



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CHathway@BMCPProperties.com Contact Person: Charles T. Hathway
Daytime Phone No.: 202-872-2515

Tax Account No.: 07-00430521

Name of Property Owner: Montgomery Farm Women's Cooperative Market, Inc. Daytime Phone No.:

Address: 7155 Wisconsin Avenue, Bethesda, Maryland 20184
Street Number City Street Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Wisconsin Columbia Venture LLC Daytime Phone No.:
c/o Bernstein Management

LOCATION OF BUILDING/PREMISE

House Number: 7155 Street: Wisconsin Avenue

Town/City: Bethesda Nearest Cross Street: Willow Lane

Lot: Block: Subdivision: Bethesda

Liber: 612 Folio: 360 Parcel: P699

PART ONE: TYPE OF PERMIT ACTION AND USE

* request for preliminary consultation

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ N/A

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

The Montgomery County Farm Women's Cooperative Market is a one-story simple wood-frame structure constructed in c. 1932 as the permanent home for the Montgomery County Farm Women's Cooperative Market. The building is centrally located on a 29, 975 square foot lot at the southeast corner of Wisconsin Avenue and Willow Lane. The building is surrounded on all sides by an asphalt parking lot, though a portion of the site is covered with gravel used for market activities. Four mature trees are located on the site. The Farm Women's Market (#35/14-1) was designated as an individual site in the Montgomery County Master Plan for Historic Preservation and in the Maryland Inventory for Historic Places in September 1979. Please see attached report for additional information.

b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**
Please refer to response on following page.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

1. WRITTEN DESCRIPTION OF PROJECT

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The Farm Women's Market is part of a large, complex development application with several developers and numerous consultants, and thus the attached Statement of Justification should be read in full to understand the description of the project and the design concept. In summary, Columbia Realty Venture LLC ("Columbia Realty"), Wisconsin Avenue Properties LLC ("WAP-FP"), and Wisconsin Columbia Venture LLC (the "Joint Venture") (collectively, the "Applicants") have submitted a Sketch Plan application for: (i) 7121 Wisconsin Avenue, 7155 Wisconsin Avenue (*i.e.*, the Farm Women's Market), 7106 46th Street ("Parking Lot 24"), and 4600 Leland Street ("Parking Lot 10") (collectively, the "East Side Properties"); and (ii) 7126 and 7140 Wisconsin Avenue, and 4705 Miller Avenue (collectively, the "West Side Properties"). The Sketch Plan proposes two alternate design approaches for the redevelopment of the East Side Properties, one of which includes Parking Lot 24 and Parking Lot 10 ("Option A"), and one of which does not ("Option B"). However, both Options propose to retain the Farm Women's Cooperative Market as the designated historic resource it is, while at the same time including changes to revitalize the site and recontextualize it as the centerpiece of a broader, comprehensive mixed-use development.

Under both Options, the West Side Properties are proposed for up to 260 multi-family residential units and up to 7,500 square feet of non-residential uses. For the East Side Properties, Option A proposes up to 360 multi-family residential units (including 342 multi-family units on 7121 Wisconsin Avenue and Parking Lot 24 and 18 townhouse units on Parking Lot 10), up to 35,000 square feet of non-residential uses (including ground-floor retail in the new multi-family building, a stand-alone retail pavilion, and approximately 4,200 square feet of retail floor area in the Farm Women's Cooperative Market building). In addition, existing parking spaces on Parking Lots 24 and 10 would be relocated into an underground garage that would span the site, so as to accommodate new parks and neighborhood greens. Under Option B, up to 230 multi-family residential units and up to 5,000 square feet of non-residential uses are proposed on the East Side Properties, with no redevelopment of Parking Lots 24 and 10.

Please refer to the attached Sketch Plan Statement of Justification for more information.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Montgomery Farm Women's
Cooperative Market, Inc.
7155 Wisconsin Avenue
Bethesda, MD 20814

Owner's Agent's mailing address

Wisconsin Columbia Venture, LLC
c/o Bernstein Management
5301 Wisconsin Avenue, NW Suite 500
Washington, DC 20015

Adjacent and confronting Property Owners mailing addresses

Please refer to following pages for information.

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Bethesda Market (FWM)

Sketch Plan No. 320190030

Notice of Application

	Adjoining/Confronting Property Owner	Organization/Contact	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	7101 WISCONSIN OWNER LLC	C/O DONOHUE COMPANIES INC	7101 WISCONSIN AVE #700	BETHESDA	MD	20814		N752, Par A	07-00417400
2	Columbia Realty Venture LLC	c/o Columbia Realty Mgt Inc	5301 Wisconsin Ave. NW #500	Washington	DC	20015		N706, B	07-00417411
3	WISCONSIN AVE PROPERTIES LLC	C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON	DC	20007		P9	07-00424256
4	WISCONSIN AVE PROPERTIES LLC	C/O MIDLAND CO	1228 31ST ST NW	WASHINGTON	DC	20007		P10, P11	07-00424267
5	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	A	P8	07-00430361
6	Montg Farm Womens Cooperative Mkt Inc		7155 Wisconsin Ave.	Bethesda	MD	20814		P699	07-00430521
7	7220 Wisconsin Avenue LLC		4401 East West Highway Ste 300	BETHESDA	MD	20814	A	4, 5	07-00433535
8	OLGA L TOMASELLO TRUSTEE		5824 LENOX RD	BETHESDA	MD	20817	A	17	07-00469937
9	BL BLACKWELL COMPANY LLC		7758 WISCONSIN AVE UNIT 201	BETHESDA	MD	20815	D	P22, Pt Lts 23 and 24	07-00470060
10	BL BLACKWELL COMPANY LLC		7758 WISCONSIN AVE Unit 201	BETHESDA	MD	20815	D	15	07-00470071
11	BL BLACKWELL COMPANY LLC		7758 WISCONSIN AVE Ste 201	BETHESDA	MD	20815	D	14	07-00470082
12	MATTHEW D GLASSER		7205 46TH ST	CHEVY CHASE	MD	20815	I (1)	8	07-00470116
13	DOUGLAS W KAMMERER	HOLLY N KAMMERER	4503 ELM ST	CHEVY CHASE	MD	20815	L	10	07-00470138
14	JOCELYN MARIE SPECTOR REV TR		7202 45TH ST	CHEVY CHASE	MD	20815	I (1)	15	07-00470151
15	SCOTT R BREWER ET AL		415 RUSSELL AVE APT 302	GAITHERSBURG	MD	20877	D	10	07-00470162
16	7001-7003 WISCONSIN AVE LLC	C/O PARKE M BREWER	12105 RENICK LN	SILVER SPRING	MD	20904	A	11	07-00470173
17	HOWARD N & DEBRA L FELDMAN		4505 ELM ST	CHEVY CHASE	MD	20815	L	9	07-00470220
18	JAMES E & E M FORD		4427 WALSH STREET	CHEVY CHASE	MD	20815	B	5	07-00470231
19	PATRICIA M FRIEND		7206 45TH ST	CHEVY CHASE	MD	20815	I (1)	13	07-00470275
20	4504 WALSH STREET L L C	C/O THE LEBLING COMPANIES	2401 RESEARCH BLVD STE 202	ROCKVILLE	MD	20850	D	8	07-00470286
21	CHESAPEAKE & POT TELE CO	C/O BELL ATLANTIC MD	1 E PRATT ST # 8N-20	BALTIMORE	MD	21202	D	25	07-00470311
22	JOANNE L ROOD		4509 ELM ST	CHEVY CHASE	MD	20815	L	7	07-00470402
23	JONATHAN J GOLDBERG	SHELDON E GOLDBERG	9513 REACH RD	POTOMAC	MD	20854	A	18	07-00470550
24	CHRISTINE M REAL DE AZUA		4502 ELM ST	CHEVY CHASE	MD	20815	I (1)	12	07-00470572
25	JAMES F & A M FITZPATRICK		7203 46TH ST	CHEVY CHASE	MD	20815	I (1)	7	07-00470583
26	CHAPMAN KEVIN ARTHUR &	KRISTEN CHAPMAN	7109 46TH ST	CHEVY CHASE	MD	20815	2	10	07-00470594
27	XIAODONG YI	WAVERLY W DING	4425 STANFORD ST	CHEVY CHASE	MD	20815	C	23	07-00470696
28	WILLIAM J & M E DEMEO		4423 STANFORD ST	CHEVY CHASE	MD	20815	C	22	07-00470708
29	DAVID R & PARVIZ H STEEDS		4507 ELM ST	CHEVY CHASE	MD	20815	L	8, Par Adj Lot 8	07-00470721
30	EDWARD A MAHONEY ET AL TR		4508 ELM ST	CHEVY CHASE	MD	20815	I (1)	9	07-00470776
31	JMM HOLDINGS LLC		4620 LELAND ST	CHEVY CHASE	MD	20815	A	6	07-00470845
32	355 ASSOCIATES LLC	C/O MICHAEL J HELLER	6305 BERKSHIRE DR	BETHESDA	MD	20814	A	P19	07-00470867
33	355 ASSOCIATES LLC	C/O MICHAEL J HELLER	6305 BERKSHIRE DR	BETHESDA	MD	20814	A	P19	07-00470878
34	OLGA L TOMASELLO TRUSTEE		5824 LENOX RD	BETHESDA	MD	20817	A	16	07-00470880
35	ARTHUR G & LARAINÉ HOUSE		7106 45TH ST	CHEVY CHASE	MD	20815	2	9	07-00470891
36	ELIZABETH R HSU	MICAH HORGAN-MARKMAN	4503 WALSH ST	CHEVY CHASE	MD	20815	B	1	07-00470903
37	DIANE M WILLKENS		7108 45TH ST	CHEVY CHASE	MD	20815	2	11	07-00470925
38	4507 STANFORD STREET LLC		4719 HAMPDEN LN	BETHESDA	MD	20814	D	13	07-00470958
39	ELLY H BENJAMIN		7105 46TH ST	CHEVY CHASE	MD	20815	2	6	07-00470971
40	JOHN BENTIVOGLIO		4423 WALSH ST	CHEVY CHASE	MD	20815	B	7	07-00471007
41	ELIZABETH A HAGUE		4507 LELAND ST	CHEVY CHASE	MD	20815	2	2	07-00471100
42	JAY P SIEGEL	MONA SARFATY	4501 LELAND ST	CHEVY CHASE	MD	20815	2	5	07-00471133
43	JAMES L ROY REVOCABLE TRUST		4511 ELM ST	CHEVY CHASE	MD	20815	L	6	07-00471188

Bethesda Market (FWM)

Sketch Plan No. 320190030

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44	JULIE K JOHNSON &	HANS-MARTIN BOEHMER	4505 LELAND ST	CHEVY CHASE	MD	20815	2	3	07-00471202
45	MONTGOMERY COUNTY		101 MONROE ST	ROCKVILLE	MD	20850	D	6, 7	07-00471213
46	ROBERT MORSE &	ALISON EHRLICH	7204 45TH ST	CHEVY CHASE	MD	20815	I (1)	14	07-00471257
47	DAVID A SISLEN ET AL TR	C/O BRISTOL CAPITAL CORP	7500 OLD GEORGETOWN RD#760	BETHESDA	MD	20814	2	1	07-00471268
48	WILLIAM D FORT	PATRICIA R FORT	7113 46TH ST	CHEVY CHASE	MD	20815	2	14	07-00471350
49	JANE E WEST		4425 WALSH ST	CHEVY CHASE	MD	20815	B	6	07-00471361
50	ROGER & C MITCHELL		4501 ELM ST	CHEVY CHASE	MD	20815	L	11	07-00471394
51	MONTG COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	A	20	07-00471428
52	MONTG CO MD		EOB 101 MONROE ST	ROCKVILLE	MD	20850	A	7	07-00471430
53	MONTG CO		EOB 101 MONROE ST	ROCKVILLE	MD	20850	A	10	07-00471441
54	MONTG CO		EOB 101 MONROE ST	ROCKVILLE	MD	20850	A	8	07-00471452
55	MONTG CO MD		101 MONROE ST	ROCKVILLE	MD	20850	A	9	07-00471463
56	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	8	07-00471474
57	MONTG CO		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	P7	07-00471485
58	MONTGOMERY CO		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	5	07-00471496
59	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	2	07-00471508
60	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	6	07-00471510
61	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	2	07-00471521
62	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	1	07-00471532
63	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	4	07-00471543
64	MONTGOMERY COUNTY		EOB 101 MONROE ST	ROCKVILLE	MD	20850	1	3	07-00471554
65	ALFONSO J GONZALEZ		4512 LELAND ST	CHEVY CHASE	MD	20815	B	2	07-00471576
66	MARK H DANIELS	PATRICIA B DANIELS	4504 ELM ST	CHEVY CHASE	MD	20815	I (1)	11	07-00471645
67	NORA VOLKOW		7104 45TH ST	CHEVY CHASE	MD	20815	2	7	07-00471656
68	FRED A & CATHERINE R CECERE		4503 LELAND ST	CHEVY CHASE	MD	20815	2	4	07-00471680
69	JENNIFER OCAMPO JOSE	KASPER ZEUTHEN	7107 46TH ST	CHEVY CHASE	MD	20815	2	8	07-00471691
70	6900 WISCONSIN L L C	C/O WPC MGMT LLC	4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814	D	9	07-00471793
71	M A O'DONNELL ET AL		4422 WALSH STREET	CHEVY CHASE	MD	20815	C	25	07-00471840
72	SOONG CREDIT TRUST		PO BOX 344	BURTONSVILLE	MD	20866	D	11	07-00471862
73	STEPHANIE C MARTIN TRUSTEE		7111 46TH ST	CHEVY CHASE	MD	20815	2	12	07-00471918
74	BRODI L FONTENOT	YVETTE E FONTENOT	7201 46TH ST	CHEVY CHASE	MD	20815	1	6	07-00471975
75	SUZANNE W CORVELLI		7011 WISCONSIN AVE	CHEVY CHASE	MD	20815	A	14	07-00471997
76	KS REALTY LLC		8613 WOODBROOK LN	CHEVY CHASE	MD	20815	A	13	07-00472057
77	KS REALTY LLC		8613 WOODBROOK LN	CHEVY CHASE	MD	20815	A	12	07-00472068
78	WILLIAM M & KATHRYN M LANE		4424 WALSH ST	CHEVY CHASE	MD	20815	C	24	07-00472092
79	KAMEN TODOROV &	MARINA P VELIKOVA	4504 LELAND ST	CHEVY CHASE	MD	20815	B	23	07-00472104
80	MARIA KOPSIDAS TR		6516 WINDERMERE CIR	ROCKVILLE	MD	20852	A	15	07-00472126
81	KEITH H PIERCE ET AL TR		7200 45TH ST	CHEVY CHASE	MD	20815	I (1)	16	07-00472137
82	4507 STANFORD STREET LLC		4719 HAMPDEN LN	BETHESDA	MD	20814	D	12	07-00472172
83	WILLIAM D & C W SIMON		4506 ELM ST	CHEVY CHASE	MD	20815	I (1)	10	07-00472241
84	JULIE S BOWEN	DANIEL W BOWEN	4506 LELAND ST	CHEVY CHASE	MD	20815	B	3	07-00472263
85	Todd H Jacobus	Shana E Jacobus	7110 45TH ST	CHEVY CHASE	MD	20815	2	13	07-00472308
86	ALICE M HOROWITZ LIVING TR		4501 WALSH ST	CHEVY CHASE	MD	20815	B	4	07-00472332
87	LUBOV PROPERTIES LLC		5101 RIVER ROAD #808	BETHESDA	MD	20816	K	P6	07-00472354
88	LUBOV PROPERTIES LLC		5101 RIVER ROAD #808	BETHESDA	MD	20816	K	11	07-00472365
89	PAUL DUGGAL LIVING TRUST	ANUPAMA DUGGAL LIVING TRUST	7112 45TH ST	CHEVY CHASE	MD	20815	2	15	07-00472387

Bethesda Market (FWM)

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170	Wisconsin Avenue Properties, LLC	c/o Brigg Bunker, Exec. Director, Foulger Pratt	12435 PARK POTOMAC AVE. SUITE 200	POTOMAC	MD	20854			
171	Heather Dlhopsky	Linowes & Blocher	7200 Wisconsin Ave Suite 800	Bethesda	MD	20814			
172	Kofi Meroe	Foulger-Pratt	12435 Park Potomac Ave #200	Potomac	MD	20854			
173	Feras Qumseya	Foulger-Pratt	12435 Park Potomac Ave #200	Potomac	MD	20854			
174	Brad Fox	Bohler Engineering	16701 Melford Blvd. Ste. 310	Bowie	MD	20715			
	Schools and Library								
175	Bethesda Elementary School		7600 Arlington Road	Bethesda	MD	20814			
176	Westland Middle School		5511 Massachusetts Avenue	Bethesda	MD	20816			
177	Bethesda-Chevy Chase High School		4301 East-West Highway	Bethesda	MD	20814			
178	Connie Morella Library		7400 Arlington Rd.	Bethesda	MD	20814			
	Parties of Record		Street	City	State	Zip			
179	Ellen Rader		4841 Leland Street	Chevy Chase	MD	20815			
180	Alan Schechter		5405 Beech Avenue	Bethesda	MD	20814			
181	Joyce Gwadz	Edgemoor Citizens Association	7108 Fairfax Road	Bethesda	MD	20814			
182	David Valenstein		6908 Oakridge Avenue	Chevy Chase	MD	20815			
183	Michele Johnston		4419 Walsh Street	Chevy Chase	MD	20815			
184	Bennett Lavenstein		4210 Rosemary Street	Chevy Chase	MD	20815			
185	Mary Flynn	CBAR	4114 Blackthorn Street	Chevy Chase	MD	20815			
186	Kasper Zeuthen		7107 46th Street	Chevy Chase	MD	20815			
187	Jennifer Jose		7101 46th Street	Chevy Chase	MD	20815			
188	Robert Curtis		4109 Edgevale Court	Chevy Chase	MD	20815			
189	Joan Barron		4704 Morgan Drive	Chevy Chase	MD	20815			
190	Don Mehlman		5113 Crossfield Court, #267	Rockville	MD	20852			
191	Allan Glass		4853 Cordell Avenue, #614	Bethesda	MD	20814			
192	Jason Miller		4620 Leland Street	Chevy Chase	MD	20815			
193	Tim Eden		6205 Kennedy Drive	Chevy Chase	MD	20815			
194	Gary Fahle		4207 East-West Highway	Chevy Chase	MD	20815			
195	Stephen Muse		4105 Stanford Street	Chevy Chase	MD	20815			
196	Mindy Saslam		5415 Connecticut Avenue, NW	Washington	DC	20015			
197	Moira Schoen		4428 Rosedale Avenue	Bethesda	MD	20814			
198	David Schoen		4428 Rosedale Avenue	Bethesda	MD	20814			
199	M. E. Dolan		4308 Rosedale Avenue	Bethesda	MD	20814			
200	Richard Hoyes		101 Lucas Lane	Bethesda	MD	20814			
201	Claire M. Helm		4500 Middleton Lane	Bethesda	MD	20814			
202	Lou Evangelista		4402 Walsh Street	Chevy Chase	MD	20815			
203	John Murphey		4002 Underwood Street	Chevy Chase	MD	20815			
204	Alan and Geraldine Schechter		5405 Beech Avenue	Bethesda	MD	20814			
205	Mike Evenson		6722 Kenwood Forest Lane	Chevy Chase	MD	20815			
206	David Hirshfield		6601 Glenbrook Road	Chevy Chase	MD	20817			
207	Cannon Stobwood		4408 Leland Street	Chevy Chase	MD	20815			
208	Billy Fort		7113 46th Street	Chevy Chase	MD	20815			
209	Jane Aiken		4412 Walsh Street	Chevy Chase	MD	20815			
210	Gloria Lee		6104 Lone Oak Drive	Bethesda	MD	20817			

