

- Density Transfer – In order to encourage retention of existing small-scale retail, there needs to be incentives to encourage businesses to remain. Density transfer between properties is one way to achieve that goal. This Amendment designates an area, shown on page , within the study area that would be appropriate for this transfer. Owners of small commercial properties that wish to remain can offer unrealized density to other properties to amass enough square footage or FAR to develop a mixed-use project. This density transfer would be permitted through a proposed text amendment; see the Implementation Section.

Page 11: Revise Proposed Building Heights map per Council revisions.

Page 12: Prior to section entitle "Public Amenities and Facilities", insert the section on page 21 entitled "Urban Design Guidelines".

Page 12: Under Public Amenities and Facilities, revise section as follows:

PUBLIC AMENITIES and FACILITIES

In the Woodmont Triangle Study Area, there is a [great] need for revitalization [of the public spaces, including the rights-of-way]. Businesses have seen their clientele decline over the last several years due to the popularity of Bethesda Row, with its pleasant streetscape environment, new buildings, and attractive assortment of uses. The Woodmont Triangle needs improved lighting for public safety, attractive streets and sidewalks, and incentives to expand uses and hours of operation. In addition to new housing, upgraded public facilities help promote revitalization.

Improvements to Public Streets and Spaces

This Amendment recommends public and private improvements to the public streets and spaces within the study area. The improvements will enhance pedestrian safety and access to transit. Improving the pedestrian and bicycle connections between the NIH, the Battery Lane District, the adjacent neighborhoods and the Metro Stations is a primary objective. Either on-site or off-site improvements would be required in the Optional Method of Development according to a list of public use spaces and amenities.

Public Amenities and Public Use Space

The Woodmont Triangle Study Area is an important part of the Bethesda Arts and Entertainment District. Within the study area, there are currently over 20 art galleries, music stores, and dance and music schools. This Amendment supports the continued use of the Optional Method to provide public art, art facilities, and public gathering spaces.

The existing provisions of the Optional Method of Development require a minimum of 20 percent of the net lot area of each parcel be devoted to public use space on-site. [As permitted in the Optional Method of Development, existing projects in the Bethesda CBD achieved double

the density of the Standard Method of Development and provided a combination of on-site and off-site public use space and amenities equal to 40 to 60 percent of their net lot area.] Public use space may be provided off-site in the same density transfer area if the Planning Board finds that an off-site location implements Plan recommendations or if needed to accommodate MPDUs. Off-site amenities include streetscape in the public right-of way, improvement to parks, and other public facilities. Public use spaces and amenities approved through the Optional Method of Development will be located to serve the revitalization and improve the vitality of the entire district. To facilitate the development of amenities and public use space appropriate to the Woodmont Triangle Area, this Plan recommends the creation of an amenity fund, addressed in more detail in the Public and Private Funding section.

Public use spaces and amenities approved through the Optional Method of Development will be located to serve the revitalization and improve the vitality of the entire district.

The following list represents the priority amenities and facilities for the Woodmont Triangle Study Area. [Each p] Projects should incorporate items from this list as a first priority. This list is not intended to be inclusive of all the facilities and amenities that may be considered. Sufficient amenities and facilities must be provided in each project to serve the additional density and building height proposed in this Amendment. The amenities and facilities [to be approved] in each project [must] should contribute to the [creation of an outstanding] function or appearance of the mixed-use urban neighborhood [in the Bethesda CBD. The combination of existing amenities and facilities with the following list will create a strong network of active public spaces].

PRIORITIES

- Improve Norfolk Avenue [Urban Spine – A linear system that includes the Capital Crescent Trail and] as a pedestrian system that connects [the] existing public facilities and amenities, [including] such as Battery Lane Urban Park, the Whitney Theater, the Bethesda Outdoor Stage, [the] Imagination Stage, and Veterans Park to the Capital Crescent Trail. Renovation of [the] Norfolk Avenue [Urban Spine] should include[s]:
 - [Underground u] Utilities placed underground
 - Washington Globe street lights and other festive lighting
 - Benches, bike racks, brackets for banners, and trash receptacles
 - Street trees
 - Outdoor seating for restaurants and cafes
 - Public art
 - Special paving for sidewalks established as the standard for Bethesda (the Bethesda paver).
- [Streetscape Improvements –]Provide the Bethesda streetscape [improvements] on other streets in the study area, such as Cordell Avenue [in the Woodmont Triangle Study Area].
- Battery Lane Urban Park [Improvements – Improve Battery Lane Urban Park as the major green space and public park in the Woodmont Triangle.] A future facility plan should be completed by a developer, in coordination with the M-NCPPC's Park Development

Division, in exchange for additional density under the Optional Method of Development, or as part of a CIP project. This facility plan will be the guiding document for all future development and improvements within the park including other potential developer funded projects. [Objectives of the facility plan may include the following:

- Improve the entrance to the park from Norfolk Avenue using public right-of-way or potential acquisition to increase the visibility and promote safe use of the park
 - Widen the existing bicycle trail through the park to 10 feet and improve it as necessary to reinforce its importance in linking the Bethesda Trolley Trail and Capital Crescent Trail
 - Create a new gathering area for picnics and small performances through potential expansion of the park
 - Incorporate art or an arts and science theme into the site furnishings]
- [Intersection Improvements – Provide intersection improvements to] Improve the intersection of Rugby Avenue[/] and Norfolk Avenue [to improve the] for a better pedestrian and bicycle connection to Battery Lane Urban Park
 - [NIH Gateway Park – Improve the NIH green space or Gateway Park located between Wisconsin and Woodmont Avenues as off-site open space]
 - [Pedestrian Connections –]Establish north-south, mid-block pedestrian connections for the blocks located between Old Georgetown Road and Norfolk Avenue
 - [New Urban Streets – Provide new north-south urban streets between Battery Lane and Rugby Avenue for improved pedestrian and vehicular circulation]
 - [Other Public Facilities and Amenities –]Establish a network of diverse urban spaces when including public use space on-site.

[In addition, the Woodmont Triangle area is an important part of the Bethesda CBD Arts and Entertainment District. Within the Study Area, there are currently over 20 art galleries, music stores, and dance and music schools. This amendment supports the continued use of the Optional Method of Development to provide public art, art facilities, and public gathering spaces. These other public facilities and amenities could be managed by a non-profit organization. The arts-related space needs include the following:]

- Provide public art, private art facilities, and public gathering spaces. The arts-related space could include the following:
 - Arts incubator space – A[n older,] stand-alone building or portion of a building open to the public [and preferably located on Norfolk Avenue,] to provide studio space for emerging visual and performing artists.
 - Exhibit, teaching and lecture space – [Spaces] Flexible space within existing or new buildings [that could provide flexible space] for a variety of functions.
 - Space for the arts, such as dance studios, a black box theater, and live/work space for artists [– Large spaces for the Arts and Entertainment District] that could be leased at

moderate rates to non-profit arts organizations. [Live/work spaces could be provided as part of the affordable housing program.]
[Indoor youth recreation facility – Flexible space to provide a variety of social and recreational programs open to the public.]

