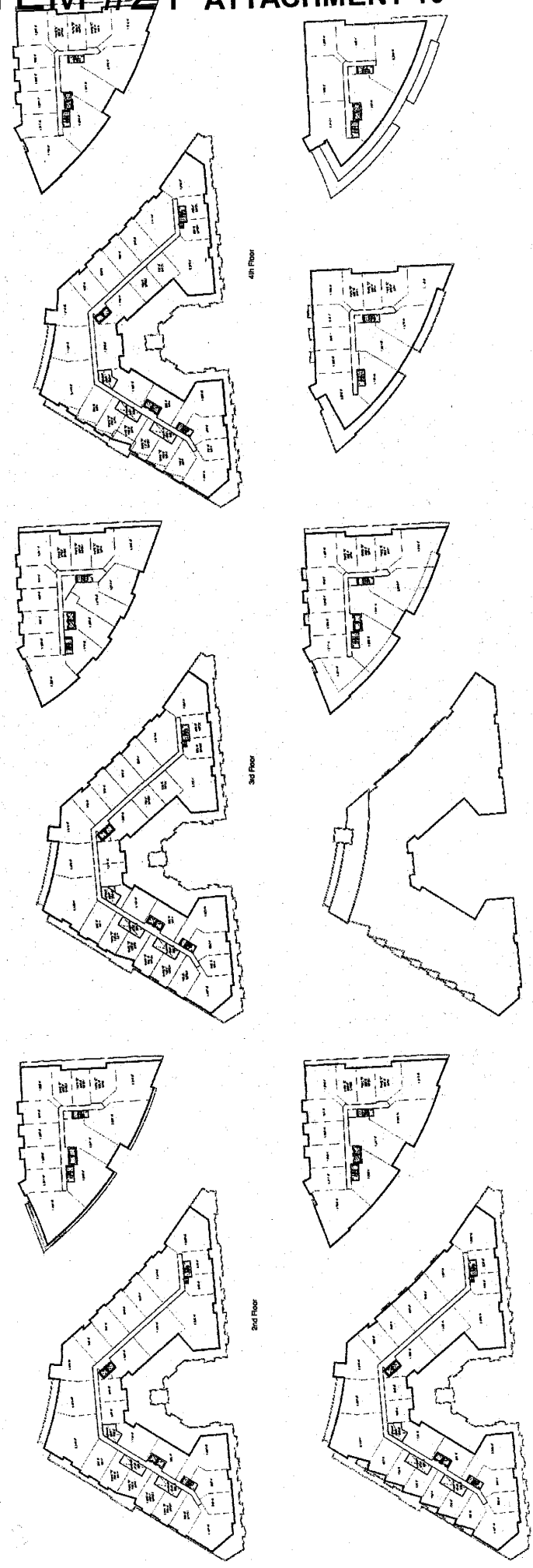
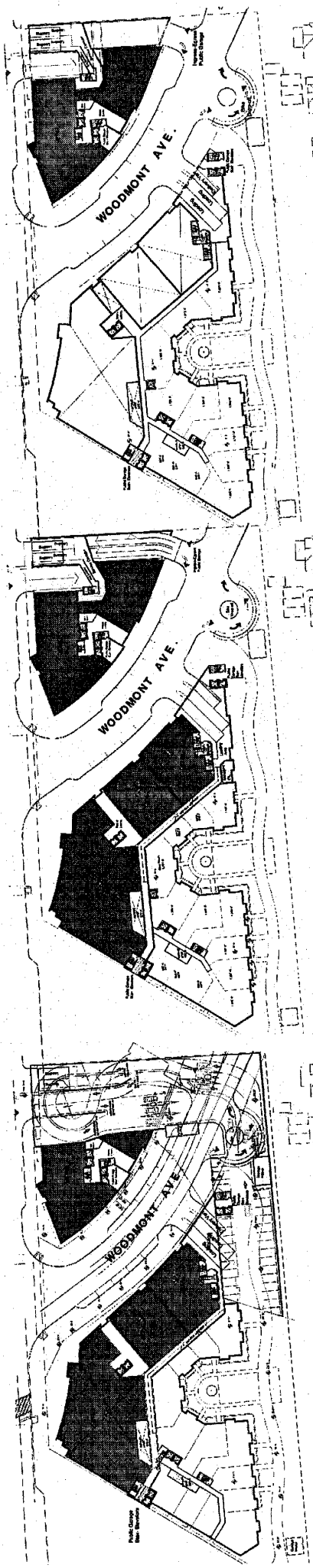
CLIENT: CHEVY CHASE CLUB, INC.  
1800 CHEVY CHASE BLVD  
BETHESDA, MD 20814  
TEL: 301.465.8888  
WWW.RODGERSCONSULTING.COM