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211	Steve Seidel		4426 Stanford Street	Chevy Chase	MD	20815		
212	Sonia Smith		8224 Larry Place	Chevy Chase	MD	20815		
213	Maj-Britt Dohlie		6722 Kenwood Forest Lane	Chevy Chase	MD	20815		
214	Lisa McCabe		4608 Highland Avenue	Bethesda	MD	20814		
215	Elly Benjamin		7105 46th Street	Chevy Chase	MD	20815		
216	Pat Burda		4108 Woodbine Street	Chevy Chase	MD	20815		
217	Doug McKenna		7111 46th Street	Chevy Chase	MD	20815		
218	Lynn Weinstein		4720 Chevy Chase Terrace, #203	Chevy Chase	MD	20815		lynmweinstein@gmail.com
219	Linda Willard		2 W. Newlands Street	Chevy Chase	MD	20815		
220	Elsa Silverman		8605 Lynbrook Drive	Bethesda	MD	20814		
221	Margaret Meleney		4508 Walsh Street	Chevy Chase	MD	20815		
222	Christina Emmerman		7906 Lynbrook Street	Bethesda	MD	20814		
223	Andrew Emmett		4408 Walsh Street	Chevy Chase	MD	20815		
224	Derek Smith		8224 Larry Place	Chevy Chase	MD	20815		
225	Cookie Alloy		7222 47th Street	Chevy Chase	MD	20815		
226	Gary Modjeska		5309 Elsmere Avenue	Bethesda	MD	20814		gary@areaprops.com
227	Andrew Randall		4403 Leland Street	Chevy Chase	MD	20815		
228	Jane Dealy		4800 Chevy Chase Boulevard	Chevy Chase	MD	20815		
229	Barney Rush		6917 Maple Avenue	Chevy Chase	MD	20815		
230	Deborah Vollmer		7202 44th Street	Chevy Chase	MD	20815		
231	Tina Coplan		7003 Meadow Lane	Chevy Chase	MD	20815		
232	Micah Markman		4503 Walsh Street	Chevy Chase	MD	20815		
233	Eden Durbin		3307 Wake Drive	Kensington	MD	20895		
234	Jared Solomon		3307 Wake Drive	Kensington	MD	20895		
235	Mark Montezemolo		6910 Maple Avenue	Chevy Chase	MD	20815		
236	Thomas Hagerty		4412 Walsh Street	Chevy Chase	MD	20815		
237	Margaret DeBolt		5202 Battery Lane	Bethesda	MD	20814		
238	David Esch		5202 Battery Lane	Bethesda	MD	20814		
239	Joan Filson	Opportunity Shop	4504 Walsh Street	Chevy Chase	MD	20815		joanfilson@gmail.com
240	Amy Chapman		7109 46th Street	Chevy Chase	MD	20815		
241	Evelyn Karson		5824 Conway Road	Bethesda	MD	20817		

Montgomery County Historic Preservation Commission
Request for Preliminary Consultation

Montgomery Farm Women's Cooperative Market
7155 Wisconsin Avenue, Bethesda, Maryland 20184

Attachments:

- A. Design Advisory Panel Presentation, October 10, 2018
- B. Statement of Justification for Sketch Plan Application No. 320190030, October 23, 2018
- C. Typical Below Grade Parking Plan
- D. EHT Traceries, Draft Historic Structure Report, December 2018
- E. Silman Structural Engineers, Preliminary Farm Women's Market Conditions Assessment, December 2018

ATTACHMENT A

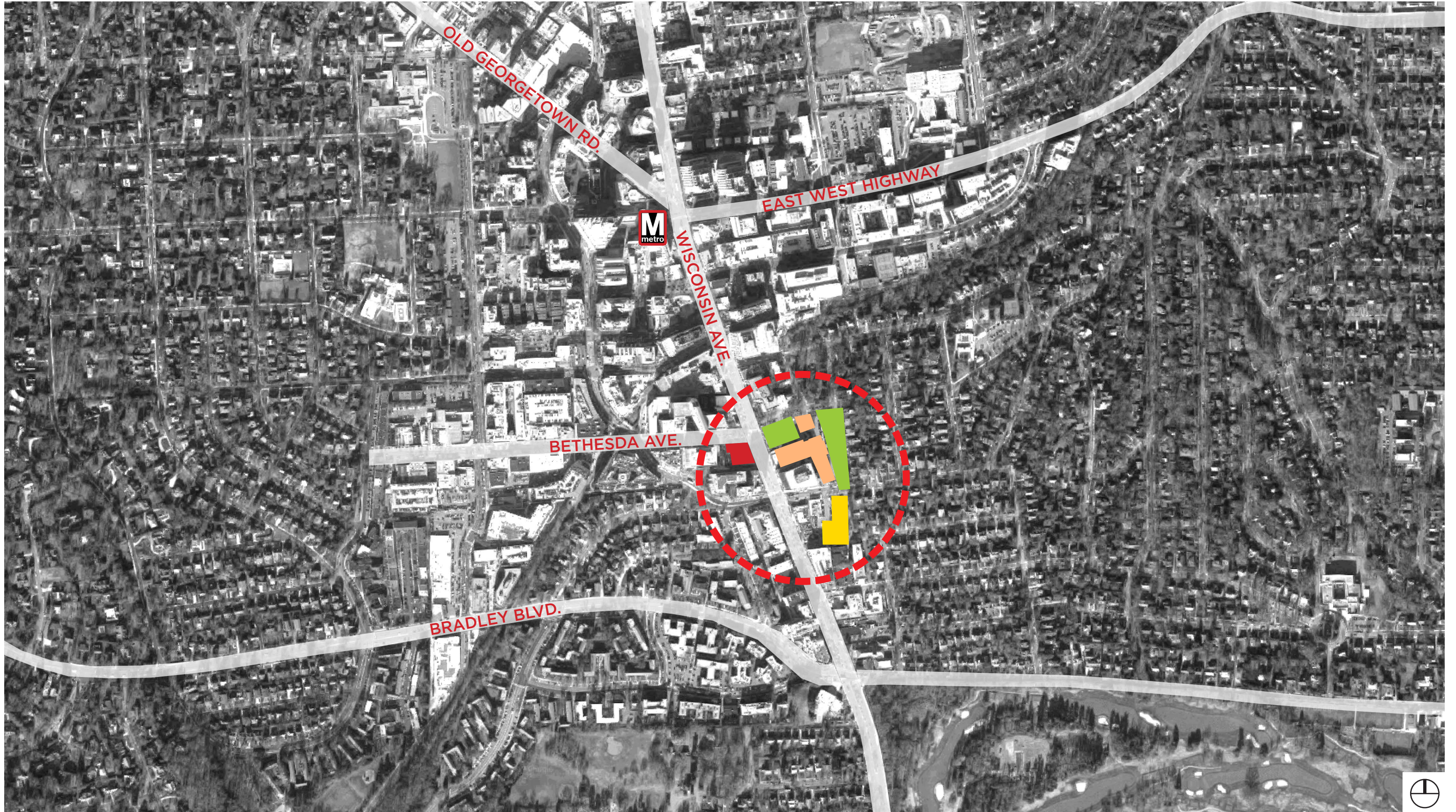
Design Advisory Panel Presentation, October 10, 2018

BETHESDA MARKET

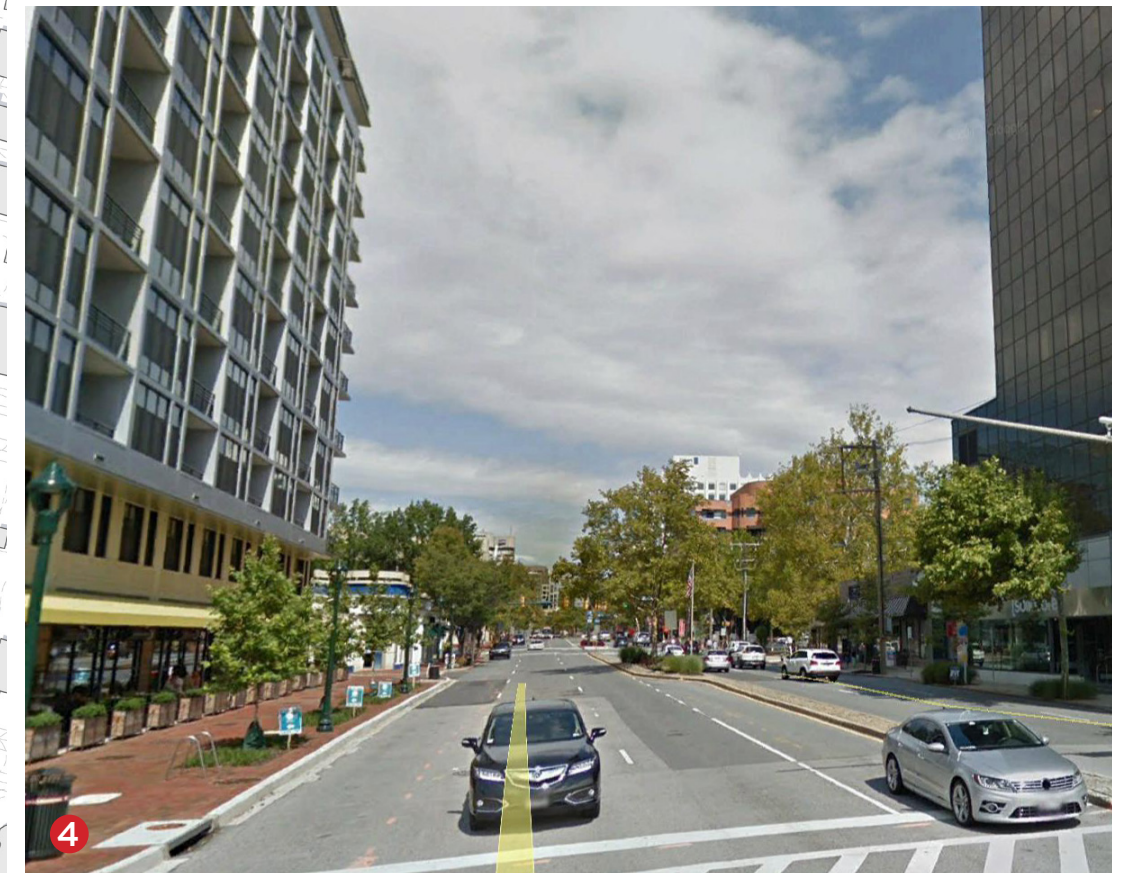
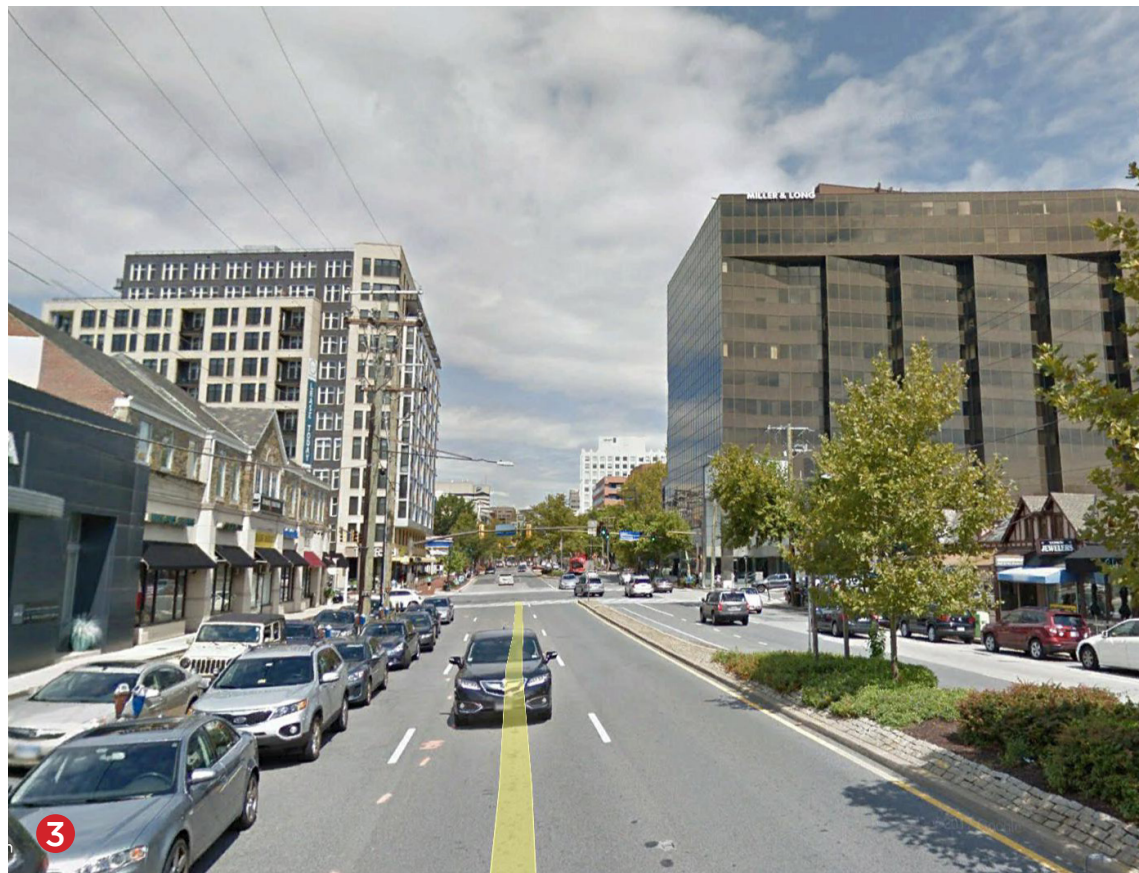
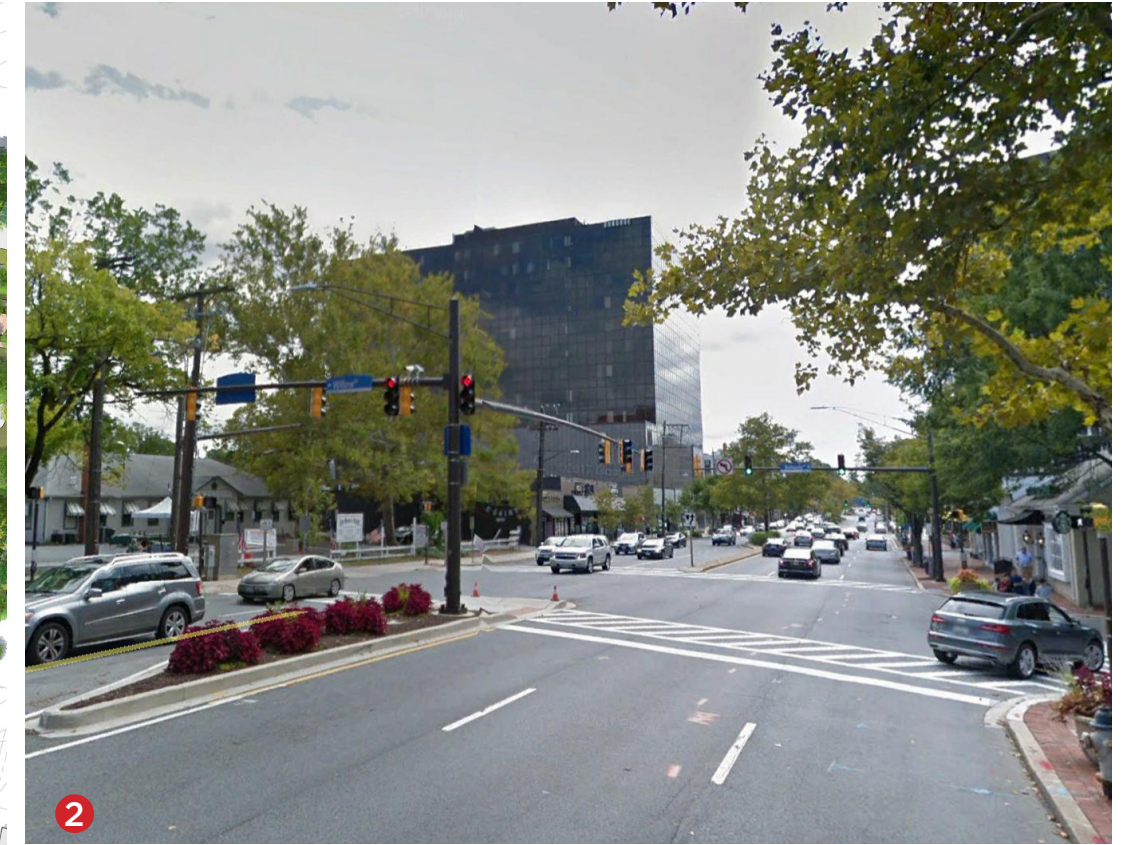
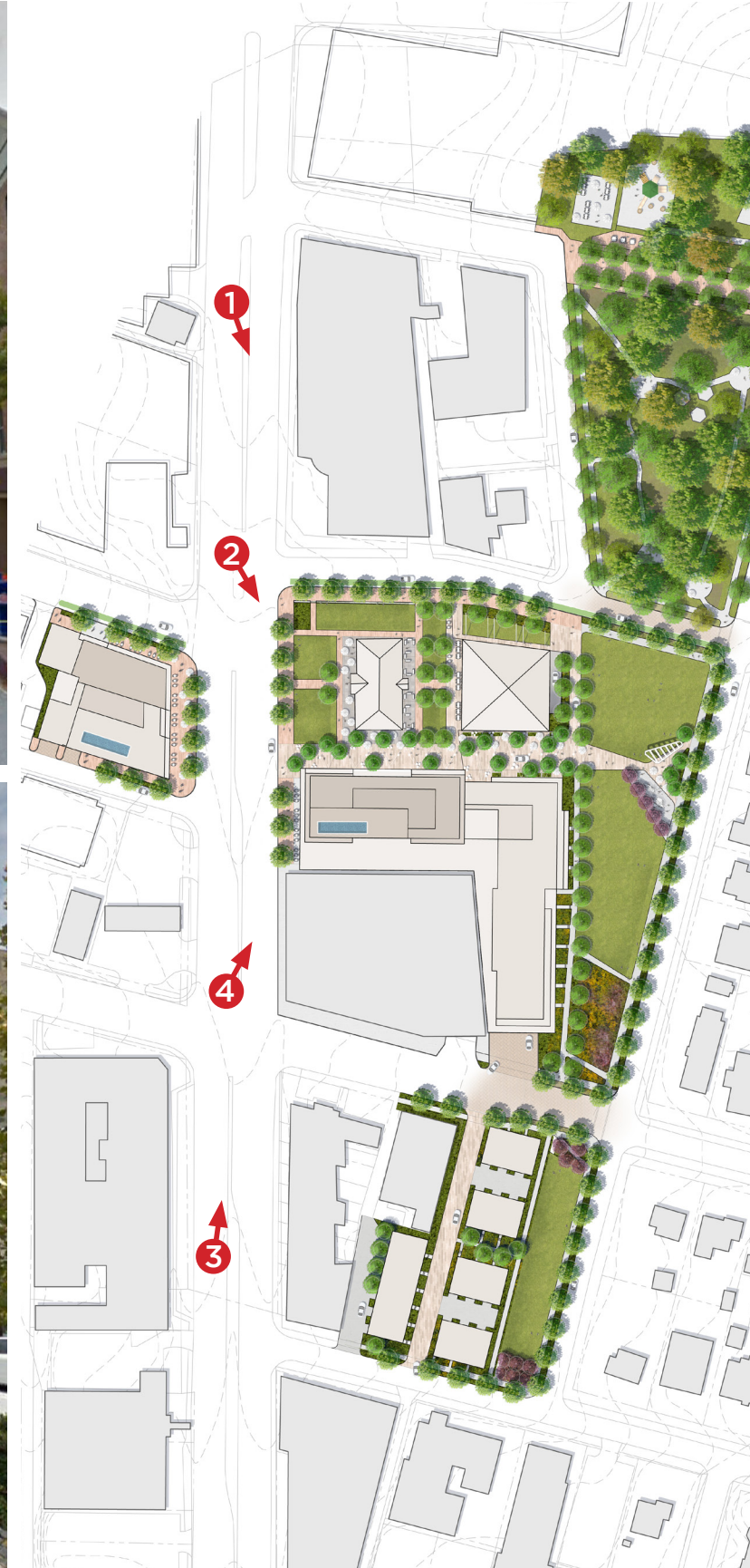
DESIGN ADVISORY PANEL

OCTOBER 10, 2018

CONTEXT PLAN



WISCONSIN AVE. STREET VIEWS



NE AERIAL VIEW



NOTES:
All Sketch Plan Drawings and Exhibits are conceptual and only represent the proposed development in an illustrative interpretation.