Through the combination of new housing, improved public facilities and the development of an arts theme, the Plan will not only foster [the] revitalization [process proposed] for the Woodmont Triangle, but will also capitalize[s] on its close relationship to the Metro [to achieve Master Plan goals].

Page 13: Revise Public Amenities and Facilities map to match revisions to text.

Page 15: Delete section entitled "Green Building Technology".

Page 16: After Concept for Norfolk Avenue and Battery Lane Urban Park, insert the following section and an illustration entitled Concept for the Woodmont Triangle Study Area:

The following concept diagram shows Norfolk Avenue as the study area's "Main Street" linking its two primary public spaces, Veterans Park and the Battery Lane Urban Park. This urban spine will be lined with restaurants, retail and other animating uses. Washington Globe streetlights, shade trees, benches, and an arts theme will contribute to a significantly improved pedestrian environment. The proposed Norfolk bikeway will connect the North Bethesda Trolley Trail to the Capital Crescent Trail.

This plan recommends improving the intersections and sidewalk areas for pedestrians. A bikeway will be provided along Norfolk Avenue. These recommendations are intended to encourage retail revitalization, and create an attractive main street. The improvements will be accomplished through the Capital Improvements Program and the Optional Method of Development.

The illustration at the right shows the proposed plan and section for Norfolk Avenue and includes street trees, street lights, a bikeway, narrowed intersections, crosswalks, and brick sidewalks. The buildings are oriented to the street and stepped back to provide solar access.

Page 17: Replace text of Individual District Recommendations chapter with the following and add a map identifying block numbers:

RECOMMENDATIONS BY BLOCK WITHIN THE STUDY AREA

This Amendment recommends zoning changes, FAR and building height changes in the Woodmont Triangle Study Area, including all of the Woodmont Triangle District and portions of the Wisconsin Avenue North Corridor and the Old Georgetown Road Corridor Districts. The 1994 Sector Plan restricted some of the CBD-1 properties to 50 feet in height and limited CBD-R2 Properties to a height of 90 to 110 feet. In order to encourage redevelopment and provide housing opportunities, properties within the study area may develop to heights permitted in the respective zones, except for properties along Old Georgetown Road, north of St Elmo Avenue

where the height limit will remain 50 feet, extending 60 feet back from Old Georgetown Road. This Plan recommends limiting non-residential FAR to 1.0. Mixed-use projects with MPDUs on-site may achieve a greater height and density of the respective zone as specified in this Amendment, but no greater than the maximum in the Zoning Ordinance. Building height may also be adjusted to accommodate workforce housing if pending legislation is adopted, but again, no greater than the maximum allowed in the zone.

Woodmont Triangle- Study Area Block Map



Block 8

The existing zoning in Block 8 is CBD-1. This plan does not recommend any zoning changes to this block.

Block 9

This block is zoned CBD-1 and includes several existing buildings. Existing development meets or exceeds the standards of the CBD-1 zone. Future development should be mixed-use with retail on the first floor. This Amendment confirms the CBD-1 zone and allows a FAR to 3.0 with residential development. The Amendment limits height in Block 9 to 90 feet or 110 feet with a 22% MPDU bonus. Parcel 646, The American Inn property is situated between two taller buildings. To achieve comparable heights, height may be increased on this property up to 118 feet. This property may reach 143 feet if the MPDU bonus is provided.

Block 10

This block is zoned CBD-1 and CBD-R2. While mixed use is encouraged, development should be primarily residential. To encourage residential development, this Amendment increases the FAR from 2.0 to 3.0 on CBD-1 properties, while retaining the FAR on the CBD-R2 at 5.0. Heights are limited on CBD-1 properties to 90 feet or 110 feet with 22% MPDU bonus and limited on CBD-R2 properties to 143 feet or 174 feet with 22% MPDU bonus. The Plank, Inc. and Troiano properties are situated south of an existing building of 135 feet and north of a CBD-R2 property which has a height limit of 143 feet (or more if MPDUs are provided). To achieve comparable building heights, this Amendment retains the CBD-1 zoning on these properties, but increases the height limit to 118 feet or up to 143 feet with a 22% MPDU bonus density. This Amendment supports a hotel as a use in the CBD-R2 portion of this block.

Block 11

Block 11 is located between Wisconsin Avenue, Woodmont Avenue and Norfolk Avenue, and is across the street from the CBD Core and within two blocks of the Metro station. There is no residential development in this block. This is an appropriate location for housing. To encourage residential redevelopment, this Amendment retains the existing CBD-1 zoning but increases the FAR to 3.0. Heights are limited to 118 feet or 143 feet with 22% MPDU bonus density.

Block 12

This block is the closest to Bethesda Metro and offers sufficient area for development of a primarily residential mixed-use project. This Amendment rezones the properties from CBD-1 to CBD-R2 in order to encourage residential re-development. One property, Parcel 647, is already developed above full density. This rezoning would allow this property to either remain as an office building or develop as housing. FAR is limited to 5.0 and heights are limited to 143 feet or 174 feet with 22% MPDU bonus density.

Blocks 13-15

Blocks 13-15 are located between Woodmont and Norfolk Avenues. Block 13 has a number of small-scale restaurants and retail uses. The property owners could use the provisions of the density transfer option. This Amendment recommends that Blocks 13, 14, and 15 retain the existing CBD-1, CBD-R1 and CBD-R2 zones. FAR is limited to 3.0 for CBD-1 properties, 3.0 for CBD-R1 properties, and 5.0 for CBD-R2 properties. Height is limited to 90 feet or 110 feet with MPDU bonus in CBD-1 properties, 143 feet with or without MPDU bonus in CBD-R1 properties, and 143 feet or 174 feet with MPDU bonus in CBD-R2 properties.

Blocks 16, 17, 17.1, and 18

This Amendment leaves unchanged the current zoning and height limits in the Battery Lane District. In the future, M-NCPPC will prepare a new sector plan amendment to address options to retain or increase housing in the Battery Lane District while maintaining a stock of affordable housing.

Block 19

Properties along Rugby Avenue, Glenbrook Road and Old Georgetown Road at the western corner of the Study Area are currently zoned R-60. This Plan recommends PD-44 zoning provided that issues of compatibility with existing single-family homes can be addressed. This would allow the near-term redevelopment of an existing church property and possible longer-term redevelopment of the single-family detached homes, some of which have recently been renovated. At the time of rezoning, any application should be reviewed to determine compatibility with existing single-family homes, both north and south of Old Georgetown Road. In addition, the rezoning should not be allowed to result in multi-family development surrounding or isolating a limited number of single-family homes.