LOT 31 ASSOCIATES, LLC  
1800 CHEVY CHASE BLVD  
BETHESDA, MD 20814  
TEL: 301.465.8888  
WWW.RODGERSCONSULTING.COM

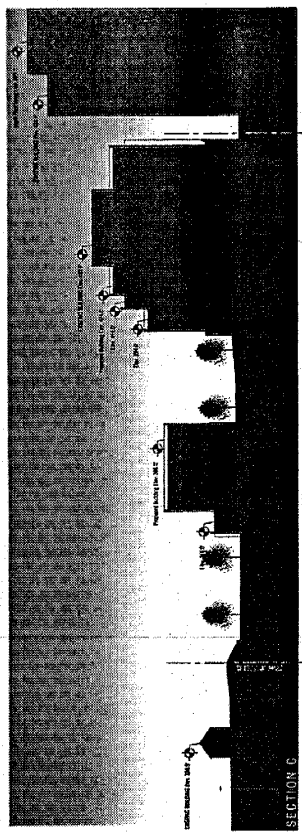
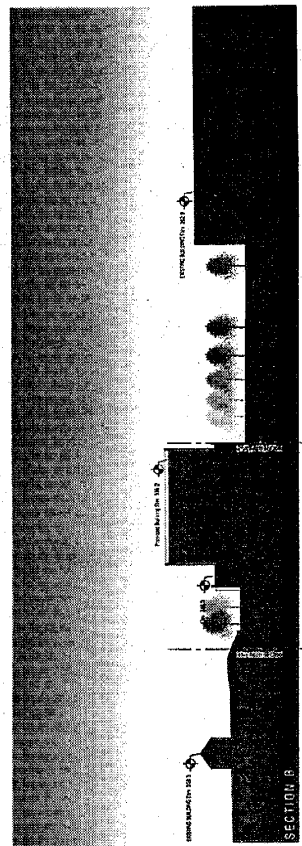
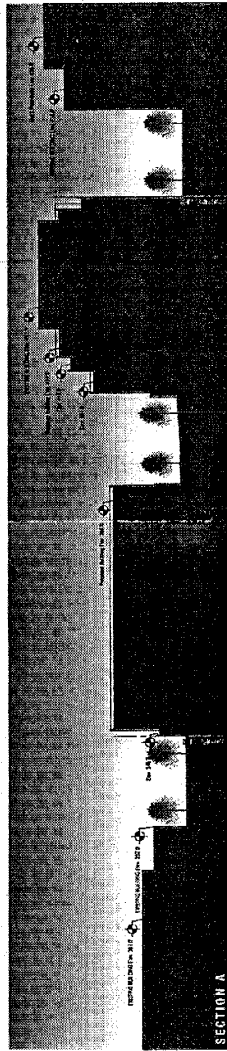