**BETHESDA MARKET
OPTION A
EAST SIDE PROPERTIES**

7121 WISCONSIN, LOT 24,
& FARMWOMEN'S MARKET

NE AERIAL VIEW



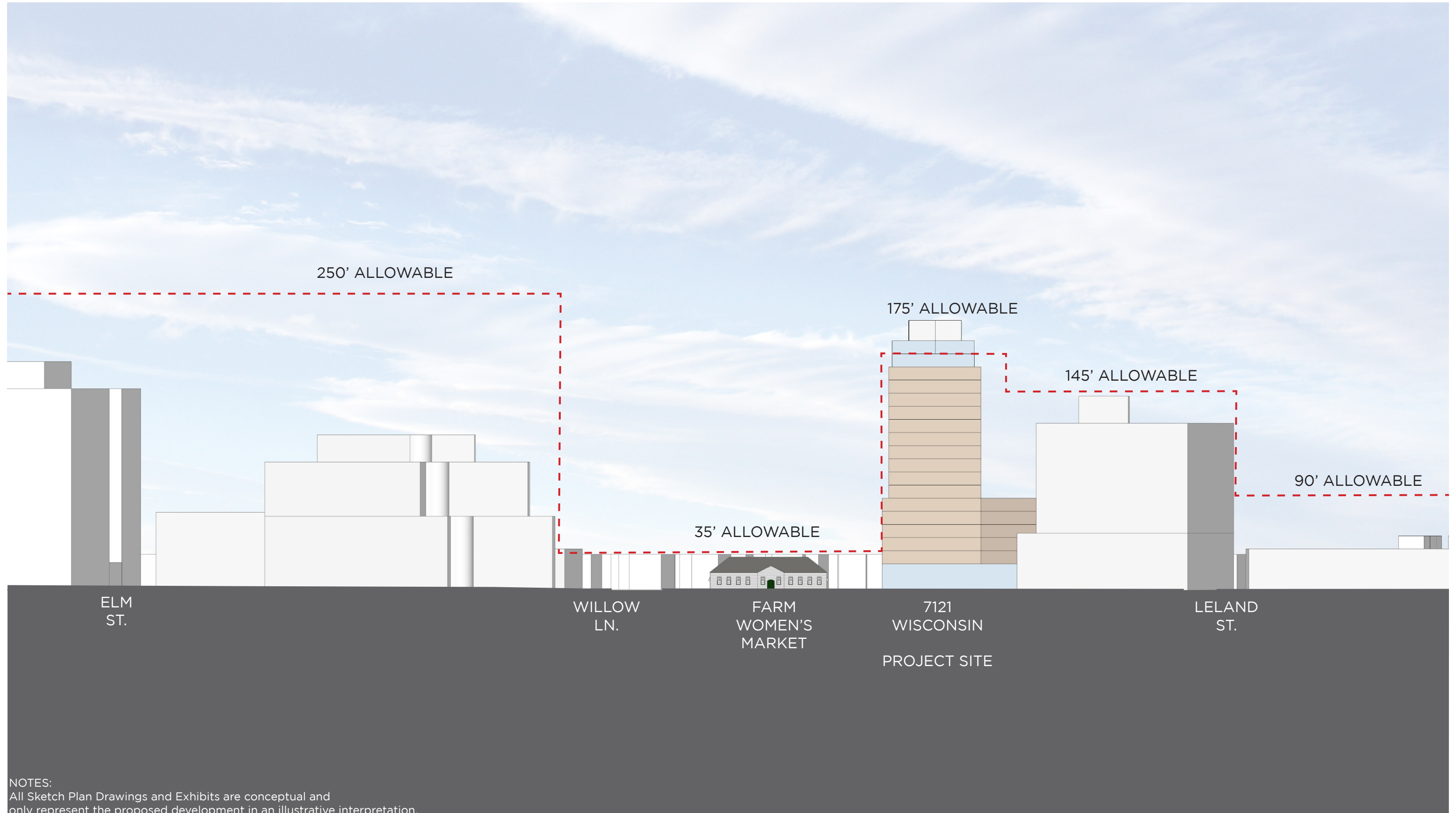
NOTES:
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NW AERIAL VIEW



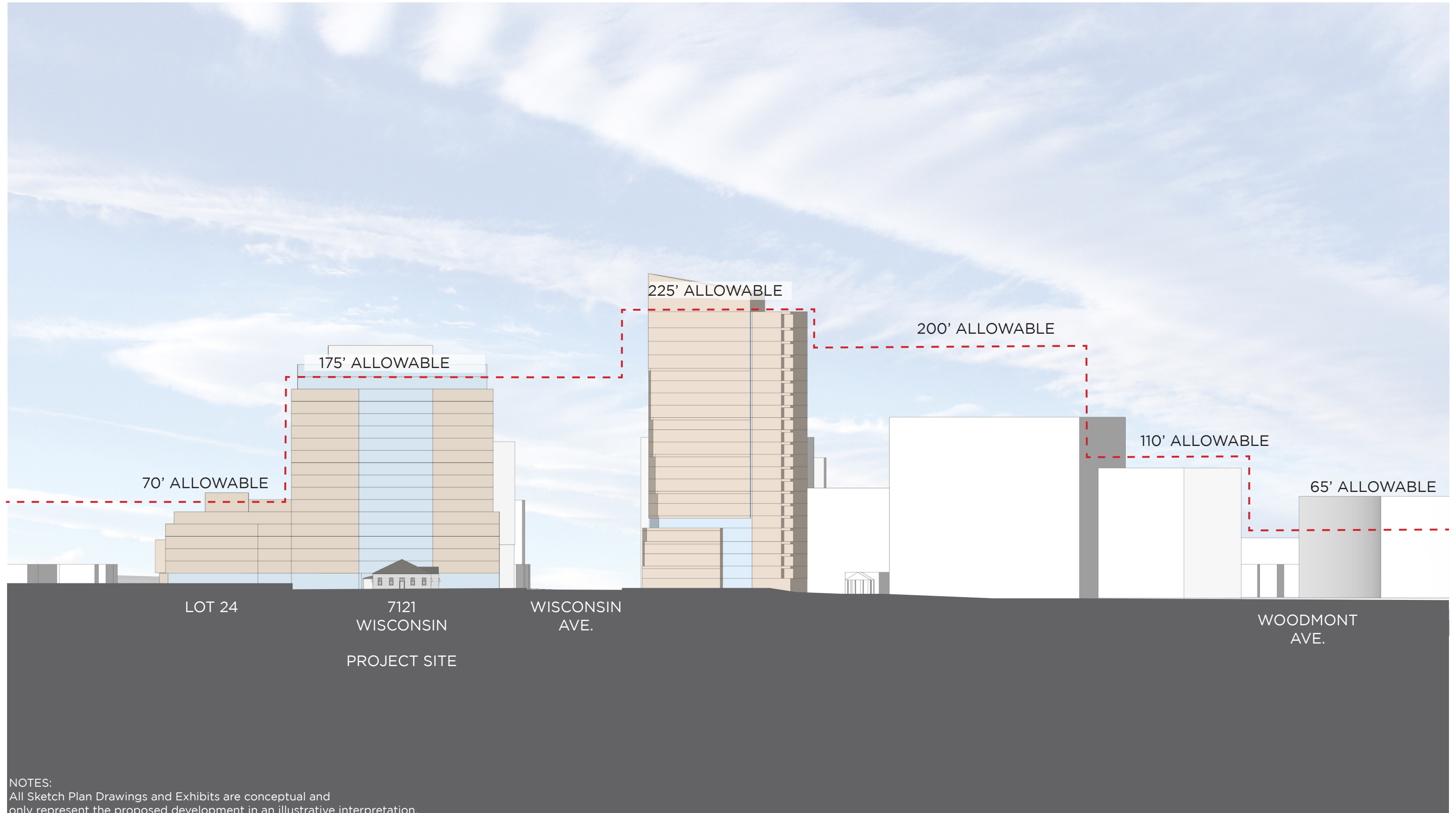
NOTES:
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WESTERN ELEVATION



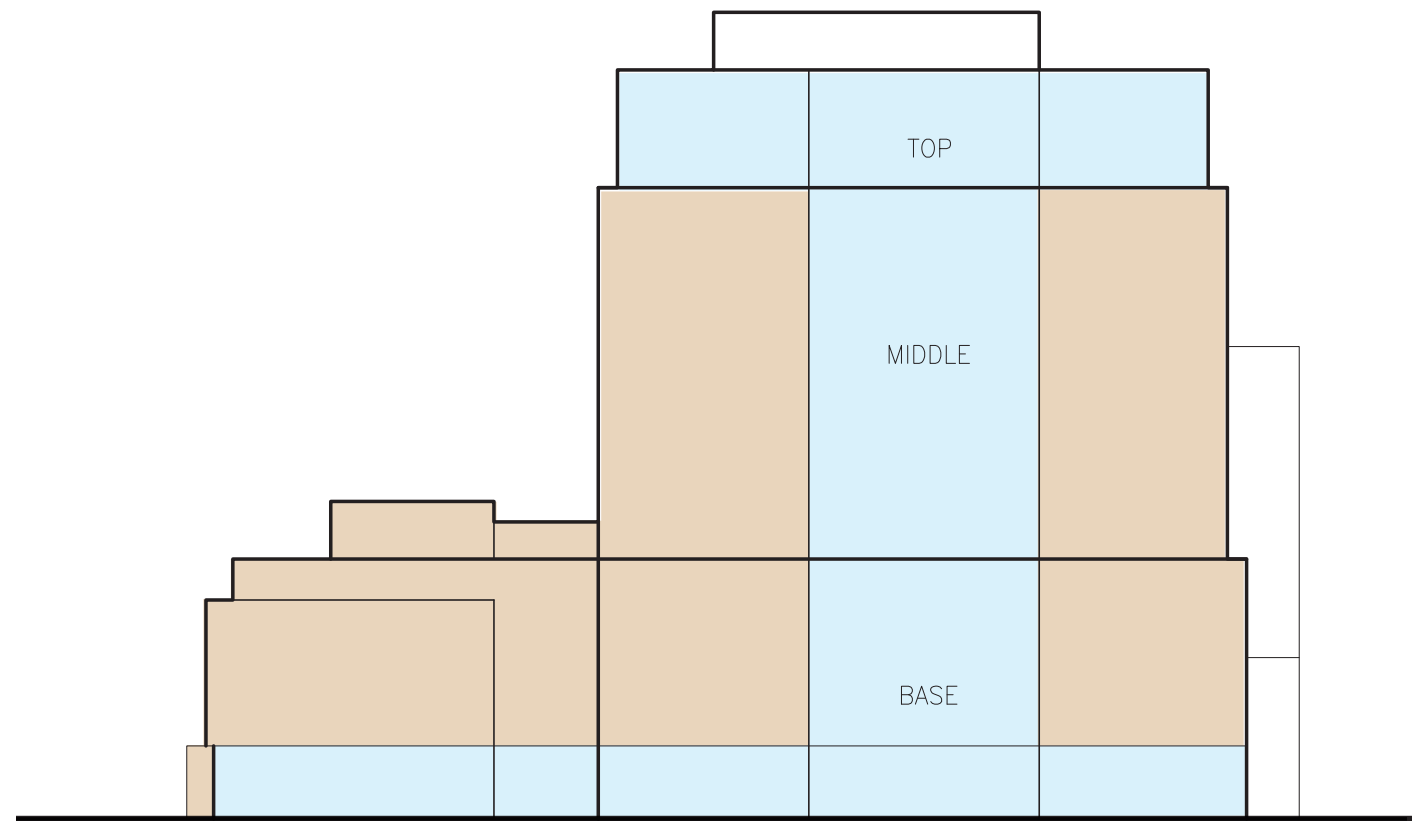
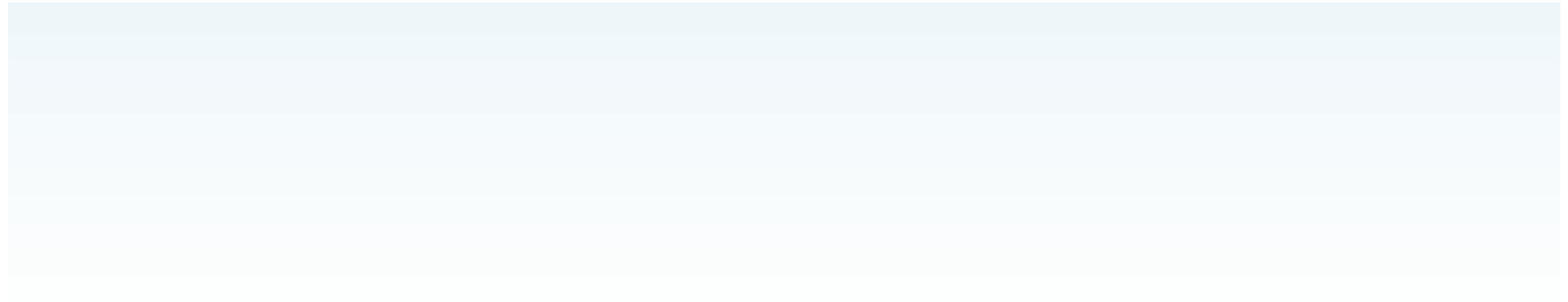
NOTES:
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NORTHERN ELEVATION

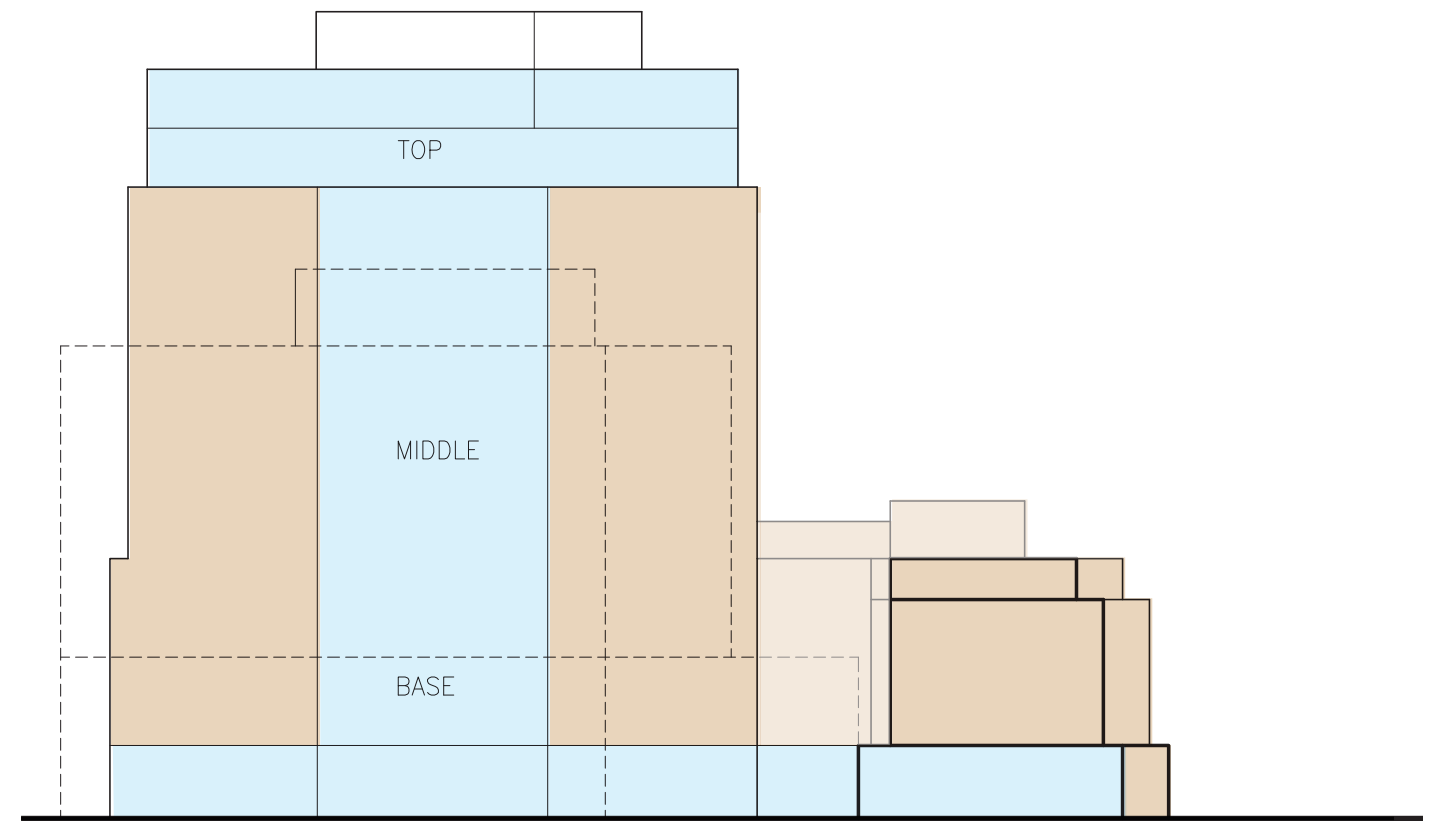


NOTES:
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ILLUSTRATIVE ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