Blocks 20-23

Block 20 contains an office building with associated parking, zoned CBD-1, and single-family homes, zoned R-60. Lots facing Norfolk Avenue are zoned CBD-1 and are a mix of mid and low-rise retail and office. The portions of Blocks 21-23 between Norfolk Avenue and the edge of the Old Georgetown Road Corridor are zoned CBD-1. These areas are appropriate for residential mixed-use development. This Amendment confirms the CBD-1 zoning, but allows a FAR-3.0 to encourage residential development. Height is limited to 50-90 feet or 50-110 feet including a 22% MPDU bonus.

Blocks 44 and 45

Blocks 44 and 45 are the blocks in the Woodmont Triangle Study area that are closest to Metro and provides the potential for higher density redevelopment. The existing zoning on these blocks is CBD-1 and CBD-R2. Block 45 contains Garage 11, a public parking garage, and an approved mixed-use development located within the CBD-R2 zone. There are parcels in Block 45, zoned CBD-1, that could redevelop and may be able to use the transfer of density option. In order to encourage residential redevelopment, this Amendment recommends changing the CBD-1 properties to CBD-2 and retaining the existing zoning on the CBD-R2 property. The Amendment recommends a FAR of 5.0 for all properties in these blocks and a height limit of 143 feet or 174 with 22% MPDU bonus.

RECOMMENDED ZONING BY BLOCK				
<u>Block</u>	<u>Zoning</u>	<u>FAR</u>	<u>Height in Feet with 12.5% MPDUs</u>	<u>MPDU Bonus Height in Feet (up to 22% greater than otherwise allowed but not greater than indicated below)</u>
<u>8</u>	<u>CBD-1</u>	<u>3.0</u>	<u>90</u>	<u>110</u>
<u>9</u>	<u>CBD-1</u>	<u>3.0</u>	<u>90¹</u>	<u>110¹</u>
	<u>CBD-1</u>	<u>3.0</u>	<u>90²</u>	<u>110²</u>
<u>10</u>	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
<u>11</u>	<u>CBD-1</u>	<u>3.0</u>	<u>118</u>	<u>143</u>
<u>12</u>	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
<u>13³</u>	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
<u>14³</u>	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
	<u>CBD-1</u>	<u>3.0</u>	<u>90</u>	<u>110</u>
	<u>CBD-R1</u>	<u>3.0</u>	<u>118</u>	<u>143</u>
<u>15</u>	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
<u>20, 21, 22, 23</u>	<u>CBD-1</u>	<u>3.0</u>	<u>50-90</u>	<u>50-110</u>
<u>44</u>	<u>CBD-2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
	<u>CBD-R2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>
<u>45</u>	<u>CBD-2</u>	<u>5.0</u>	<u>143</u>	<u>174</u>

¹The height on Parcel 646 may be increased up to 118 feet with 12.5% MPDUs or 143 feet with 22% MPDU bonus.

²The height limit on the Plank, Inc. and Trojano properties is 118 feet with 12.5% MPDUs or 143 feet, with 22% MPDU bonus.

³Small portions along Norfolk Avenue of Blocks 13 and 14 are zoned CBD-1 and have FAR limits of 3.0, height limits of 90 feet or 110 feet with 22% MPDU bonus.

Page 19: Revise maps per Council revisions.

Page 23: Revise first paragraph with the following:

To implement the recommendations of this Amendment, actions need to be taken by a variety of governmental bodies. This section provides strategies relating to zoning, the Capital Improvements Program and public and private funding. [The implementation section of this limited amendment identifies the proposed zoning amendments to the CBD zones and multi-family zones, and recommendations for the public and private funding.]

Page 23: Add new section prior to Proposed Zoning section

MONITORING JOBS AND HOUSING

As part of each of the Planning Board's biennial Final Draft Growth Policy reports, the Planning Board must prepare an update of development activity in the Bethesda Central Business District.

The update must include a review of approved development plans as well as development completed during the reporting period. Each report must also indicate if the approved or completed development in that area has exceeded the projections in the most recent master plan, and if so, must indicate if the change is significant enough to impact public facilities and whether any change in staging or zoning is required to address the unanticipated increases in development potential.

Page 23: Replace Proposed Zoning section with the following:

- Implement zoning changes recommended in this Amendment through the Sectional Map Amendment process (SMA).
- Confirm zoning for the remainder of the study area.

Page 24: Revise maps per Council revisions.

Page 25: Revise section entitled "Amendments to the Zoning Ordinance" as follows:

TEXT AMENDMENTS TO THE ZONING ORDINANCE

This limited Amendment to the existing Sector Plan supports modifications to the CBD Zones [and Multi-family Zones] to increase the opportunities for housing, support retail revitalization, and improve the character of the [Woodmont Triangle Study Area] streets. [These modifications are part of a review of the CBD Zones. These changes are not necessary to implement the recommendations in this limited Sector Plan Amendment.] The final list of modifications should be part of a series of comprehensive amendments to the CBD Zones[. The modifications could include] including the following:

- Minimum Lot Size – The minimum lot size [of] is being reduced from 22,000 square feet [could be reduced] to [at least] 18,000 square feet in CBD Zones county-wide [for use of the Optional Method of Development to encourage additional housing development within the housing resource area indicated in this Amendment]. For the Woodmont Triangle, this Amendment recommends there be no minimum lot size for Optional Method of Development to encourage smaller development projects. The Planning Board must make a finding that a property can meet all requirements of the Optional Method of Development, including providing public amenities and public use space on or off-site.
- Transfer of Density – The transfer of density is presently permitted throughout the overlay zones in the Silver Spring Central Business District[.], [and t] This transfer of density could be expanded to the CBD Zones within the study area. This provision would provide more flexibility to preserve existing retail businesses by transferring density to parcels within the [housing resource area of the Woodmont Triangle] Density Transfer Area as [indicated] delineated in this Amendment.

The County Council recently approved the following text amendments to the Zoning Ordinance.

- **Public Use Space** – A recently approved amendment to the Zoning Ordinance allows an increase in the flexibility in providing off-site public use space to meet the MPDU requirements in the [CBD Zones] Zoning Ordinance. The Optional Method of Development requirement for public [use space and] amenities could be met on-site or off-site [including streetscape improvements in the public rights-of-way, and park enhancements in the Woodmont Triangle Study Area]. Public use space may also be provided off-site in the same density transfer area if the Planning Board finds that an off-site location implements the Plan recommendations. [The public use space should provide an outstanding environment capable of supporting and enhancing housing development.] The transfer of public use space to off-site areas provides the opportunity to create meaningful public spaces including indoor [community centers] amenities open to the public. Developers are encouraged to combine properties to provide more significant and useful public use space than could be provided individually. [Transfer of public use space must occur within the housing resource area of the Woodmont Triangle.]
- **[Coverage in Multi-family Zones** – A recently established Zoning Text Amendment will also modify the requirements for coverage and green space in the multi-family zones. These modifications will encourage the retention of existing housing and the construction of additional multi-family housing in the Woodmont Triangle Study Area to serve a variety of income levels.]