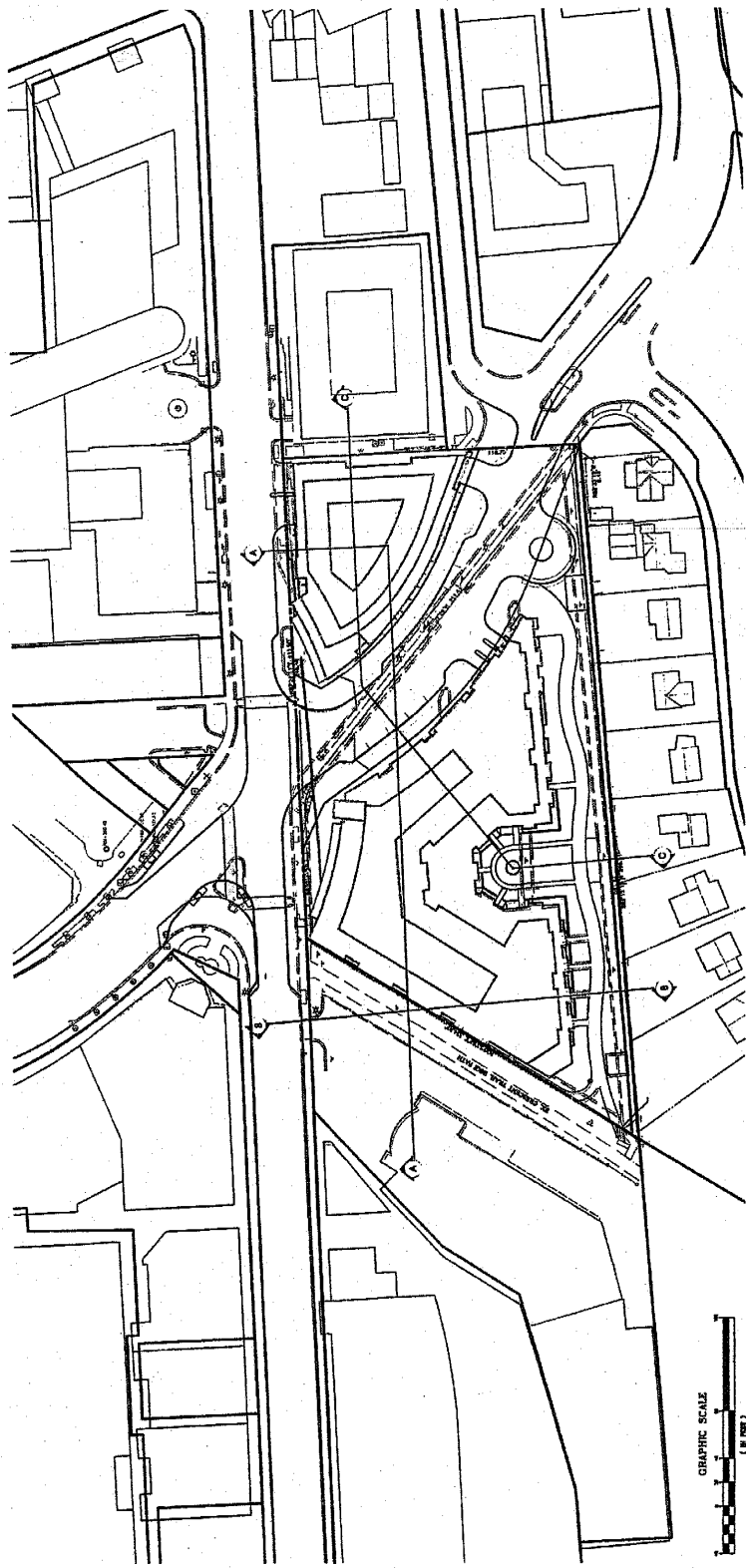




# ITEM #21 ATTACHMENT 10



- TOWNHOUSES
- RESIDENTIAL
- RETAIL
- PARKING/LOADING/SERVICE



LOT 31

SITE SECTIONS EXHIBIT



LOT 31 ASSOCIATES, LLC

SK&J

SCALE: 1/8" = 1'-0"  
DATE: 05/12/2008

A01

BETHESDA, MD.