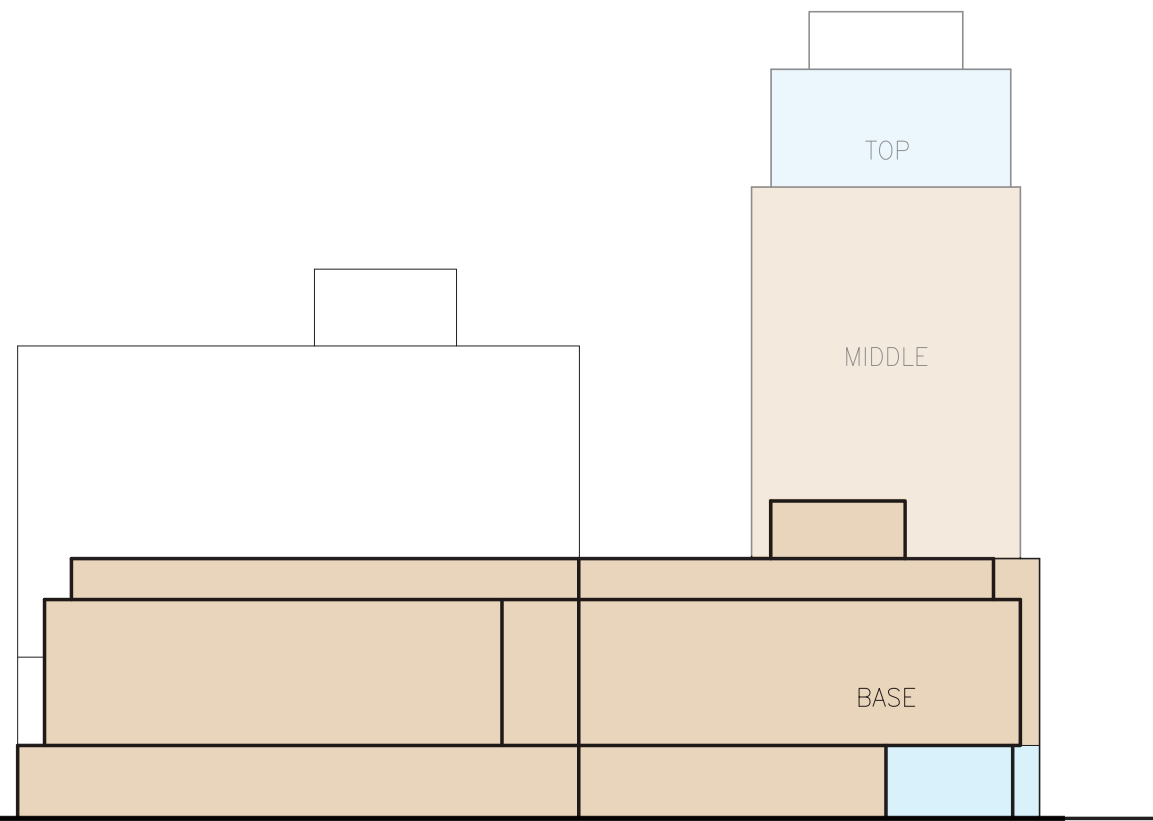
- PREDOMINANTLY GLASS FACADE
- MIXED SOLID / GLASS FACADE

NOTES:

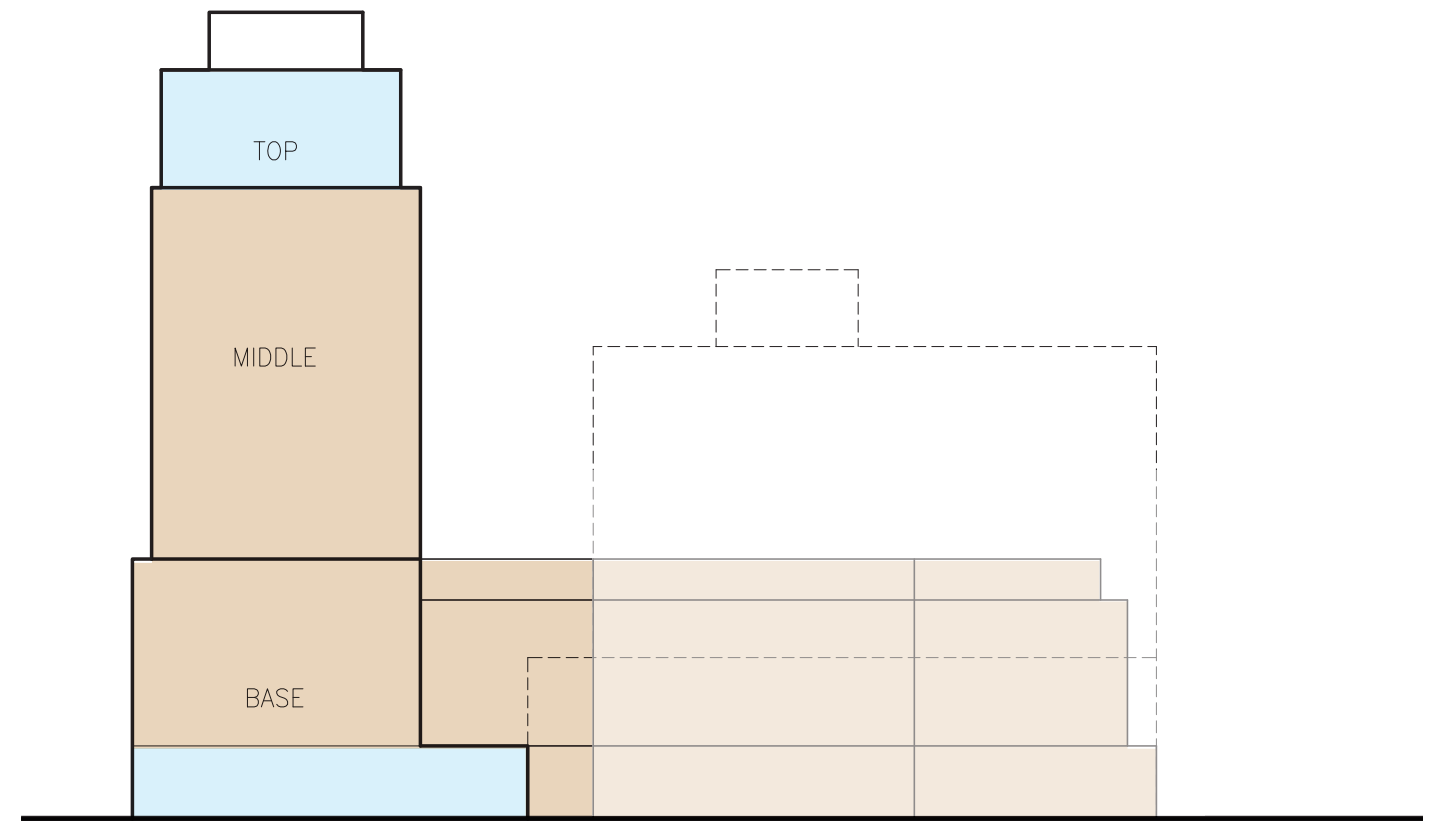
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SCALE : 1" = 50'-0"

ILLUSTRATIVE ELEVATION



EAST ELEVATION



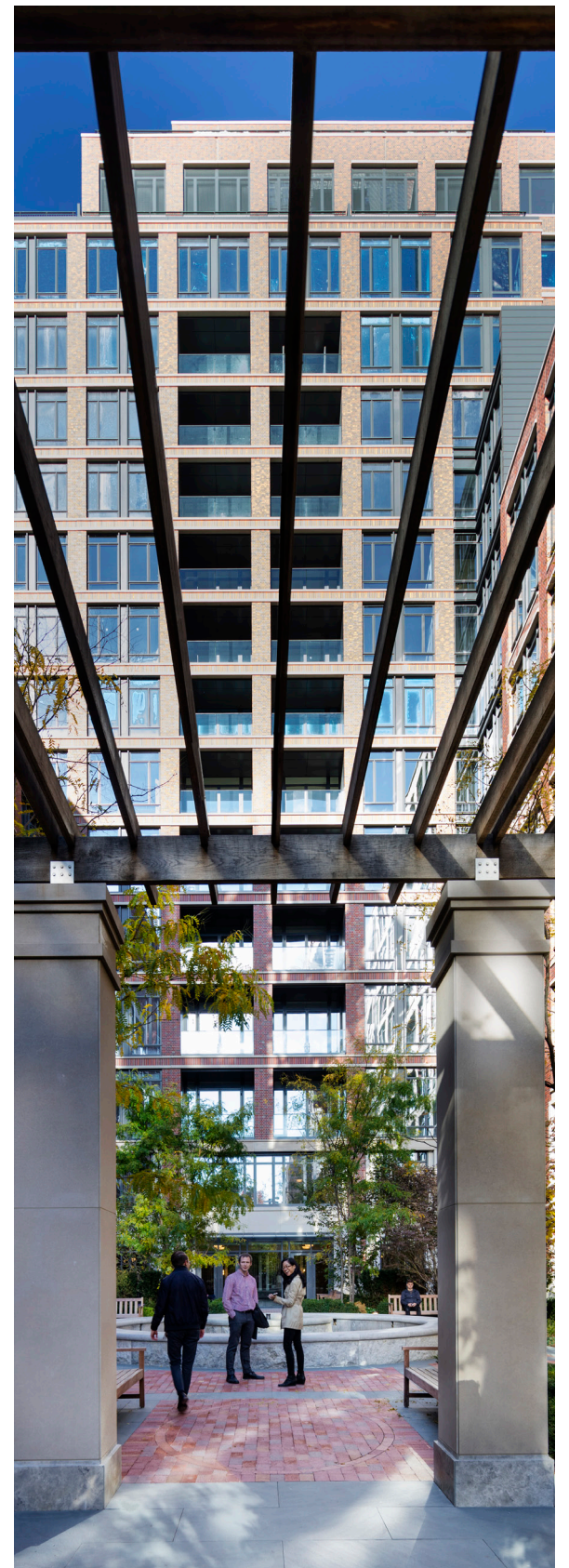
WEST ELEVATION

- PREDOMINANTLY GLASS FACADE
- MIXED SOLID / GLASS FACADE

NOTES:
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SCALE : 1" = 50'-0"

ARCHITECTURAL PRECEDENTS



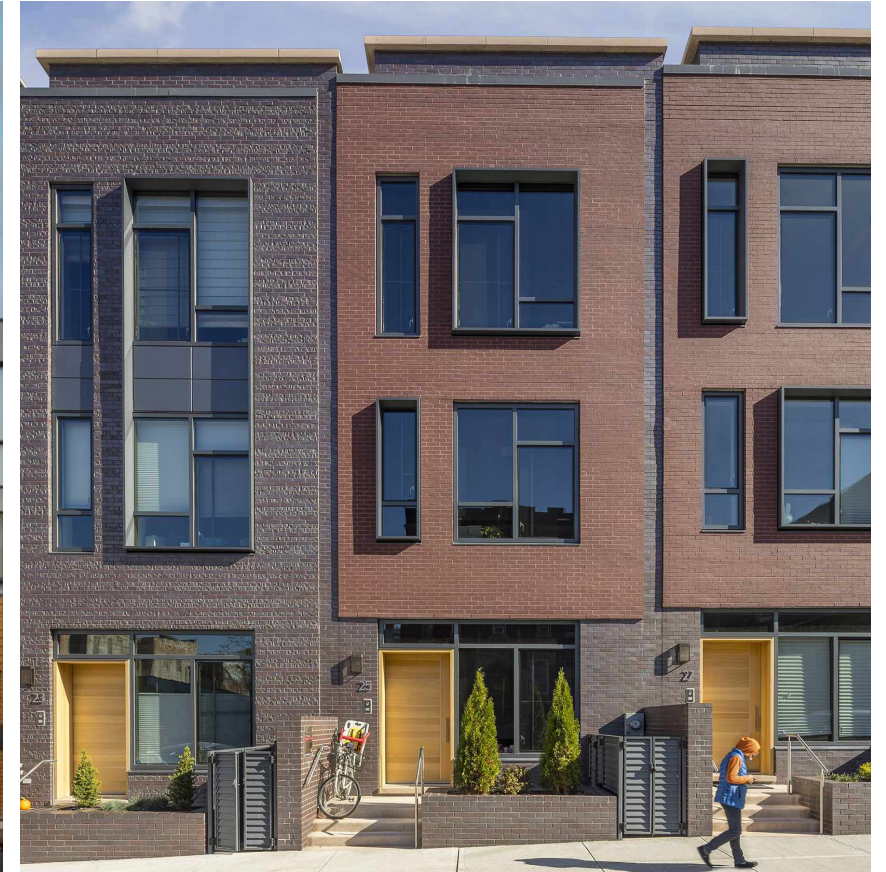
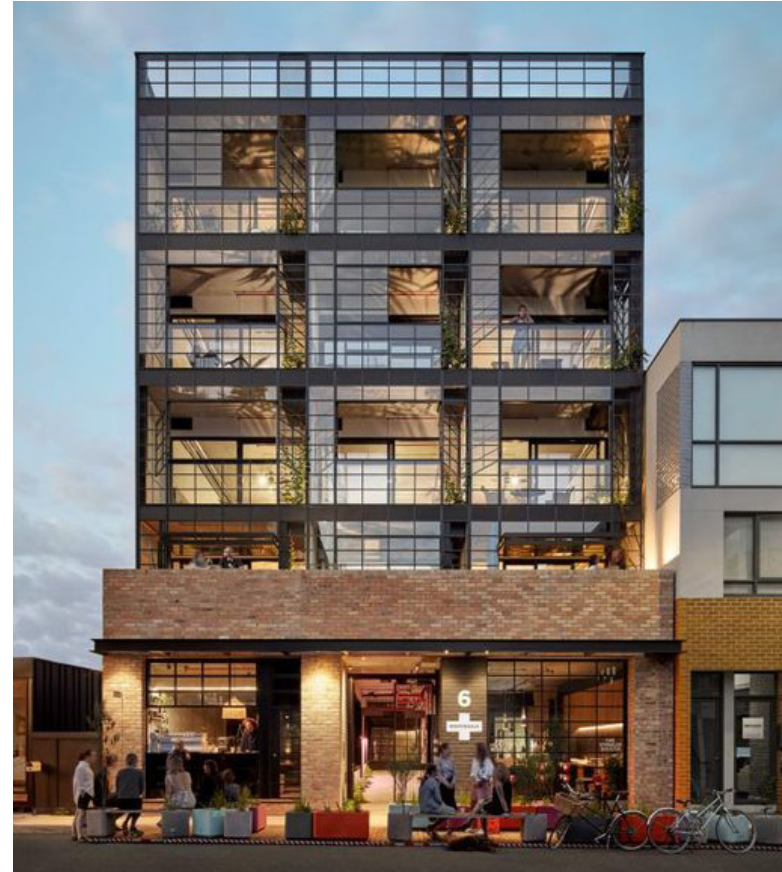
DESIGN PRECEDENTS

10 October 2018 | DESIGN ADVISORY PANEL
BETHESDA MARKET OPTION A EAST SIDE PROPERTIES
7121 Wisconsin, Lot 24, & Farm Women's Market

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ARCHITECTURAL PRECEDENTS



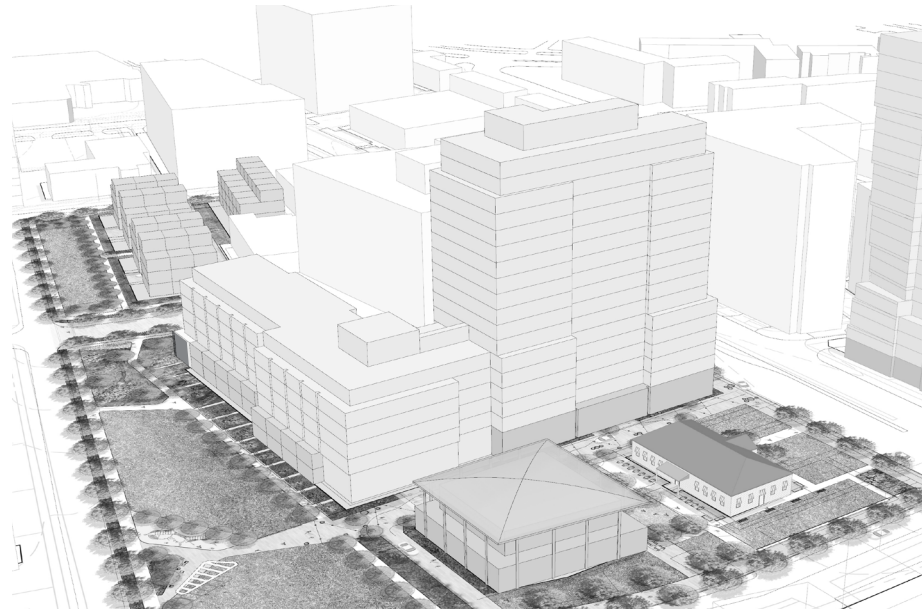
DESIGN PRECEDENTS

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BETHESDA MARKET OPTION A EAST SIDE PROPERTIES
7121 Wisconsin, Lot 24, & Farm Women's Market

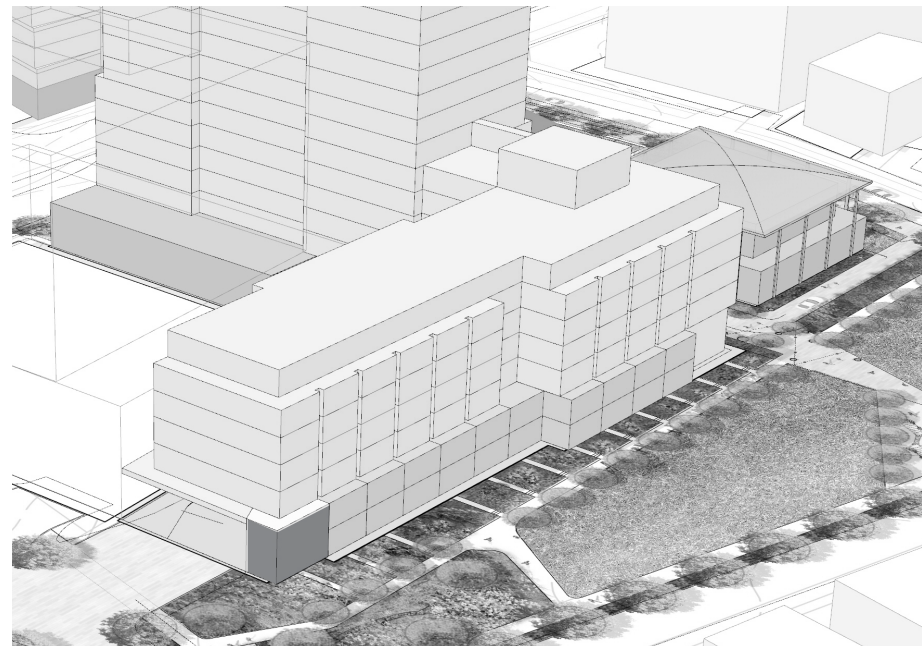
17037.L00 | ©2018 FXCollaborative Architects LLP | All Rights Reserved