Page 26: Revise Public and Private Funding section as follows:

[The Plan recommends that Norfolk Avenue be designed as the “main street” of the Woodmont Triangle Study Area. Funds to create a major bikeway and enhance the streetscape along Norfolk Avenue are needed to improve Norfolk Avenue.] Funds will be needed to enhance the streetscape on Norfolk Avenue, designated as the “Main Street” for the study area. Funds are also necessary for [I] improving pedestrian safety and the character of the remaining streets in the Woodmont Triangle [should also be provided. In addition, funds to improve] improving Battery Lane Urban Park [are needed]. The source of funds for these improvements include the following:

- **Capital Improvements Program** – The present Capital Improvements Program provides limited funds for the construction of streetscape improvements [and a bikeway along Norfolk Avenue. Norfolk Avenue will be a linear urban space with restaurants, public art, and significant streetscape. The bikeway will provide an important link between the existing Capital Crescent Trail and the Bethesda Trolley Trail.] Additional funding is needed to realize the recommendations of this Amendment.
- **Private Funding** – The streetscape in the Woodmont Triangle Study Area could be improved in accordance with the Bethesda Streetscape Guidelines [T] through a combination of the Optional Method of Development requirements and the Capital Improvements Program, the streetscape in the Woodmont Triangle could be improved in accordance with the Bethesda streetscape guidelines. Placing utilities underground will

also be included.]. Battery Lane Urban Park could also be substantially improved through combined funding sources. Projects developing under the Optional Method of Development will be encouraged to include public art and private art facilities as part of the required amenities, to support the Bethesda Arts and Entertainment District, and to strengthen the links between existing arts facilities in the Woodmont Triangle and the rest of the CBD. [Projects should be encouraged to provide parking in their structures during the evenings and weekends to support retail and restaurants in the Woodmont Triangle.]

Amenity Fund – An amenity fund should be established, the donation to which is a lawful alternative to the amenity requirement associated with standard and optional method development projects. Although physical improvements are preferred, the Planning Board has approved the use of amenity funds as an alternative to satisfy the requirements for public use space and amenities [and facilities] in the Optional Method of Development. Donations to an amenity fund for the construction, purchase, management and maintenance of space for the arts and streetscape are [encouraged] permitted in this Woodmont Triangle Amendment either as part of the Optional Method of Development or as private donations. [Any donations intended to meet the requirements for amenities and facilities in the Optional Method of Development should be tied to the completion of a specific amenity and phased with the construction of the development.] If amenity project funds are approved as part of the review of an Optional Method of Development, the Planning Board should control the use of the funds but may designate a non-profit entity to assist the Board. The Planning Board should not approve any amenity project that could require ongoing County funding unless it obtains County Council approval of the project.

Page 27: Delete section entitled Norfolk Avenue Spine.

Page 27: Add the following section after Woodmont Triangle Action Group:

TEXT CHANGES TO THE 1994 APPROVED AND ADOPTED BETHESDA CENTRAL BUSINESS DISTRICT SECTOR PLAN

In addition to the changes described above, the following text, maps and illustrations replace or add language in the other sections of the 1994 Approved Sector Plan for the Bethesda Central Business District.

Page 5: Add the following at the end of the second paragraph entitled: Woodmont Triangle District, Old Georgetown Road Corridor and the Wisconsin North and South Corridors:

Additional FAR may be achieved on properties located in certain blocks under Optional Method of Development if moderately priced housing is located on-site.

Page 30: Add the following section "c" to Section 3:

c. Development in specific locations under the Optional Method of Development may achieve higher FARs and building heights if moderately priced dwelling units are provided on-site and public use space is provided in conformance with the Sector Plan priorities.

Page 39:

Amend Figure 3.2 Building Height Limits

Page 54:

Amend Figure 4.3 Zoning Plan

Page 88:

Amend Figure 4.17 Old Georgetown Road Corridor

Pages 94-102:

Section entitled 4.5 The Woodmont Triangle District is replaced by this Amendment.

Page 105:

Remove reference to 122 feet in the first paragraph and replace with 143'.

Page 197:

Strike the last sentence on item E.1.

Page 215:

Add the following language under Recommendations, Item 1. Expansion of Battery Lane Urban Park:

A future facility plan should be completed by a developer, in coordination with the Park Development Division, in exchange for additional density under the Optional Method of Development or as part of a CIP project. This facility plan will be the guiding document for all future development and improvements within the park including other potential developer funded projects. Objectives of the facility plan may include the following:

- Improve the entrance to the park from Norfolk Avenue using public right-of-way or potential acquisition to increase the visibility and promote safe use of the park
- Widen the existing bicycle trail through the park to 10 feet and improve it as necessary to reinforce its importance in linking the Bethesda Trolley Trail and Capital Crescent Trail
- Create a new gathering area for picnics and small performances through potential expansion of the park
- Incorporate art or an arts and science theme into the site furnishings

Page 245:

Add the following paragraph after the first paragraph under the title 10.1 Zoning:

Development in the CBD zones may occur under two options: the Standard Method and the Optional Method. The standard method requires the development to comply with a specific set of standards and density compatible with the standards. The Optional Method does not have as many specific standards and allows higher densities if certain public facilities and amenities are provided. The CBD zones are designed to encourage development with an approved master or sector plan by permitting an increase in density, height and intensity where such increases conform to the master or sector plan.

General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board Draft Woodmont Triangle Amendment to the Bethesda CBD Sector Plan and to reflect actions taken on related zoning text amendments or other legislation prior to the final printing of the approved Master Plan. Maps should be revised where necessary to conform to Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Woodmont Triangle Amendment to the Bethesda CBD Sector Plan.

The Park and Planning Department should complete additional analysis to facilitate the creation of an amenity fund. Issues that should be addressed prior to the Council's consideration of the Sectional Map Amendment include the following:

- How the fund would operate.
- Whether any changes in legislation or regulation are needed to create the fund.
- A method to calculate the amount of the developer contribution to the fund.
- Whether a non-profit organization can administer the fund and, if so, what procedures and standards must be established for County oversight of the fund's operation.

This resolution leaved unchanged the existing zoning and height recommendations in the Battery Lane District. The Maryland National Capital Park and Planning Commission (M-NCPPC) should prepare a new Sector Plan amendment focused on this District that addresses the advantages and disadvantages of increased residential densities in this area, appropriate zoning, heights, and connections to the Woodmont Triangle and public amenities, the impact of the proposed increase in the number of jobs at NIH and the National Navy Medical Center, and the impact of any change in zoning on the existing supply of affordable housing. The Sector Plan Amendment may recommend confirming existing zoning or a change in zoning. Any proposed increases in density should occur through the use of transferable development rights. As M-NCPPC is working on the Amendment, the Department of Housing and Community Affairs (DHCA) should review existing programs to assist displaced tenants and provide incentives to property owners who provide low-cost rental housing to determine what new programs or changes to existing programs are needed.

This is a correct copy of Council action.

Linda M. Lauer

Linda M. Lauer, Clerk of the Council

Ordinance No: 15-60
Zoning Text Amendment No: 05-08
Concerning: Minimum Lot Area & Transfer
Of Density in CBD Zones
Draft No. & Date: 3 - 11/01/05
Introduced: May 26, 2005
Public Hearing: July 12, 2005; 7:30 p.m.
Adopted: January 31, 2006
Effective: February 20, 2006

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND

By: District Council at the request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- reducing the minimum lot area requirement in the CBD Zones under the optional method of development to 18,000 square feet; ~~[[and]]~~
- allowing a minimum lot area less than 18,000 square feet, under certain circumstances,
- permitting transfer of density [[in Housing Resource Areas]] within a Density Transfer Area as designated in the relevant master or sector plan; and ,
- generally amending provisions pertaining to a density transfer.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-6
Section 59-C-6.23

"CENTRAL BUSINESS DISTRICT ZONES"
"Development standards"

EXPLANATION: *Boldface indicates a heading or a defined term.*
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

OPINION

Zoning Text Amendment (ZTA) No: 05-08 was introduced on May 26, 2005 for the purpose of reducing the minimum lot area requirement in the CBD Zones under the optional method of development to 18,000 square feet; allowing a minimum lot area less than 18,000 square feet, under certain circumstances; permitting transfer of density within a Density Transfer Area as designated in the relevant master or sector plan; and generally amending provisions pertaining to a density transfer.

The Montgomery County Planning Board in its report to the Council recommended that Zoning Text Amendment 05-08 be approved, with revisions.

The County Council held a public hearing on July 12, 2005 to receive testimony concerning the proposal. ZTA 05-08 was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held worksessions on September 26 and October 24, 2005 to review the amendment. After careful review of all materials of record, the Committee recommended that ZTA 05-08 be approved with the following revisions:

- Allow an optional method project of less than 18,000 square feet when recommended in a master or sector plan. It was agreed that the sector plan objective of preserving the existing small-scale retail buildings could be best achieved by not requiring any minimum lot size for an optional method project in the Woodmont Triangle. Under the Committee recommendation, all of the development standards now in place, including public use and amenity space, would still apply to an optional method project of less than 18,000 square feet.
- Change "Housing Resource Area" to "Density Transfer Area" and eliminate any specific requirement that density transferred must be used for housing. The density transfer concept was determined to have broader policy objectives than increasing housing resources.
- Clarify that a density transfer is measured in terms of gross square feet of development. The ZTA used the terms "density transfer", "development credit", and "transferable development credit" interchangeably, without any clear indication how the development capacity to be transferred was to be measured.
- Allow density to be transferred among the combined lots as approved by the Planning Board; however, the development capacity of the combined lots must not exceed the total development capacity otherwise permitted on the separate lots under the optional method of development procedure or any density limit recommendation in a master or sector plan.

- Allow public use space to be distributed among lots as approved by the Planning Board, or located off-site in the same Density Transfer Area to implement a master or sector plan recommendation. Under current CBD standards, public use space may be provided off-site only in connection with MPDU development.
- Requires that at least the amount of development that could be achieved under the standard method of development be retained for future development. This measure ensures that lots participating in the transfer of density program retain some capacity for future development.

In reaching its recommendations, the Committee reviewed an explanation provided by the Planning Board of how a density transfer would work in practice and the regulations for enforcement, monitoring, and record keeping for a density transfer. The Committee also reviewed the role of the Department of Permitting Services in the density transfer program.

The District Council reviewed Zoning Text Amendment No. 05-08 at worksessions held on November 22, 2005 and January 31, 2006, and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 05-08 will be approved as amended.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 Sec. 1. DIVISION 59-C-6 is amended as follows:

2 DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.

3 * * *

4 59-C-6.23. Development standards.

5 The development standards applicable to the standard and optional methods of
 6 development, indicated by the letters "S" and "O" in each of the zones are set forth
 7 in this section.⁸

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
59-C-6.231. Minimum Area of Lot (in thousands of square feet):		[22] 18*		[22] 18*		[22] 18*		[22] 18*		[22] 18*		[22] 18*
* * *												

9
 10 * The minimum lot area for an optional method project may be less than
 11 18,000 square feet, when recommended in a master or sector plan. The
 12 minimum lot area [[may be a single lot or]] may consist of more than one lot
 13 under the density transfer provisions of Section 59-C-6.2355.

14 * * *

15 59-C-6.2355. [[Density Transfer Provisions for properties in an Housing
 16 Resource Area that use the Optional Method of Development Procedure]]
 17 Special regulations for Optional Method of development projects for more
 18 than lot involving a density transfer.

19 This section includes special [[standards]] regulations for optional method of
 20 development projects involving more than one lot located [[in a Housing Resource
 21 Area as]] within a Density Transfer Area designated in [[the applicable]] a master
 22 or sector plan.

23 (a) The Planning Board may approve an optional method of development
24 project for more than one lot in the same [[Housing Resource Area]]
25 Density Transfer Area that are not adjacent to each other, but when
26 combined, the lots total a minimum of 18,000 square feet, or less if
27 recommended in a master of sector plan. The optional method of
28 development project must comply with the project plan approval
29 requirements of Section 59-D-2.42(g) and the following [[additional
30 requirements]] provisions:

- 31 [(i) The property to which a development credit is transferred must
32 not abut or confront a one-family residential zone.
- 33 (ii) Density transferred to any lot smaller than 18,000 square feet
34 must be used to provide for housing development and ancillary
35 retail and arts uses. Density on the smaller lot must be
36 measured in accordance with the maximum density provisions
37 of the optional method of development.
- 38 (iii) The density of development for the combined lots must not
39 exceed the total density otherwise permitted on the separate
40 lots. Public use space and amenities must be provided based on
41 the total area of the lots included in the optional method of
42 development project.]]
- 43 (i) Density transferred is measured in terms of gross square feet of
44 development.
- 45 (ii) The lot that receives a density transfer must not abut or confront
46 a one-family residential zone.
- 47 (iii) The development capacity of the combined lots may be
48 transferred among lots as shown on the project plan approved
49 by the Planning Board; however, the development capacity of

50 the combined lots must not exceed the total development
51 capacity otherwise permitted on the separate lots under the
52 optional method of development procedure or any density limit
53 recommendation in a master or sector plan.