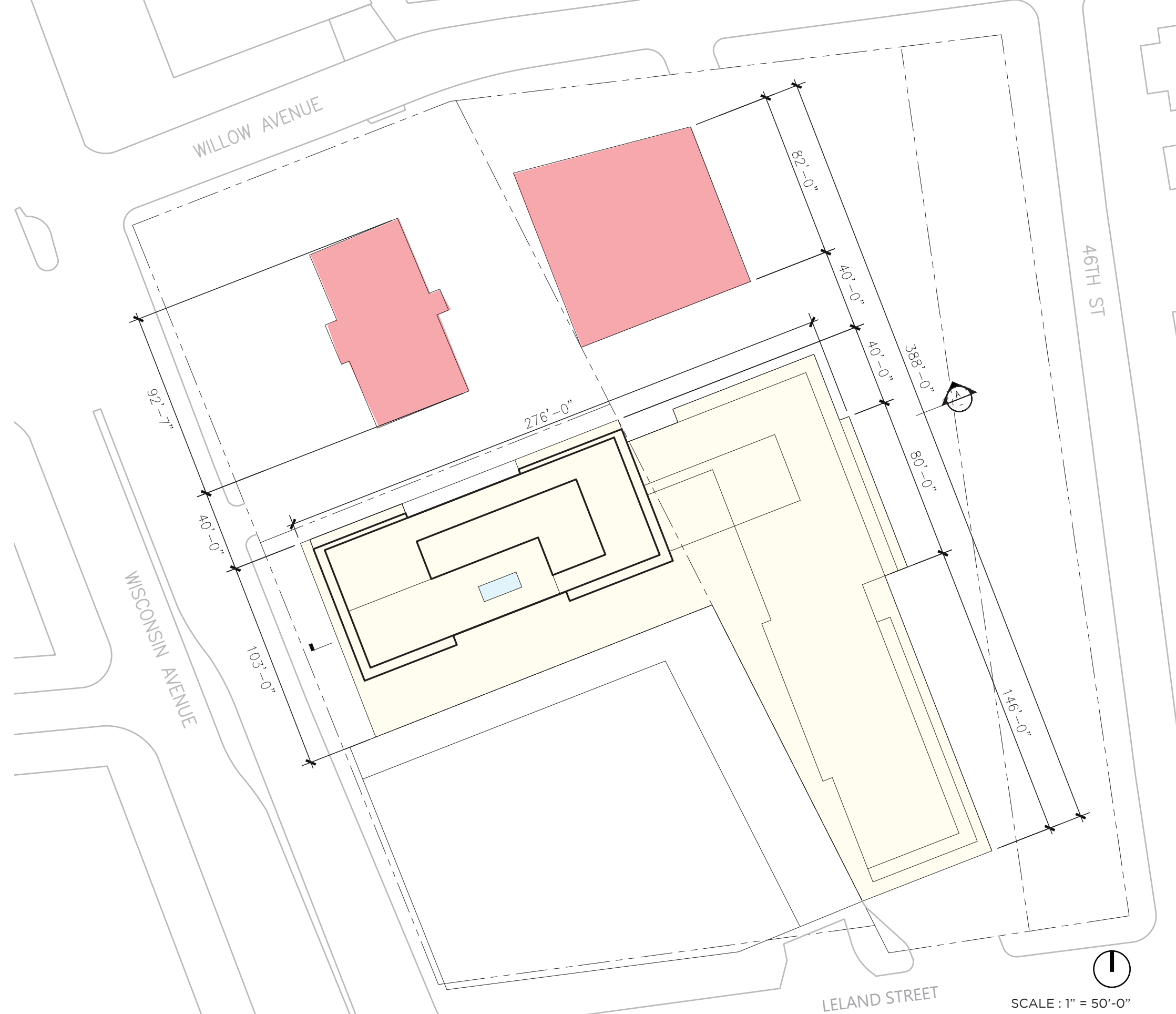
SITE PLAN



NE Aerial view



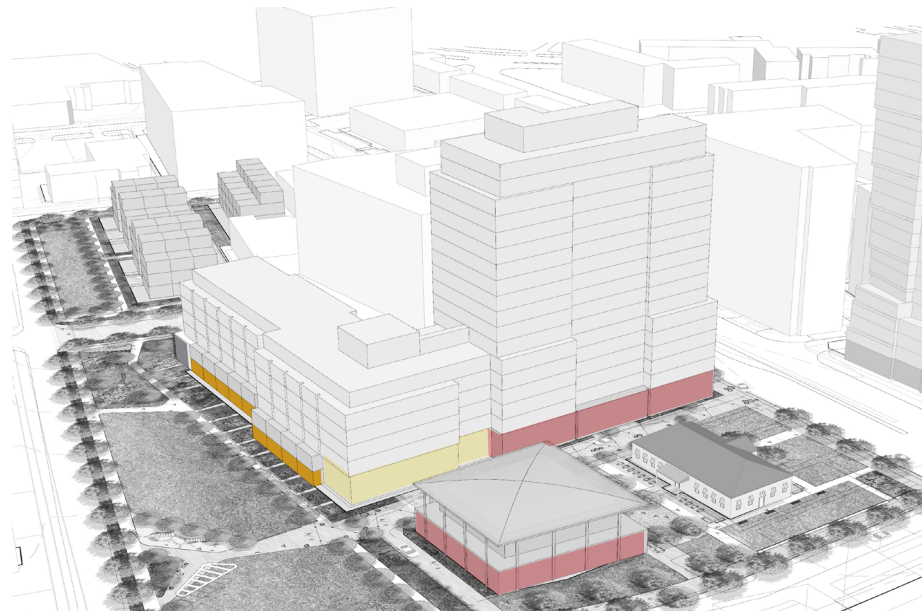
SE Aerial view



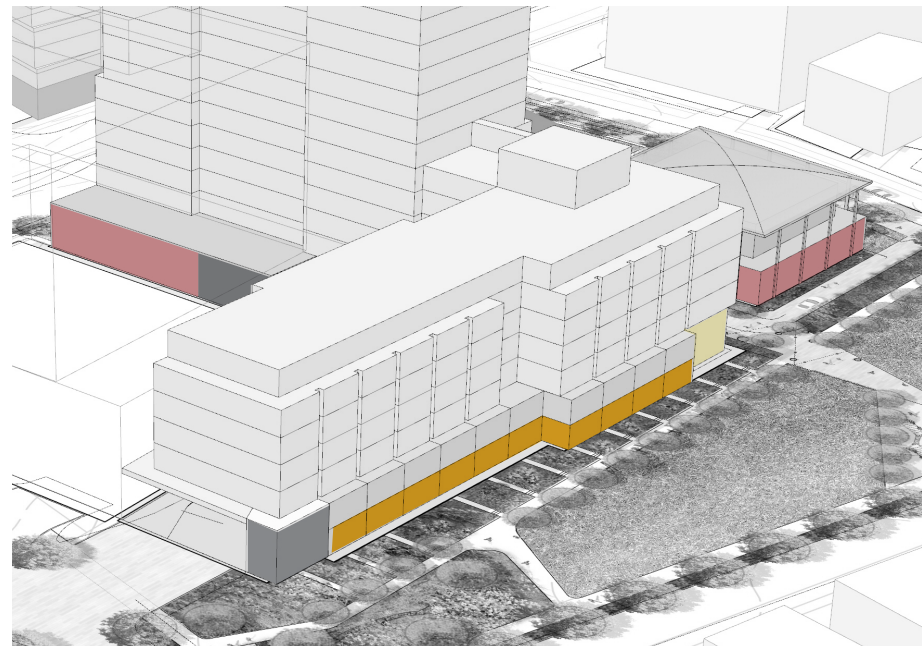
NOTES:

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GROUND FLOOR



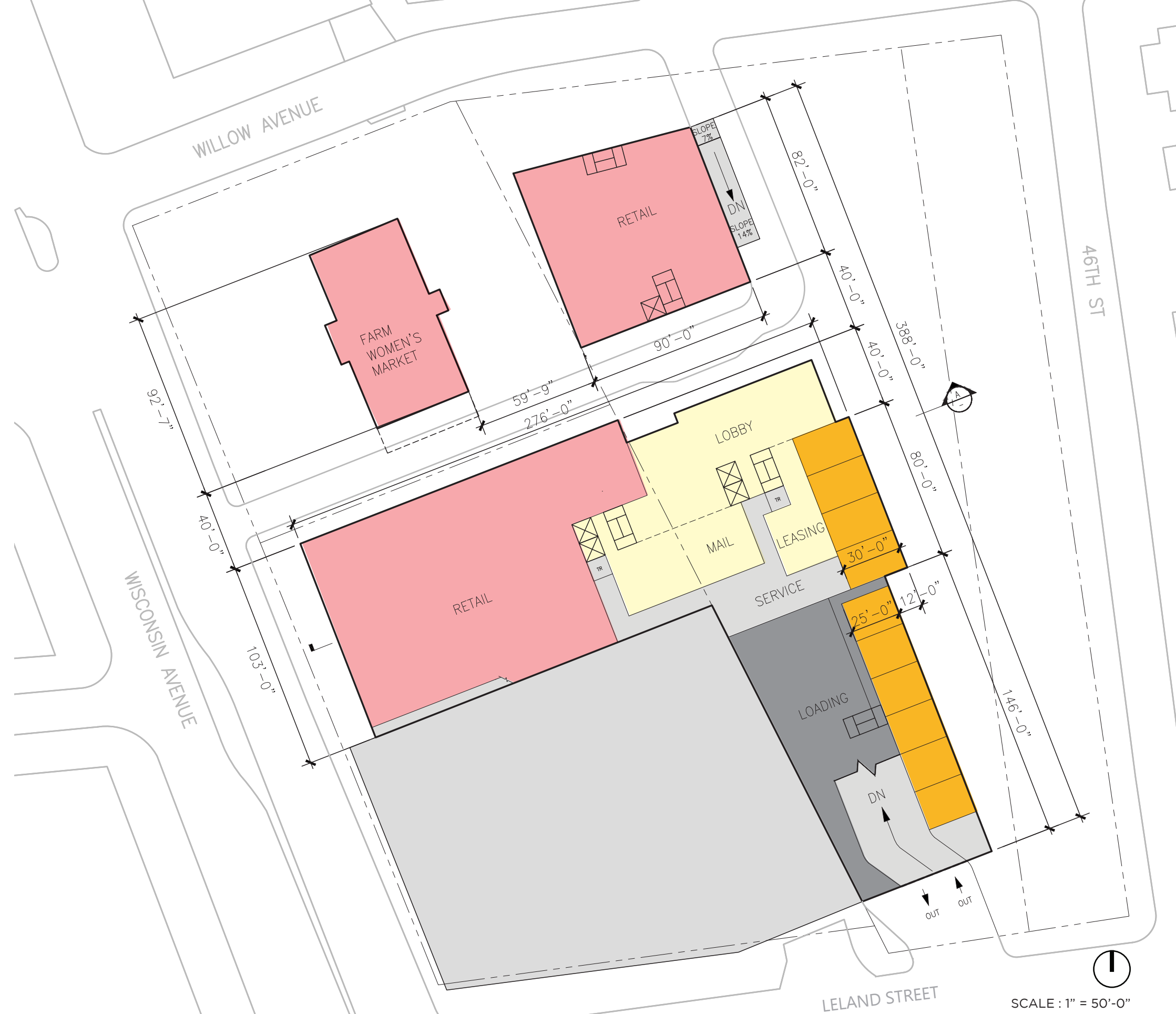
NE Aerial view



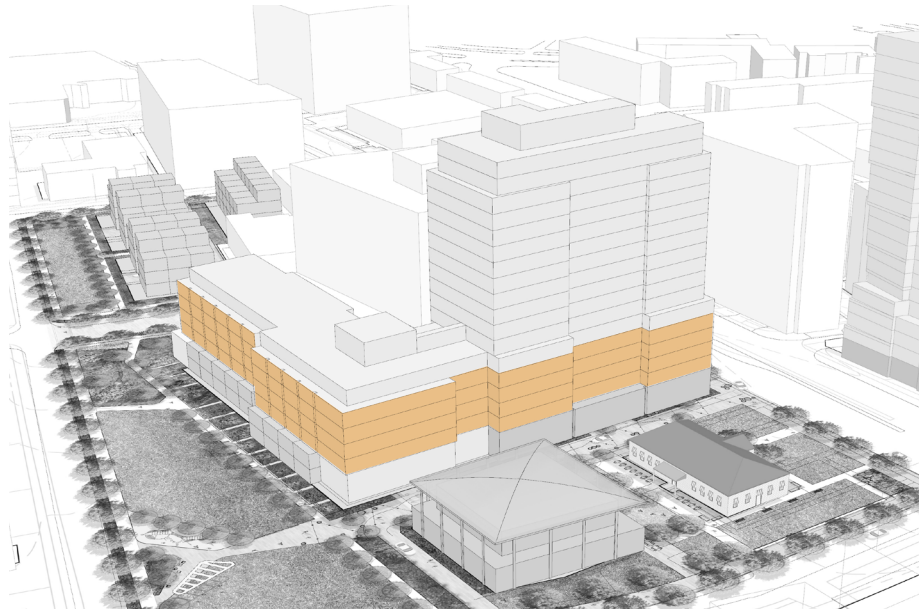
SE Aerial view

- Retail
- Circulation
- Residential Unit
- Townhouse
- Parking
- Mechanical / Loading

NOTES:
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2-5TH FLOOR



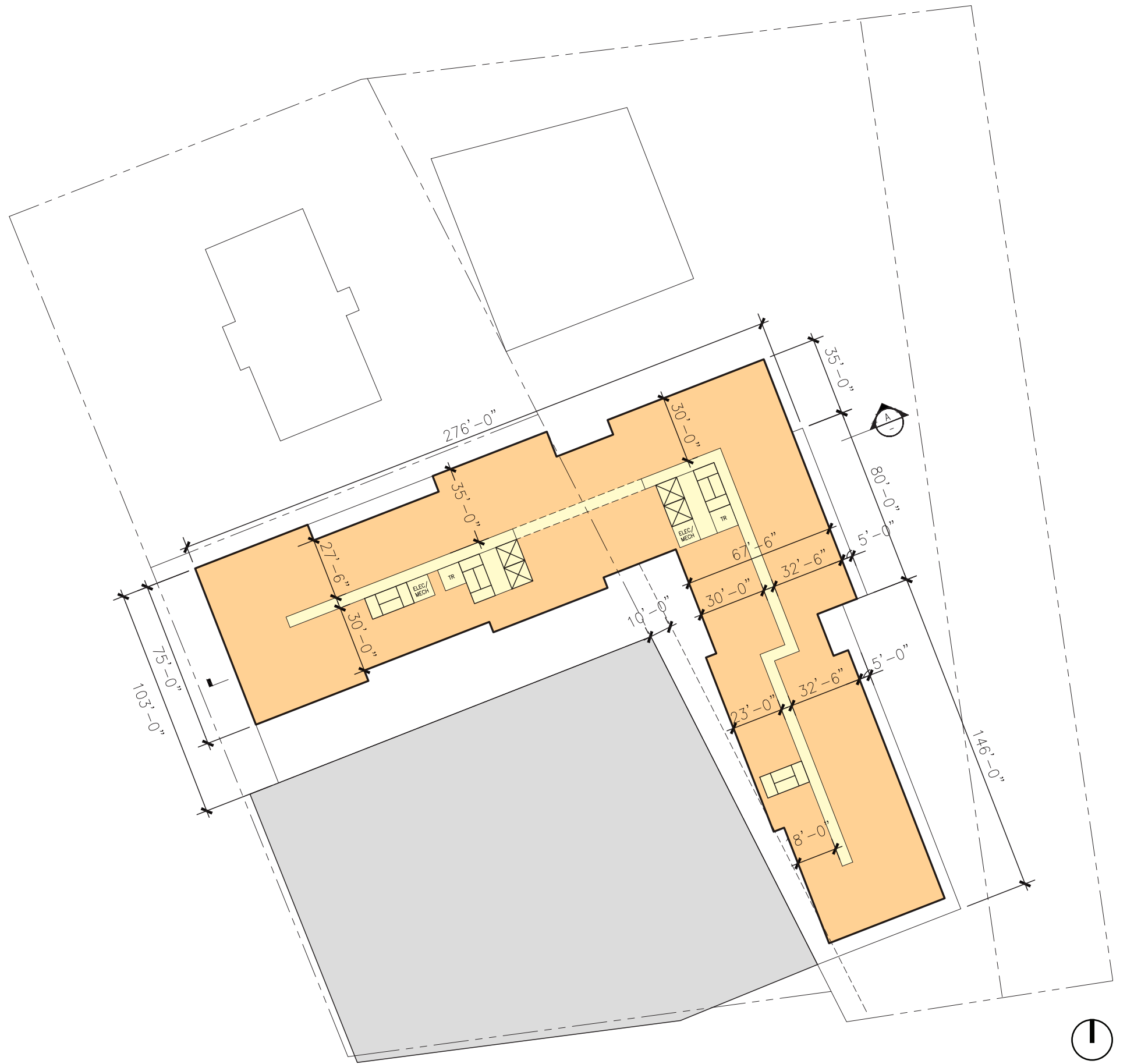
NE Aerial view



SE Aerial view

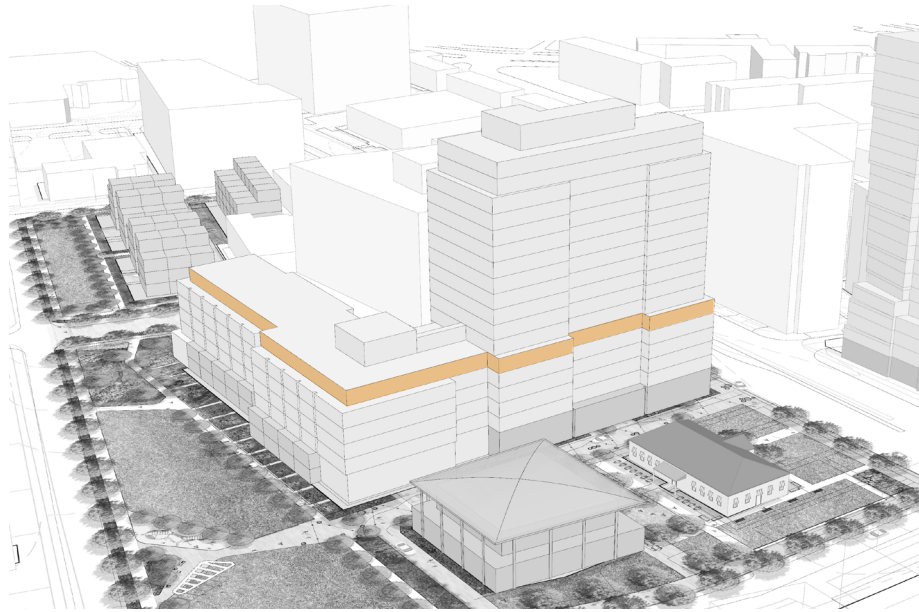
- Retail
- Circulation
- Residential Unit
- Residential Amenity
- Parking
- Mechanical / Loading