54 (iv) Public use space must be provided based on the total area of the
55 lots included in the optional method of development project and
56 may be distributed among lots as shown on the project plan
57 approved by the Planning Board, in consideration of any master
58 plan public use space recommendation. Public use space may
59 be located off-site in the same density transfer area if the
60 Planning Board finds that an off-site location implements a
61 master or sector plan recommendation.

62 (b) A [[transferable development credit]] density transfer must be
63 established, transferred, and attached to a property only by means of
64 documents, including an easement and appropriate releases, in a
65 recordable form approved by the Planning Board. Any easement
66 must:

67 (i) limit future construction of the property that transfers the
68 [[development credit]] density to the amount of gross square
69 feet of the building minus all development [[credits]]
70 transferred;

71 (ii) indicate the amount of development [[credit]], in gross square
72 feet to be transferred;

73 (iii) indicate the maximum gross square feet of future development
74 for the property that transfers the development credit, but no
75 less than the amount that could be constructed on the property
76 under the standard method of development; and

77 (iii) be recorded in the land records of Montgomery County.

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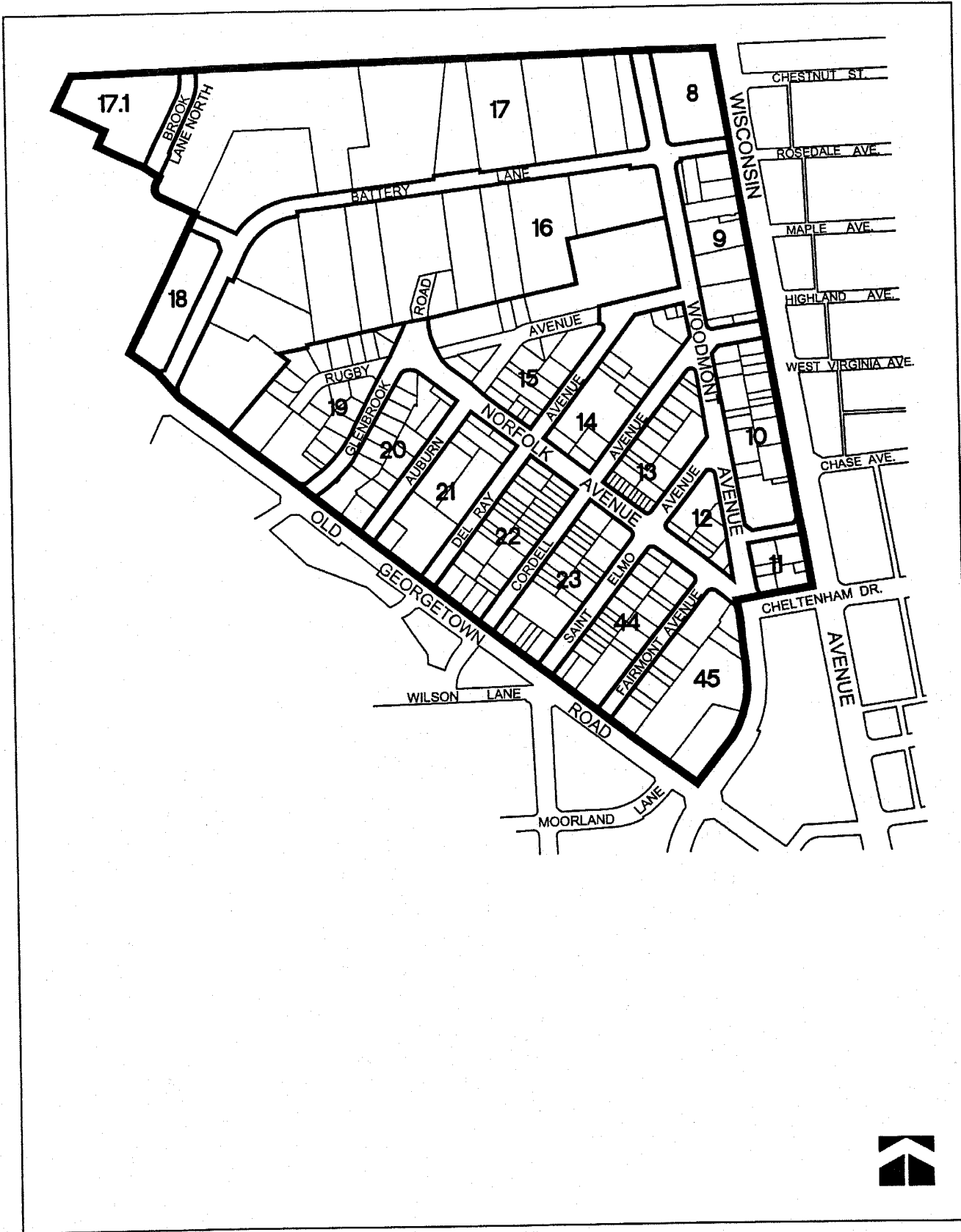
Sec. 2. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer

Linda M. Lauer, Clerk of the Council

BLOCK MAP



X:\2018-GROWTH\BLOCK MAP (REV).JAN

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.**

Lawrence A. Shulman
Donald R. Rogers
David A. Pordy*
David D. Freishtat
Martin P. Schaffer
Christopher C. Roberts
Edward M. Hanson, Jr.
David M. Kochanski
Robert B. Canter
Daniel S. Krakower
Kevin P. Kennedy
Nancy P. Regelin
Samuel M. Spiritos*
Martin Levine
Worthington H. Talcott, Jr.*
Fred S. Sommer
Morton A. Faller
Alan S. Tilles
James M. Hoffman
Michael V. Nakamura

Jay M. Eisenberg*
Douglas K. Hirsch
Ross D. Cooper
Glenn C. Etelson
Karl J. Protil, Jr.*
Timothy Dugan*
Kim Viti Fiorentino
Sean P. Sherman*
Gregory D. Grant*
Jacob S. Frenkel*
William C. Davis, III
Rebecca Oshoway
Alan B. Sternstein
Michael J. Froehlich
Sandy David Baron
Christine M. Sorge
Michael L. Kabik
Jeffrey W. Rubin
Simon M. Nadler
Scott D. Museles

Karl W. Means
Michelle R. Curtis*
Mimi L. Magyar
Glenn W.D. Golding*
Michael J. Lichtenstein
Bruce A. Henoach
Jeremy W. Schulman
William F. Askinazi
Marthaw M. Moore*
Jeannie Eun Cho
Debra S. Friedman*
Eric J. von Vorys
Gary I. Horowitz
Heather L. Howard*
Stephen A. Metz
Hong Suk "Paul" Chung
Patrick J. Howley
Carmen J. Morgan*
Kristin E. Draper*
Heather L. Spurrier