NOTES:
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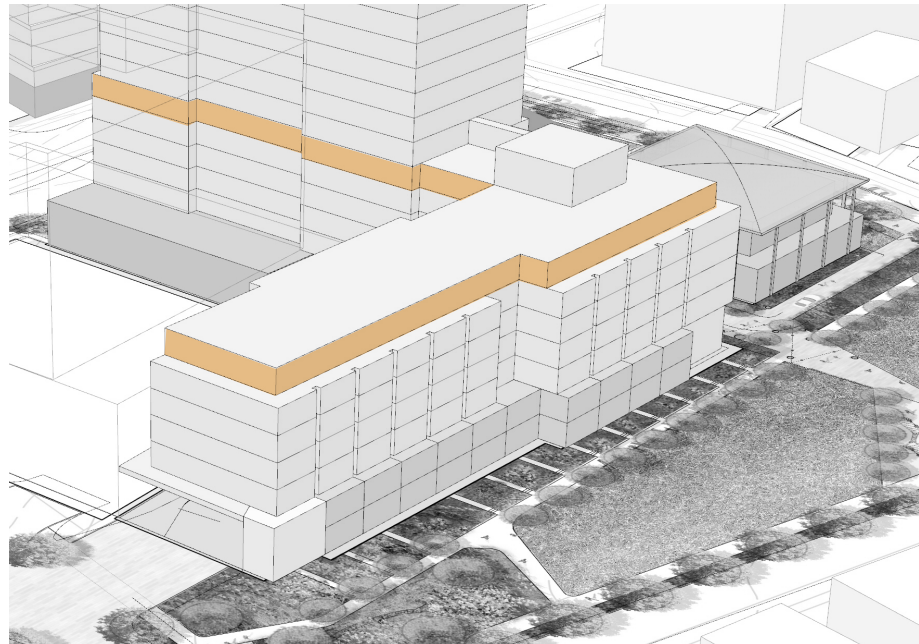


SCALE : 1" = 50'-0"

6TH FLOOR



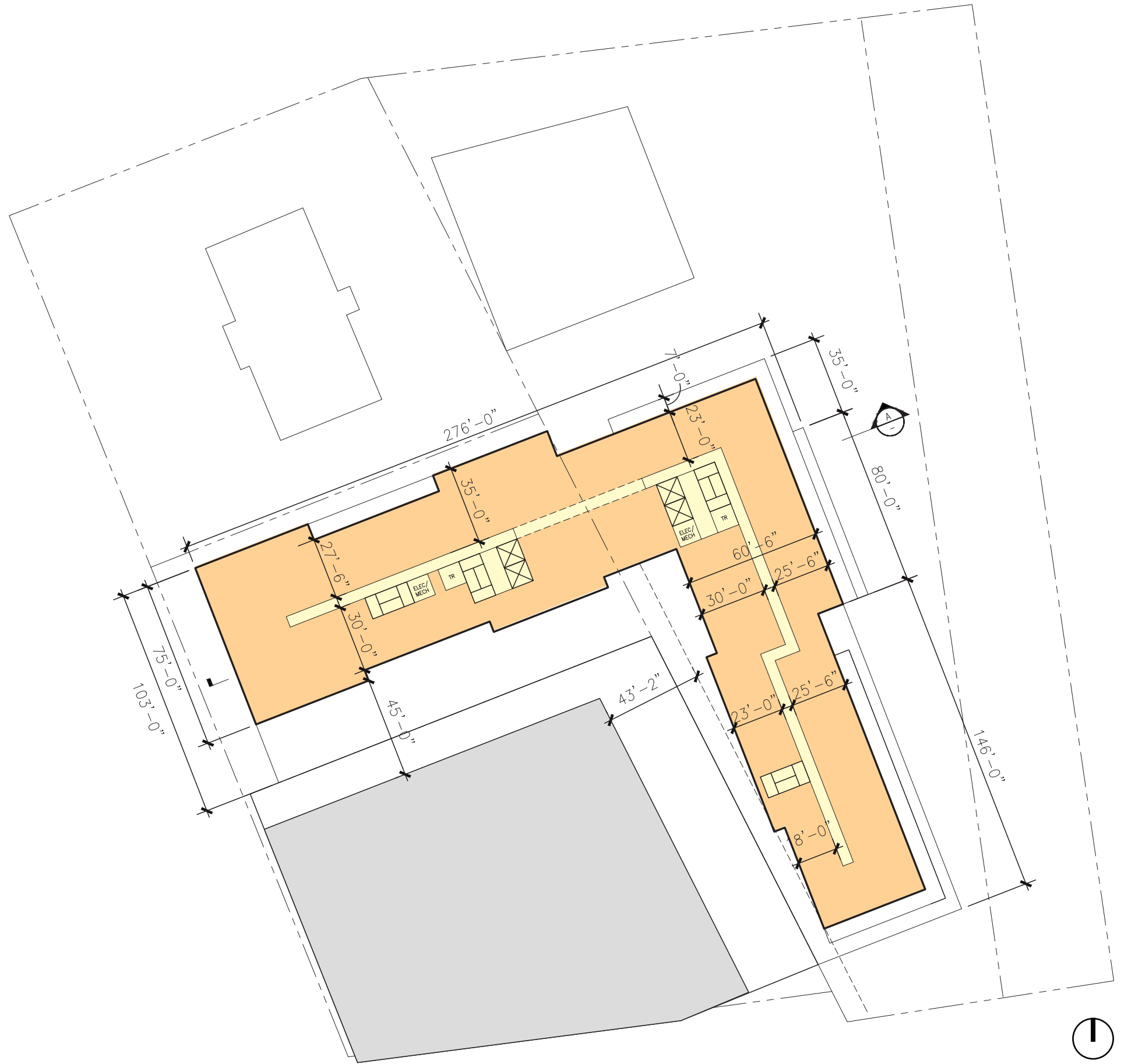
NE Aerial view



SE Aerial view

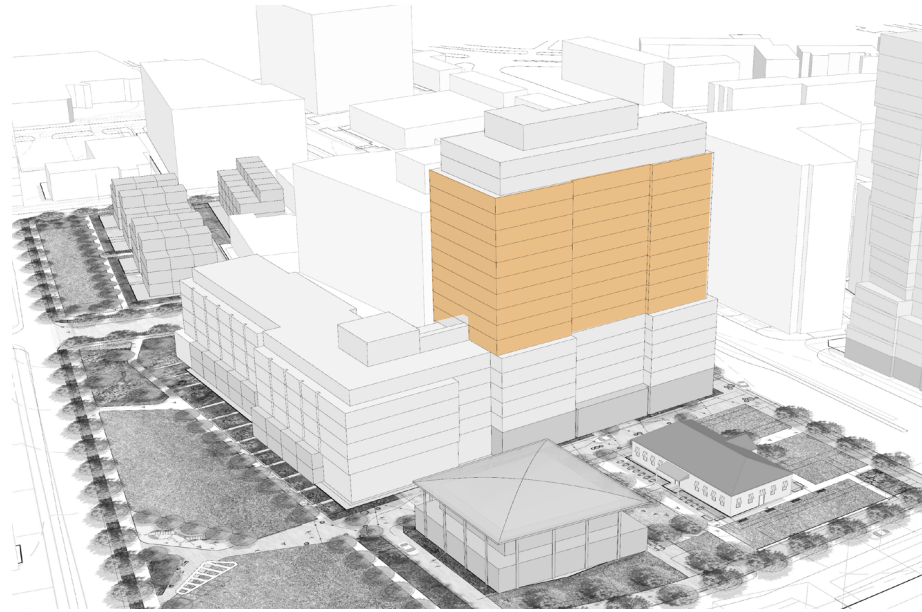
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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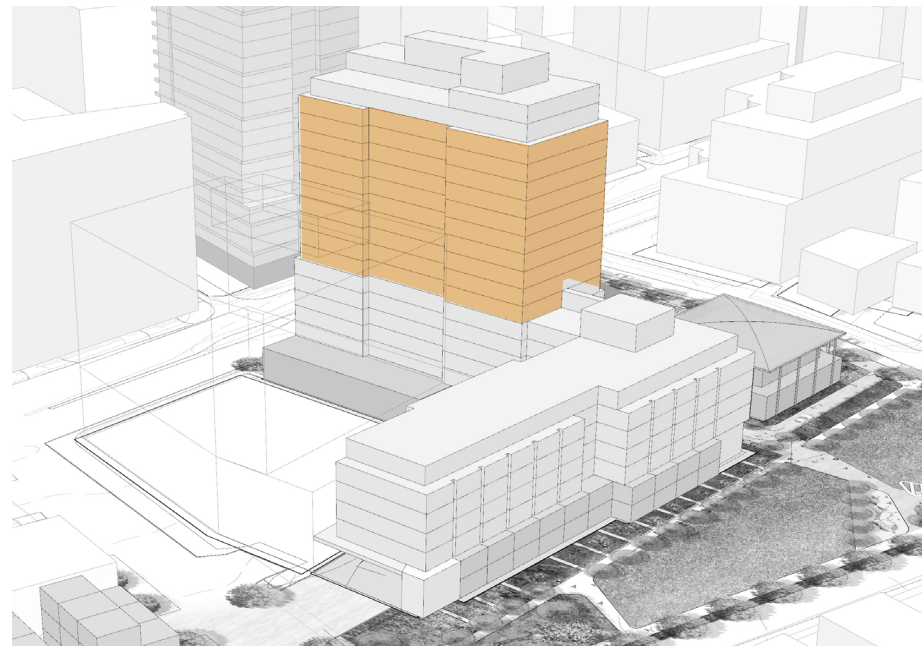


SCALE : 1" = 50'-0"

TYPICAL HIGH RISE



NE Aerial view

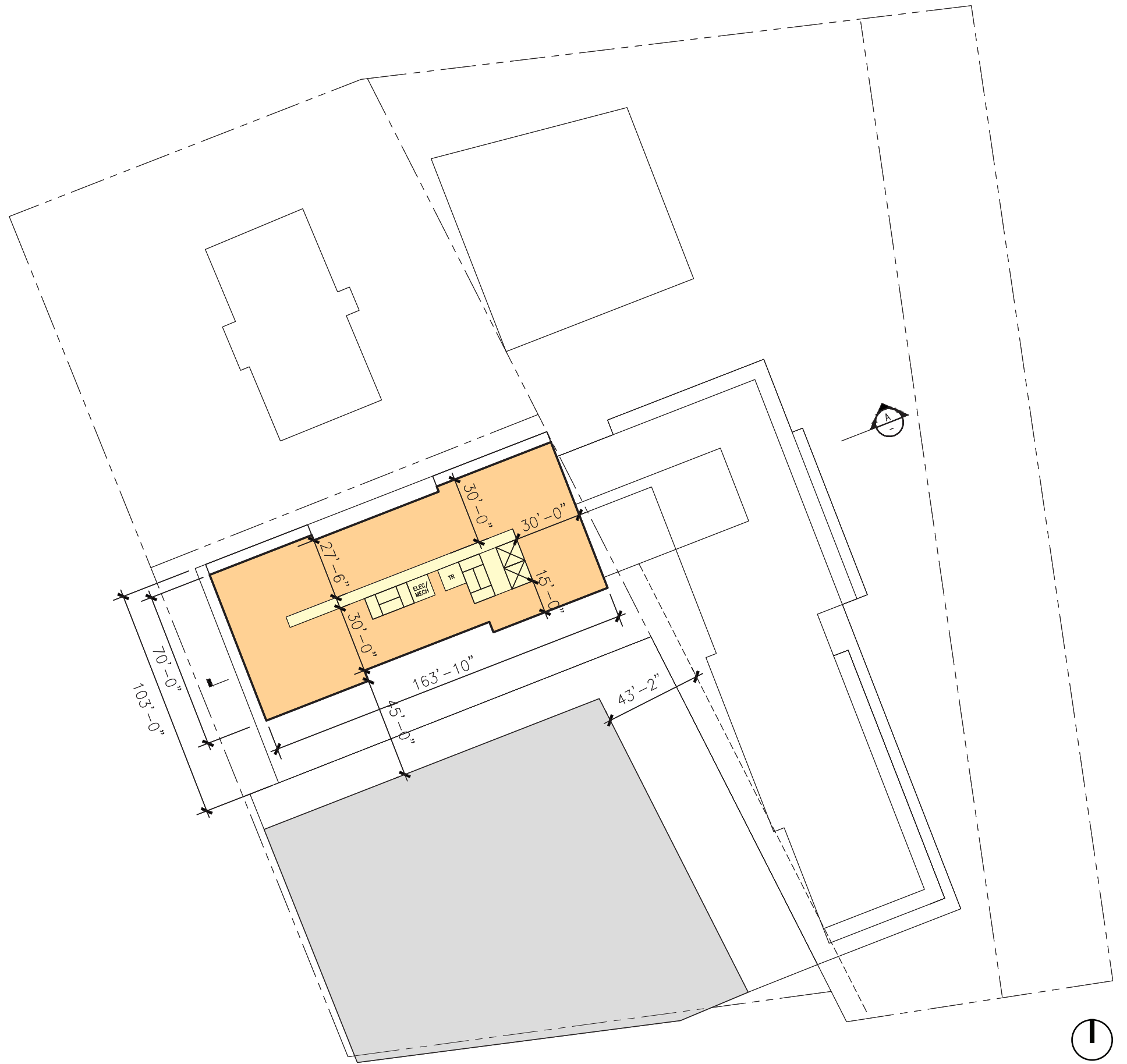


SE Aerial view

- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

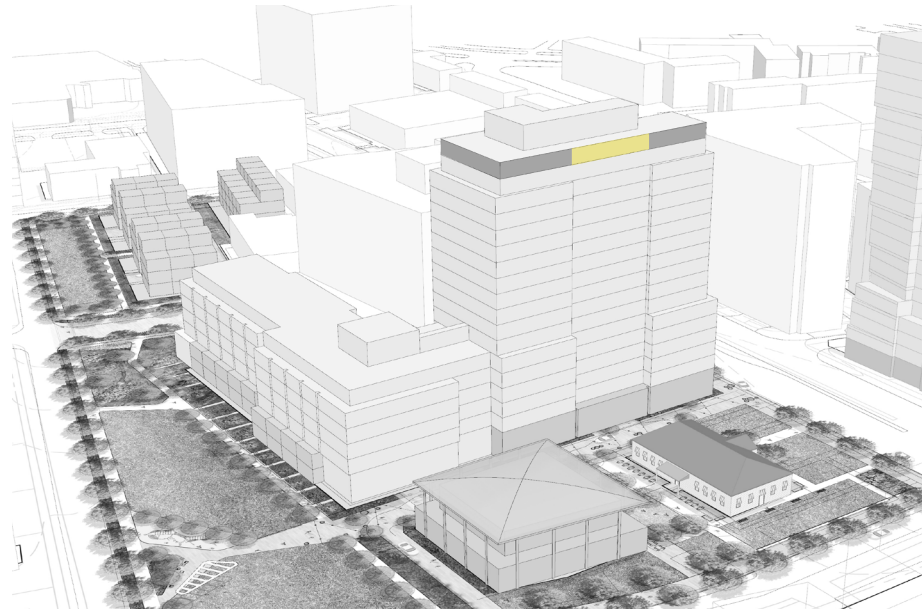
NOTES:

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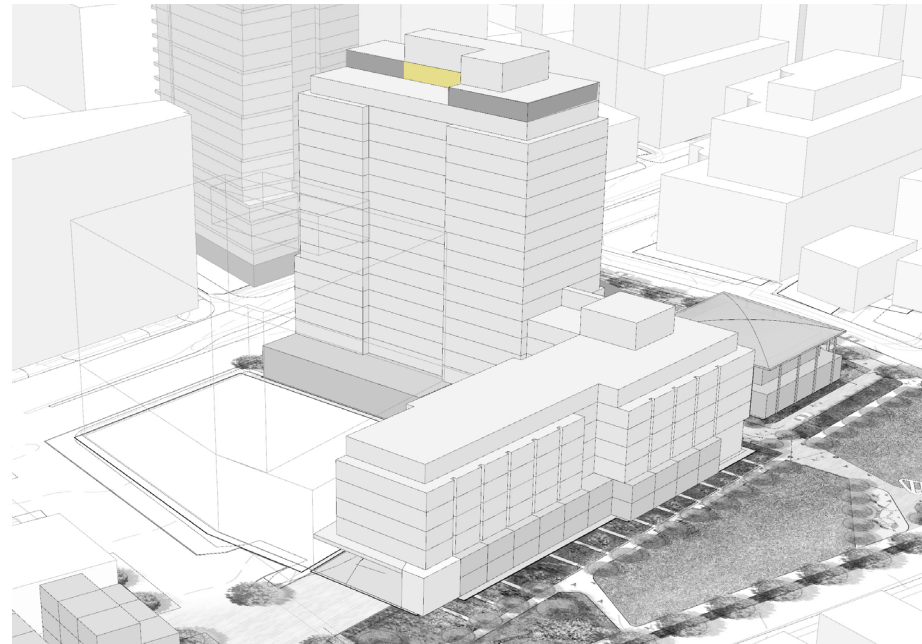


SCALE : 1" = 50'-0"

ROOF LEVEL



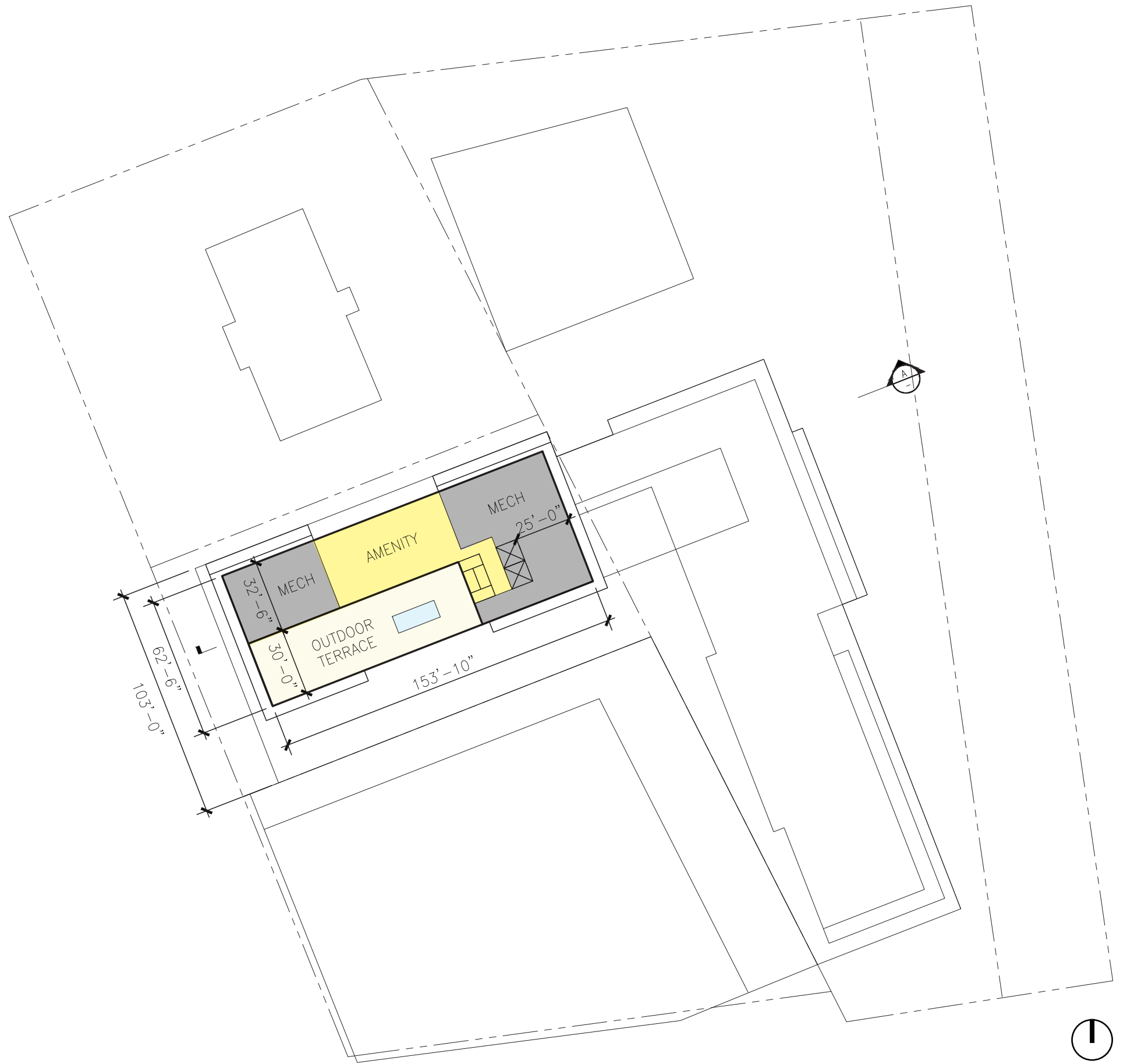
NE Aerial view



SE Aerial view

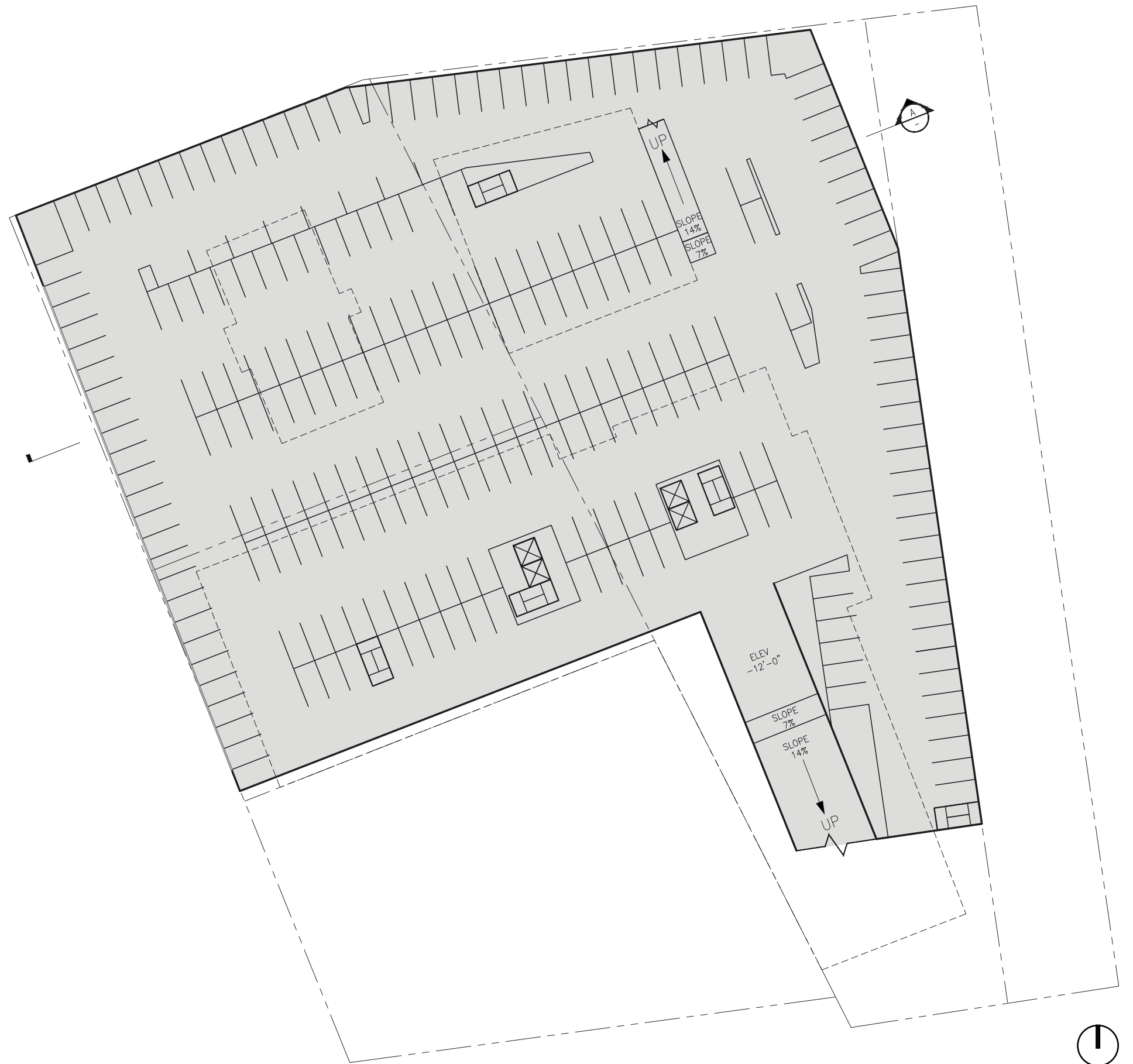
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
 1. All Sketch Plan Drawings and Exhibits are conceptual and only represent the proposed development in an illustrative interpretation.



SCALE : 1" = 50'-0"

TYPICAL BELOW GRADE PARKING

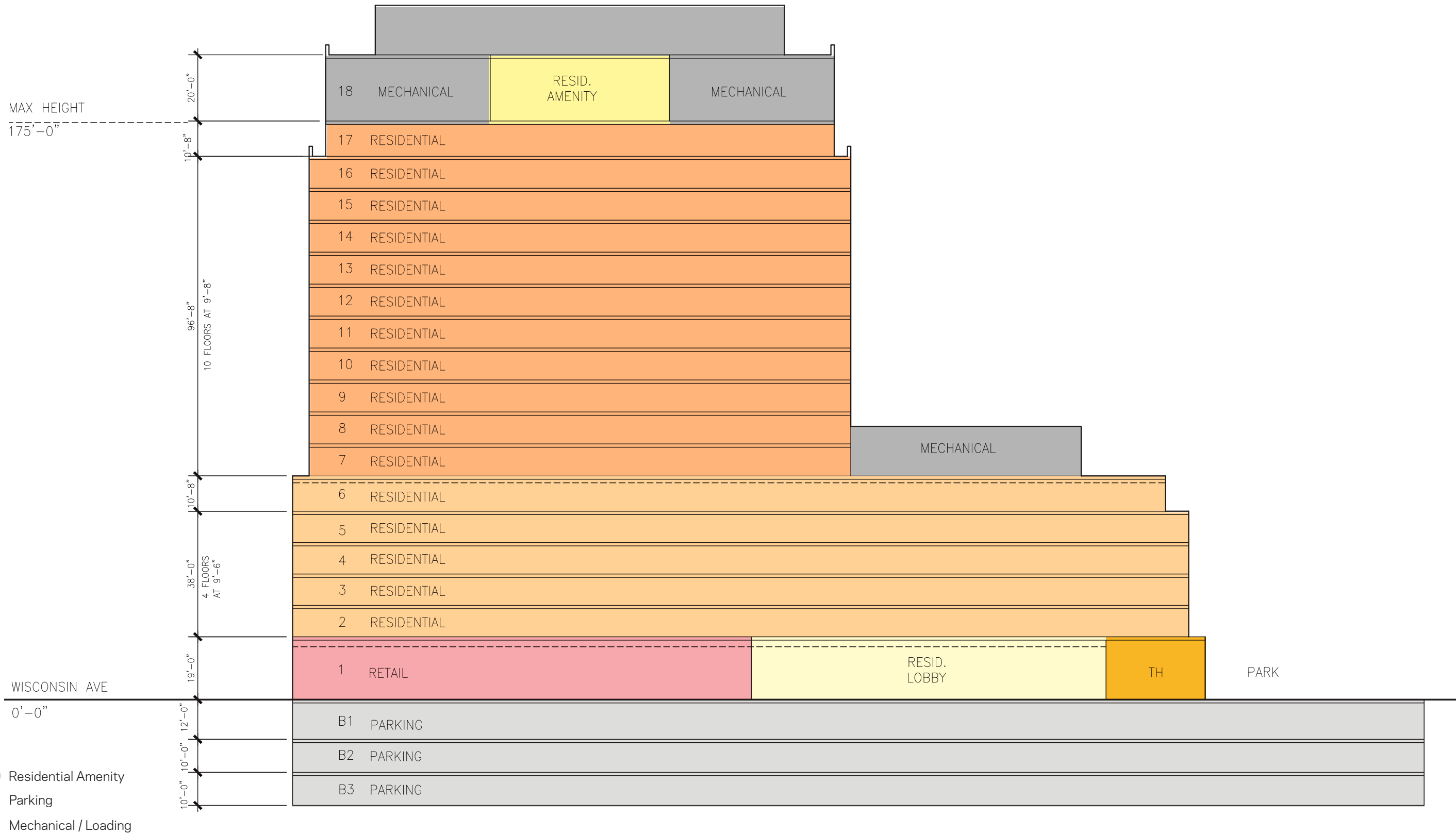


- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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SCALE : 1" = 50'-0"

WEST-EAST SECTION



NOTES:
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SCALE : 1" = 30'-0"

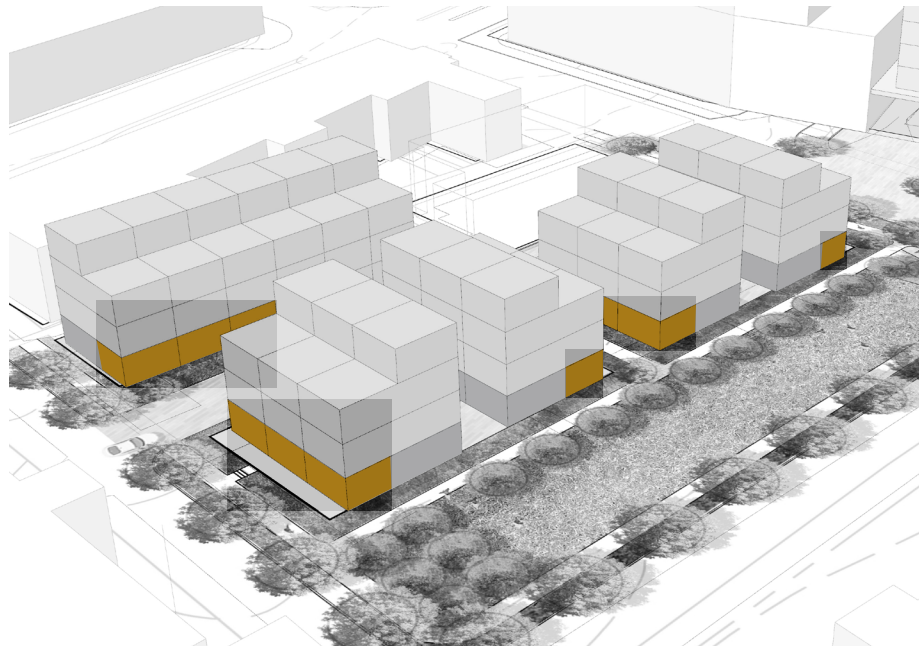
**BETHESDA MARKET
OPTION A
EAST SIDE PROPERTIES**

LOT 10

LOT 10 - GROUND FLOOR



NE Aerial view



SE Aerial view

- Townhouse
- Parking

NOTES:

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SCALE : 1" = 50'-0"

**BETHESDA MARKET
EAST SIDE
OPTION B**

7121 NE AERIAL VIEW



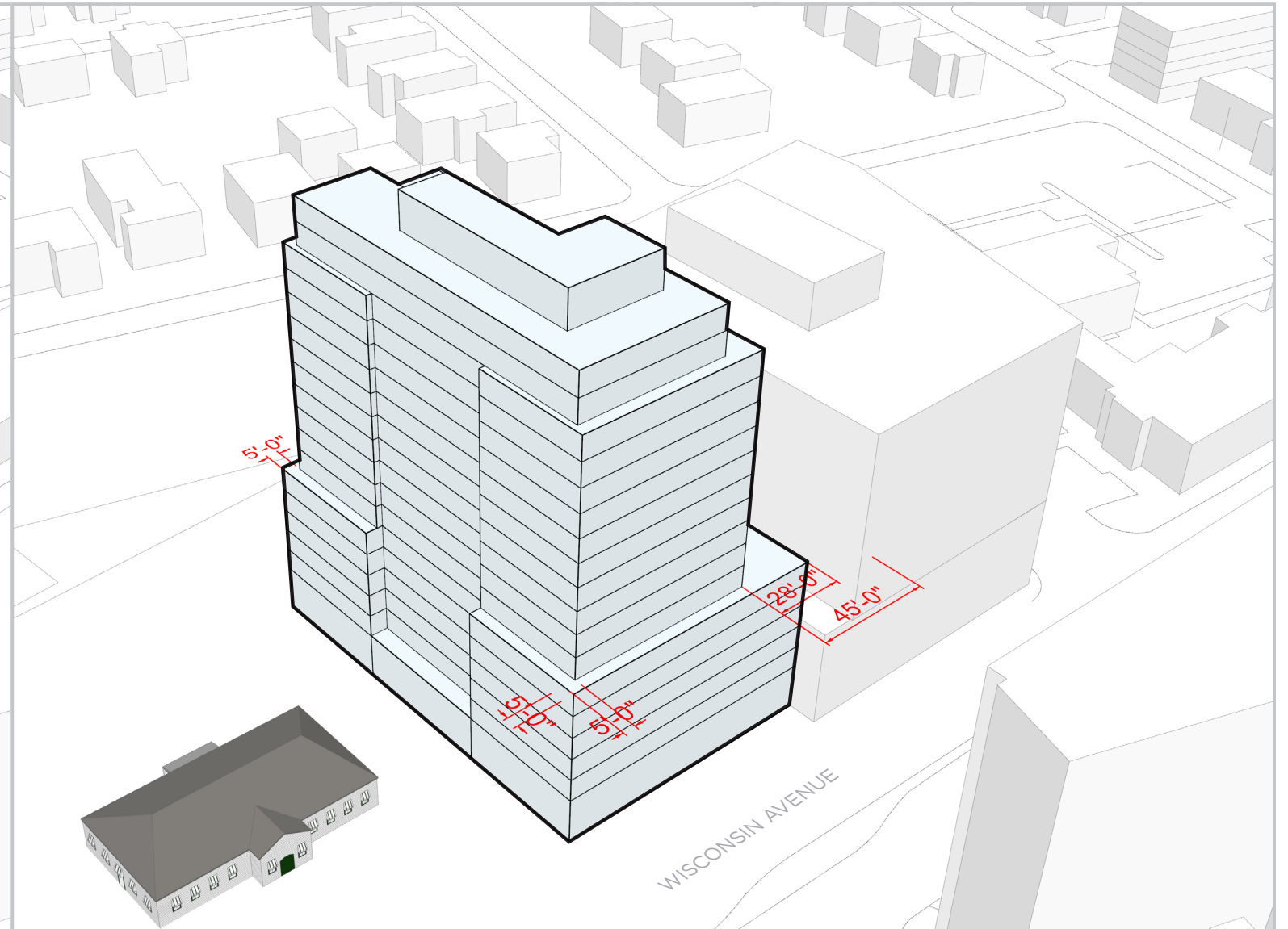
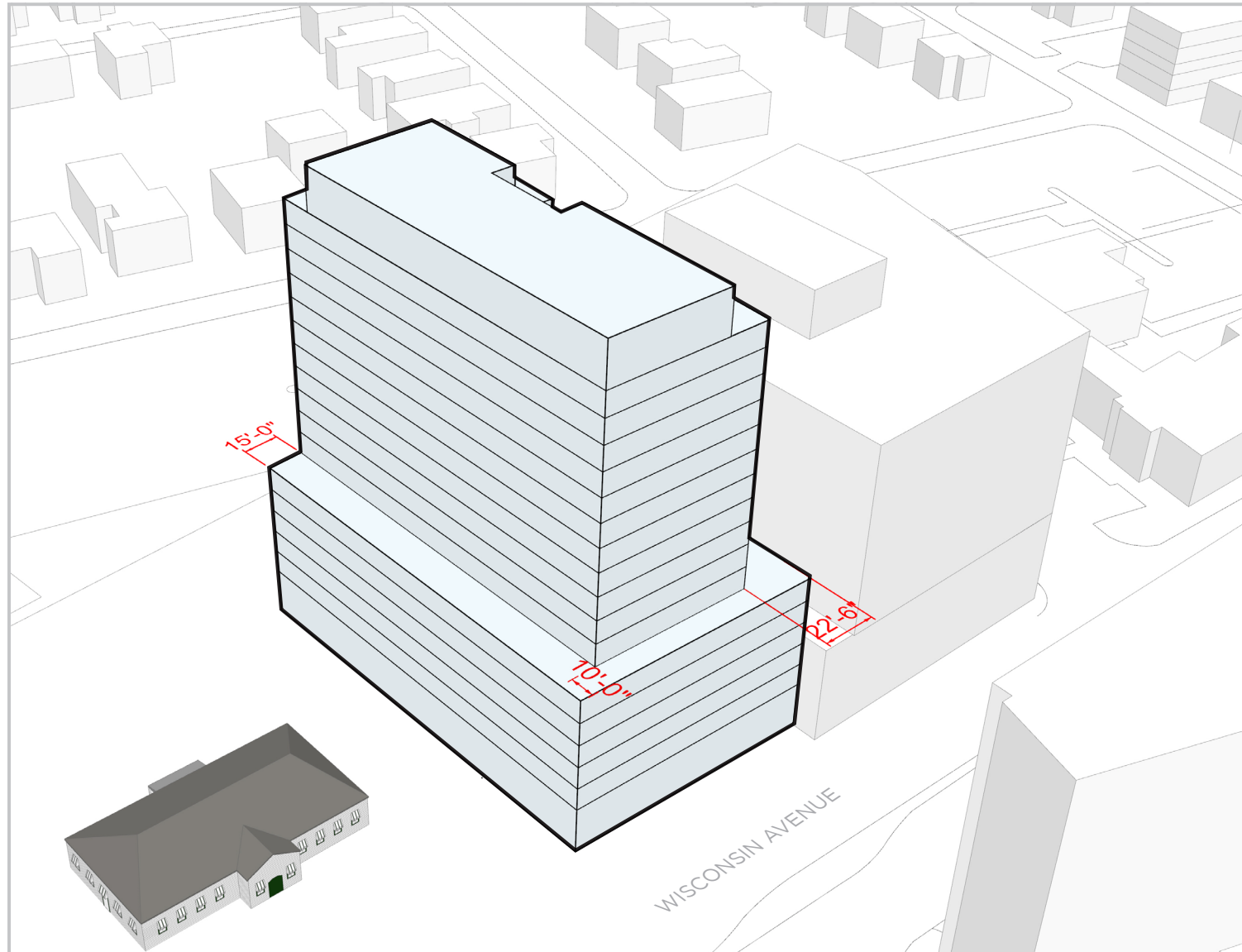
NOTES:
1. All Sketch Plan Drawings and Exhibits are conceptual and only represent the proposed development in an illustrative interpretation.