André L. Brady
Melissa G. Bernstein
Patricia Teck
Jacob A. Ginsberg
John D. Sadler
Marc E. Pasekoff
Erin J. Ashbarry
Alexis H. Peters*
Meredith S. Abrams
John D. Adams
Kristen Munger*
Leslie E. Gallagher*
Michael T. Ebaugh
Anne Marie Vassallo*
Matthew D. Alegi*
Joann J. Wang**
Christopher W. Poverman
Chanoch D. Kanovsky
Thomas A. Gravely
Rebekah L. Bina*

Of Counsel
Larry N. Gandal
Jeffrey A. Shane
Richard P. Meyer*
Larry A. Gordon*
David E. Weisman
Lawrence Eisenberg
Deborah L. Moran
Scott D. Field

Special Counsel
Philip R. Hochberg*

Retired
Karl L. Ecker

Maryland and D.C. except as noted:
* Virginia also ° D.C. only
• Maryland only

Writer's Direct Dial Number:

301-230-5206

dfreishtat@srgpe.com

*Received 7/7/06
1:30 pm*

July 5, 2006

Mr. Derick P. Berlage, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Project Plan 920060050; The Rugby Condominium
Our File No. 109495.00003

Dear Chairman Berlage and Members of the Planning Board:

The applicant has prepared a summary (attached) of the memorandum that was submitted to the Planning Board prior to the June 22, 2006 hearing, which has been continued to July 20, 2006. I hope that you find this summary of assistance in understanding the intent of the County Council in adopting the Woodmont Triangle Amendment to the Bethesda Sector Plan.

My best regards.

Very truly yours,



David D. Freishtat

DDF/grs

cc: Members of the Planning Board
Mr. John Carter
Tariq el-Baba, Esquire
Mr. Arnold Polinger
Mr. Elliot Schnitzer

RUGBY AVENUE SUMMARY OF COUNCIL INTENT MATERIAL

I. **The Woodmont Triangle Amendment to the Bethesda CBD Sector Plan allows a height of 110 feet for this project.**

The project is located in Block 15 of the Woodmont Triangle Planning area. District Council Resolution No. 15-1316, dated January 31, 2006 (see Appendix 2 of the Planning Staff Report dated June 8, 2006, hereafter referred to as "Appendix 2"), at page 14 states:

"Blocks 13-15

Blocks 13-15 are located between Woodmont and Norfolk Avenues. Block 13 has a number of small-scale restaurants and retail uses. The property owners could use the provisions of the density transfer option. This Amendment recommends that Blocks 13, 14, and 15 retain the existing CBD-1, CBD-R1 and CBD-R2 zones. FAR is limited to 3.0 for CBD-1 properties, 3.0 for CBD-R1 properties, and 5.0 for CBD-R2 properties. **Height is limited to 90 feet or 110 feet with MPDU bonus in CBD-1 properties**, 143 feet with or without MPDU bonus in CBD-R1 properties and 143 feet or 174 feet with MPDU bonus in CBD-R2 properties." (emphasis added).

In addition, the chart on page 16 of Appendix 2 (shown as Attachment A to this memo) shows a height limit for CBD-1 properties in Block 15 of 110 feet with "MPDU Bonus Height".

It is clear from these references that the Woodmont Triangle Amendment intends to allow heights up to 110 feet, with MPDU bonus, in this block.

II. **The legislative history shows that the District Council intended the phrase "maximum height allowed in the zone" to mean 143 feet in the CBD-1 zone.**

The Staff Report points to language providing that the additional height (i.e. from 90 to 110 feet) must be "lower than the maximum height in the zone." There are many references in the Summary of Legislative History, previously provided by Applicant's counsel (hereafter referred to as "SLH"), that show that when the District Council referred to the "maximum height allowed" in the CBD-1 zone, it meant the maximum amount ever achievable in the zone, namely 143 feet. The Report indicates that since, under some circumstances, 143 feet can be achieved in the CBD-1 zone, this is the maximum height allowed in the zone. In the following section (page 42 of the SLH), Staff is concerned that the maximum height of the zone (i.e. 143 in CBD-1) is actually too high and therefore recommends limiting the height, with MPDU bonus, to only 110 feet, not the full 143 feet allowed in the zone:

“One of the sources of confusion about the Plan's recommendations is that language in the Plan recommends that "parcels in the CBD-1, CBD-2 and CBD-R2 zones could be permitted to develop to the maximum height allowed in the zone, if MPDUs are included on site, in accord with the urban design guidelines" (page 9). The chart, however, limits buildings to heights less than the maximum allowed in the Zoning Ordinance. As shown in the attached information summarizing Zoning Ordinance height limits in the CBD zones, **heights in the CBD-1 zone can increase to 143 feet and heights in the CBD-R2 and CBD-2 zones can increase to 200 feet under certain circumstances** described in the Zoning Ordinance (see © 33 to 34). To achieve these additional heights, they must be recommended in the Sector Plan or needed to accommodate on-site MPDUs. Since the Sector Plan does not present alternative heights for projects with MPDUs and the chart and text appear to provide contradictory recommendations, the Plan's intent is unclear. (emphasis added).

“Committee Discussion: The Committee discussed height in the Woodmont Triangle District at length and ultimately **concurred with Staff that revised height limits are appropriate**. The Committee also agreed that allowing development to the full amount allowed by the special provisions in the Zoning Ordinance would be too great. The Committee concurred with Staff's recommendation to amend the Plan to indicate that an additional 22% height could be allowed if the property owner opts to use the 22% MPDU bonus density and includes 15% MPDUs in the development. **This results in an increased height for CBD-1 properties to 110 feet (as opposed to 60-90 feet)** and 174 feet for CBD-2 and CBD-R2 properties (as opposed to 143 feet), but only if this height is necessary to accommodate MPDUs.” (emphasis added).

On page 40, “[PHED] Committee Recommendation: Revise height chart to clarify height limits with and without MPDUs. If the Council adopts the workforce housing legislation and zoning text amendment as proposed, these heights may be increased to accommodate workforce housing, but **no more than allowed by the zone (143 feet for CBD-1 and 200 feet for CBD-2 or CBD-R2)**.” (emphasis added).

The footnote on page 43: “If the council adopts the workforce housing legislation... but **no more than allowed by the zone (143 feet for CBD-1 and 200 feet for CBD-2 or CBD-R2)**.” (emphasis added).

III. **Staff's interpretation would lead to the MPDU bonus height of the Woodmont Triangle Amendment essentially becoming a meaningless**

provision, despite all the time and effort that went into passing this legislation.

The Staff's interpretation of the Woodmont Triangle Amendment is that, despite the clear language providing for 110-foot heights (with MPDU bonus) in CBD-1 zone, the height is actually limited to 90 feet by section 59C-6.235 of the Zoning Ordinance, unless the 5 provisions of Section 59-C-6.2351 are met. Since Section 59-C-6.2351 is a narrow provision requiring a project "using the optional method of development involving more than one lot" (which is the case in this Application by the way), many optional method developments would not qualify. Curiously then, single lot optional method projects would not qualify. It is hard to imagine that the District Council, after so much effort and so much concern about MPDUs in the CBD, would pass a law that allowed only multi-lot developments to qualify for the 110-foot height limit (CBD-1 zone). This would pretty much render the MPDU bonus height provision much ado about nothing. It is the Applicant's position that this could not be the intent of the District Council in enacting the Woodmont Triangle Amendment.

IV. Conclusion

For these reasons, the Applicant urges the Planning Board to find that the Woodmont Triangle Amendment provides for heights in excess of 90 feet (specifically 110 feet in Block 15) for optional method projects providing 15% bonus MPDUs.

ATTACHMENT A – RECOMMENDED ZONING BY BLOCK

Resolution No.: 15-1316

RECOMMENDED ZONING BY BLOCK				
Block	Zoning	FAR	Height in Feet with 12.5% MPDUs	MPDU Bonus Height in Feet (up to 22% greater than otherwise allowed but not greater than indicated below)
8	CBD-1	3.0	90	110
9	CBD-1	3.0	90 ¹	110 ¹
	CBD-1	3.0	90 ²	110 ²
10	CBD-R2	5.0	143	174
11	CBD-1	3.0	118	143
12	CBD-R2	5.0	143	174
13 ³	CBD-R2	5.0	143	174
14 ³	CBD-R2	5.0	143	174
	CBD-1	3.0	90	110
	CBD-R1	3.0	118	143
15	CBD-R2	5.0	143	174
20, 21, 22, 23	CBD-1	3.0	50-90	50-110
44	CBD-2	5.0	143	174
	CBD-R2	5.0	143	174
45	CBD-2	5.0	143	174

¹The height on Parcel 646 may be increased up to 118 feet with 12.5% MPDUs or 143 feet with 22% MPDU bonus.

²The height limit on the Plank, Inc. and Troiano properties is 118 feet with 12.5% MPDUs or 143 feet, with 22% MPDU bonus.

³Small portions along Norfolk Avenue of Blocks 13 and 14 are zoned CBD-1 and have FAR limits of 3.0 height limits of 90 feet or 110 feet with 22% MPDU bonus.



June 26, 2006

Ms. Marilyn Clemens, MLA
 Montgomery County Park and Planning
 8787 Georgia Avenue
 Silver Spring, MD 20910

Subject: Public Use/Amenity Space for the Arts

Dear Ms. Clemens:

This is a summary of useful information we have derived from several months of working with the Patrinely Group on the 8400 Wisconsin Avenue Artist Work Space. We are pleased to note that a final agreement with them should be ready for signature by the end of the month.

Our research of similar Artist Work Space venues in the DC area showed the following:

- ◆ *Work Space average size is 375 sq ft.*
- ◆ *Common area has bathroom*
- ◆ *Average rent is \$9 – \$12/sq ft..*
- ◆ *Average lease is 2 years.*
- ◆ *Access for artists is 24/7*
- ◆ *Requirement to have "open" studio hours and community involvement*
- ◆ *Gallery component averages 6 shows per year*

The challenge from the beginning was to meet the Montgomery County Council's instructions to make sure that all projects provided a sustainable operating budget for the future.

To cover our budgeted expenses of insurance, utilities, supplies, maintenance and repairs, we determined that the 2,000 sq ft Bethesda Artist Work Space required the following:

- ◆ *Work space average 370 sq ft*
- ◆ *Rent \$12/sq ft*
- ◆ *Lease 2 years*
- ◆ *Shared common area 345 sq ft with public access restroom and some closets in the hallway*
- ◆ *4 Artist Work Spaces, no gallery*

The Bethesda Arts & Entertainment District is managed by the Bethesda Urban Partnership, Inc.

7700 Old Georgetown Road, Bethesda, Maryland 20814
 301/215-6660 phone ■ 301/215-6664 fax ■ www.bethesda.org

To balance the projected budget, we had to convert the gallery space to a fourth artist work space rental. This leads us to the conclusion that the size of the space is a determining factor in generating a sustainable operating budget.

In summary, because of the Council's concerns, we have made ongoing operating budget planning an essential part in the early stages for any project we participate in for Public Use Space/Amenity Space.

We look forward to working on future projects that Park & Planning staff may identify as appropriate or that are designated as contributors to the Amenity Fund.

If you need additional information, please don't hesitate to call me.

Sincerely,



Carol Trawick
Chair
Arts and Entertainment District Board

The Bethesda Arts & Entertainment District is managed by the Bethesda Urban Partnership, Inc.

7700 Old Georgetown Road, Bethesda, Maryland 20814
301/215-6660 phone ■ 301/2155-6664 fax ■ www.bethesda.org



Development Review Division
 Montgomery County Department of Park and Planning

CHECKLIST Site Plan / Project Plan Review

Plan # 920060058 Name: The Rugby Condominium
 Zone: CD-1 Tract Area: _____ Proposed Use: Residential
 Number of Units: 71 Square Footage: 104,644
 Development Method: Optional Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	<u>SJ</u>	<u>3/13/06</u>	SHA	<u>md</u>	
Environmental	<u>CB</u>	<u>7/15/05</u>	DPS (SWM)	<u>AB</u>	<u>10/7/05</u>
Community Planning	<u>no</u>	<u>3/30/06</u>	DPS (Traffic)	<u>AN</u>	
Historic Planning	<u>no</u>		Public School	<u>no</u>	
Park Planning	<u>ADP</u>	<u>2/6/06</u>	Utility	<u>SJ</u>	<u>2/6/06</u>
Research/Housing	<u>SS</u>	<u>3/30/06</u>	Fire & Rescue	<u>UF</u>	<u>2/6/06</u>
			DPW & T	<u>SF</u>	<u>3/9/06</u>

Development Standards / Requirements

- Zoning Requirements
- MPDU Calculation
- Building Restriction Lines
- Development Data Table
- TDR Calculation
- Building Height
- Recreation Calculation
- Timing/Phasing Conditions
- Master Plan Conformance

Prior Approvals

- Project Development Plan
- Preliminary Plan
- Record Plat
- Prior Site Plan Approvals

Community Input

- Civic Association Porter Lane Residents, Edgwood, Glenwood
- Individuals John Conroy, Paul Smith Civic Assoc.

Supervisor Review

MM 7/10/06
JK 7/10/06

Chief Review