7121 NW AERIAL VIEW



NOTES:
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DESIGN GUIDELINE VS. PROPOSED MASSING DIAGRAMS



STEPBACKS FROM DESIGN GUIDELINES

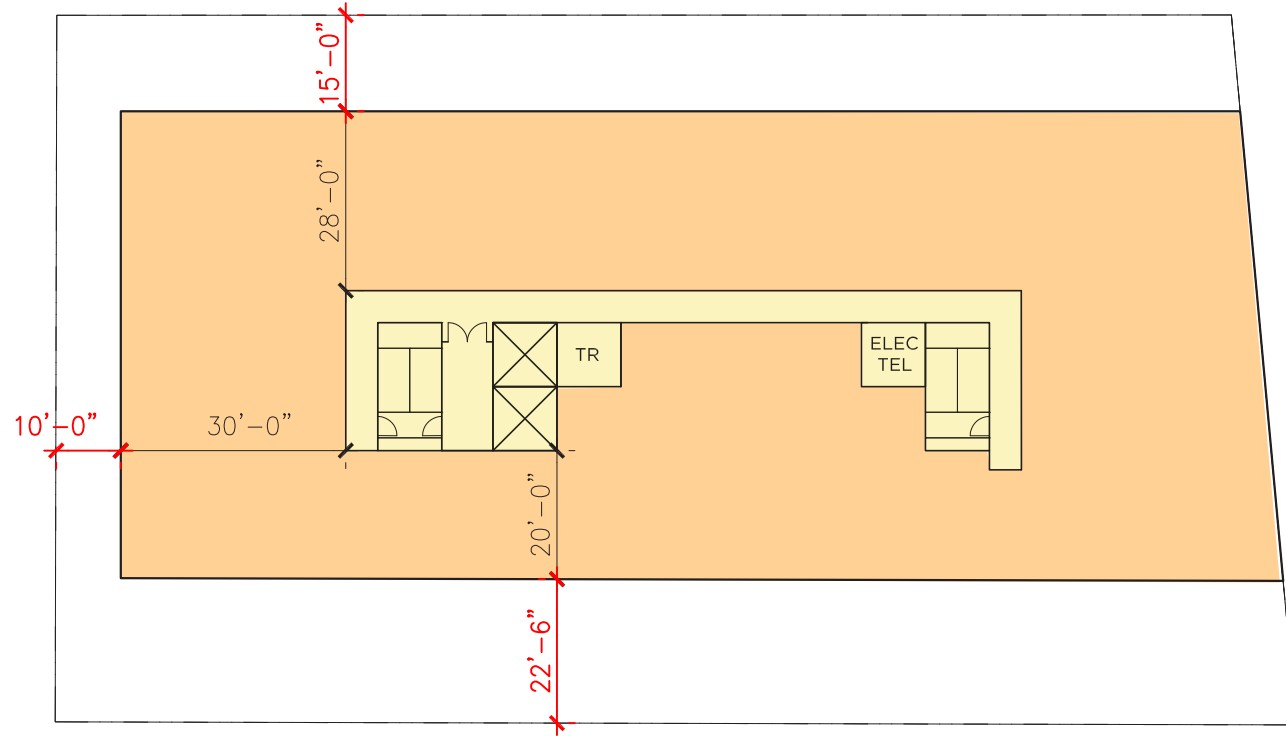
5' STEPBACKS PROPOSED MASSING & 45' TOWER SEPERATION

- On Wisconsin Avenue, Tower stepback of 5'-0" from the base in lieu of 10'-0" suggested which maintains tower floor-plate area and allows a stepback above the base facing the future park to the east, which is not required in guidelines)
- Tower stepback at the north (15'-0" suggested) is reduced to 5'-0" to allow for adequate tower separation from the existing 7101 Wisconsin building to the south.

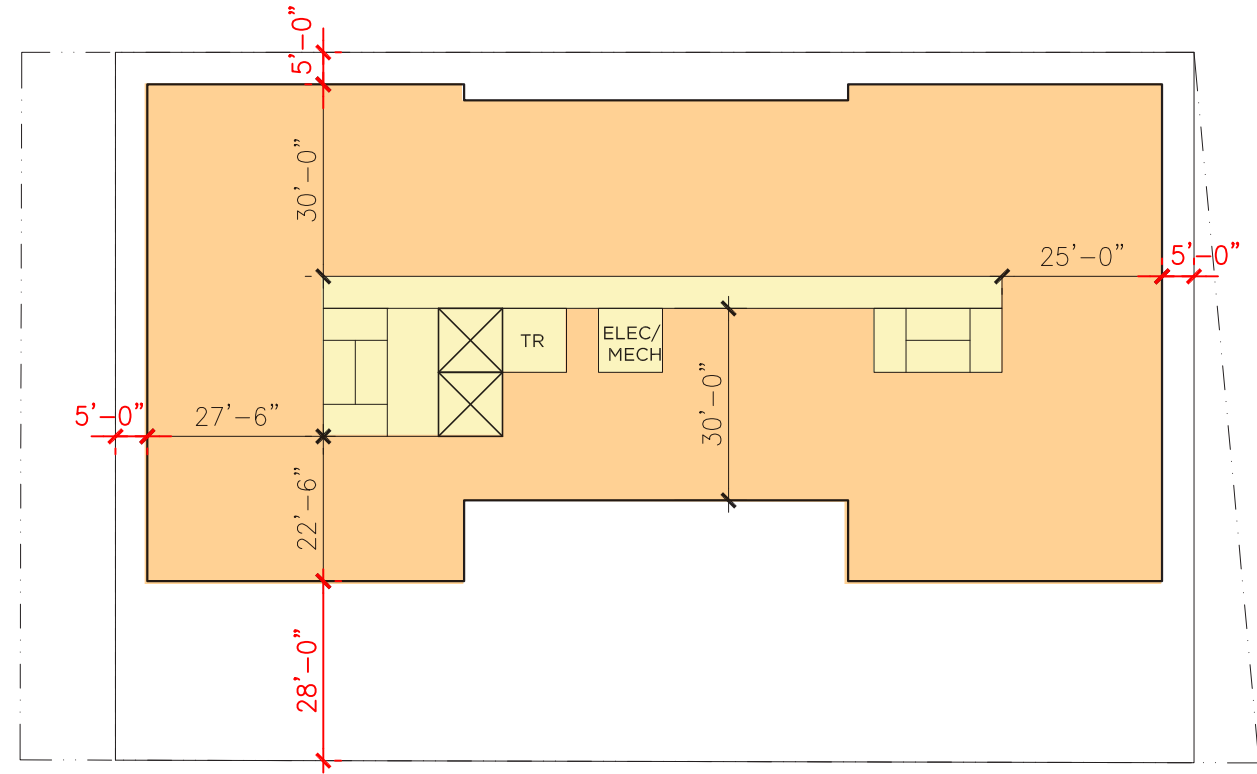
NOTES:

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DESIGN GUIDELINE VS. PROPOSED MASSING DIAGRAMS



STEPBACKS FROM DESIGN GUIDELINES



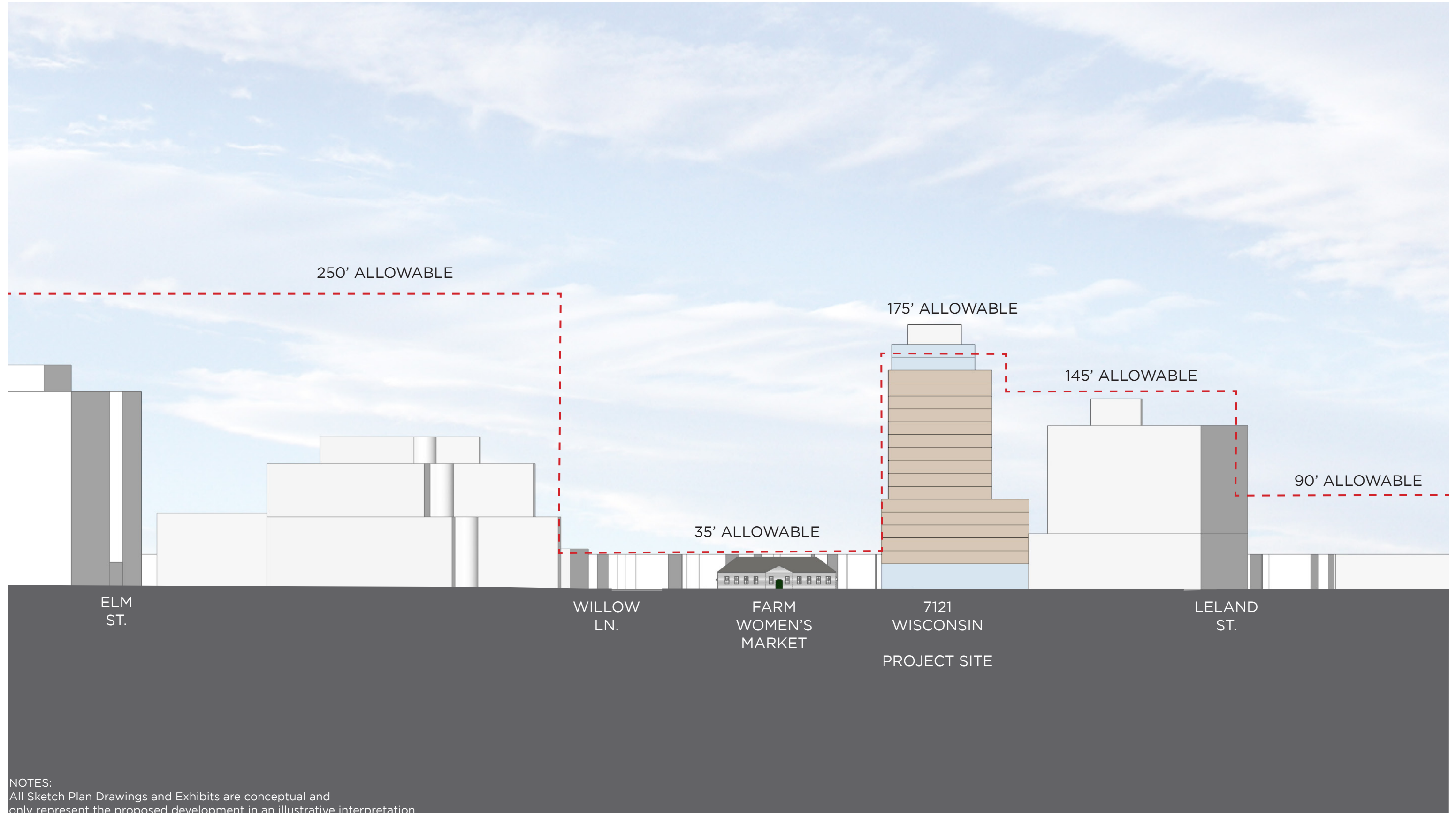
5' STEPBACKS PROPOSED MASSING & 45' TOWER SEPERATION

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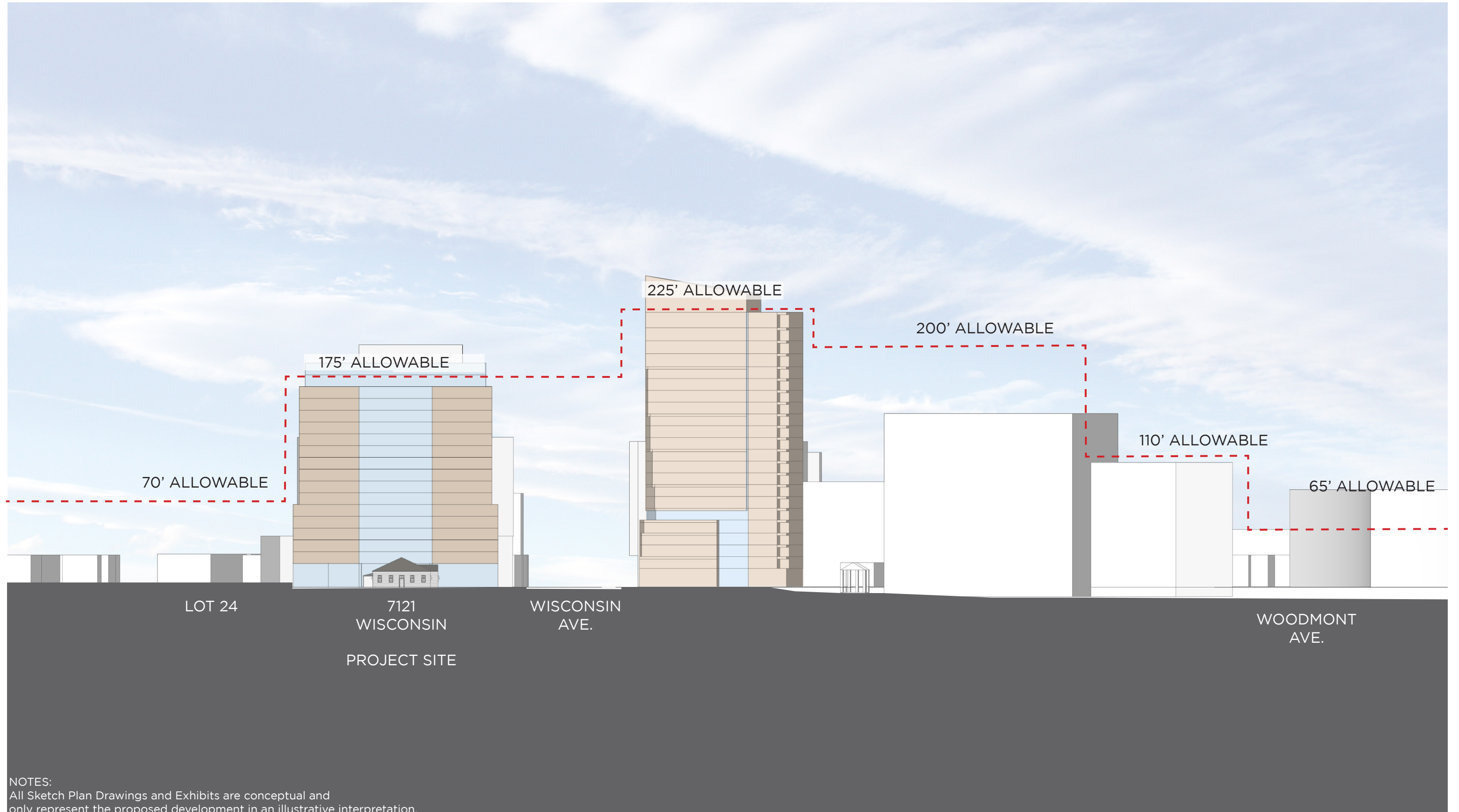
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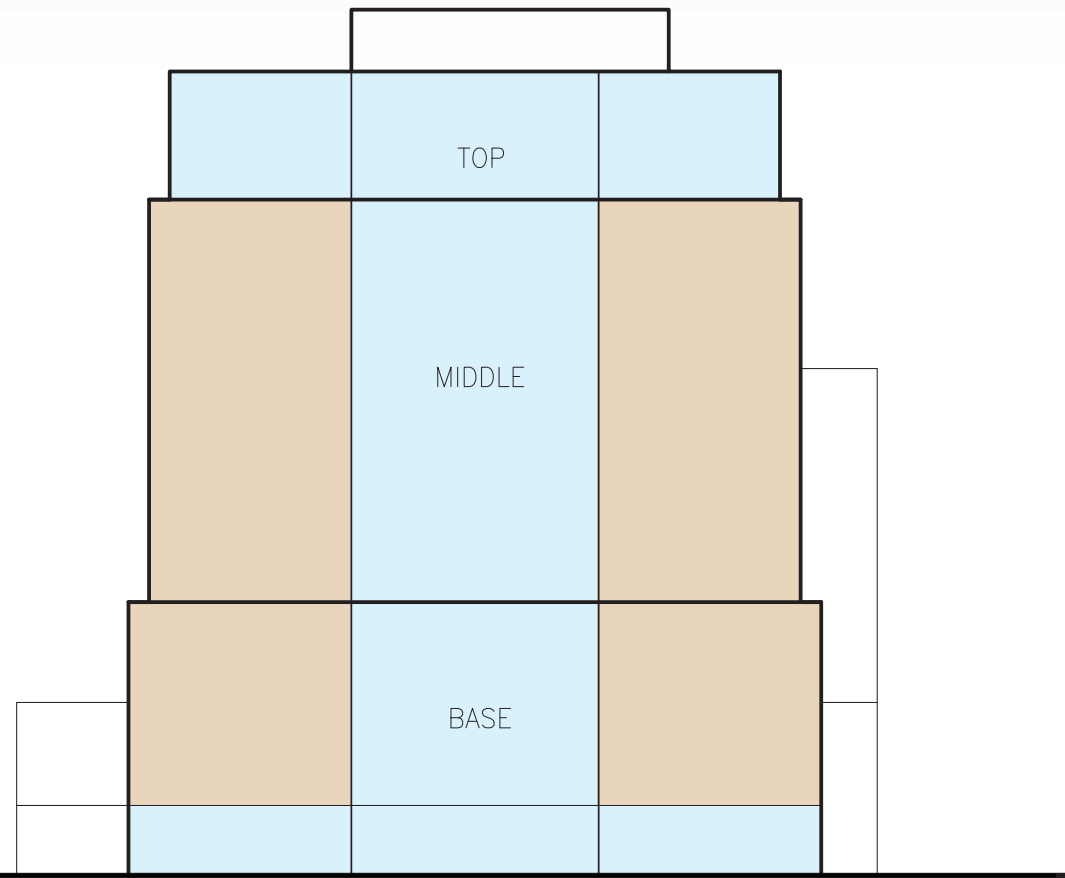
WESTERN ELEVATION



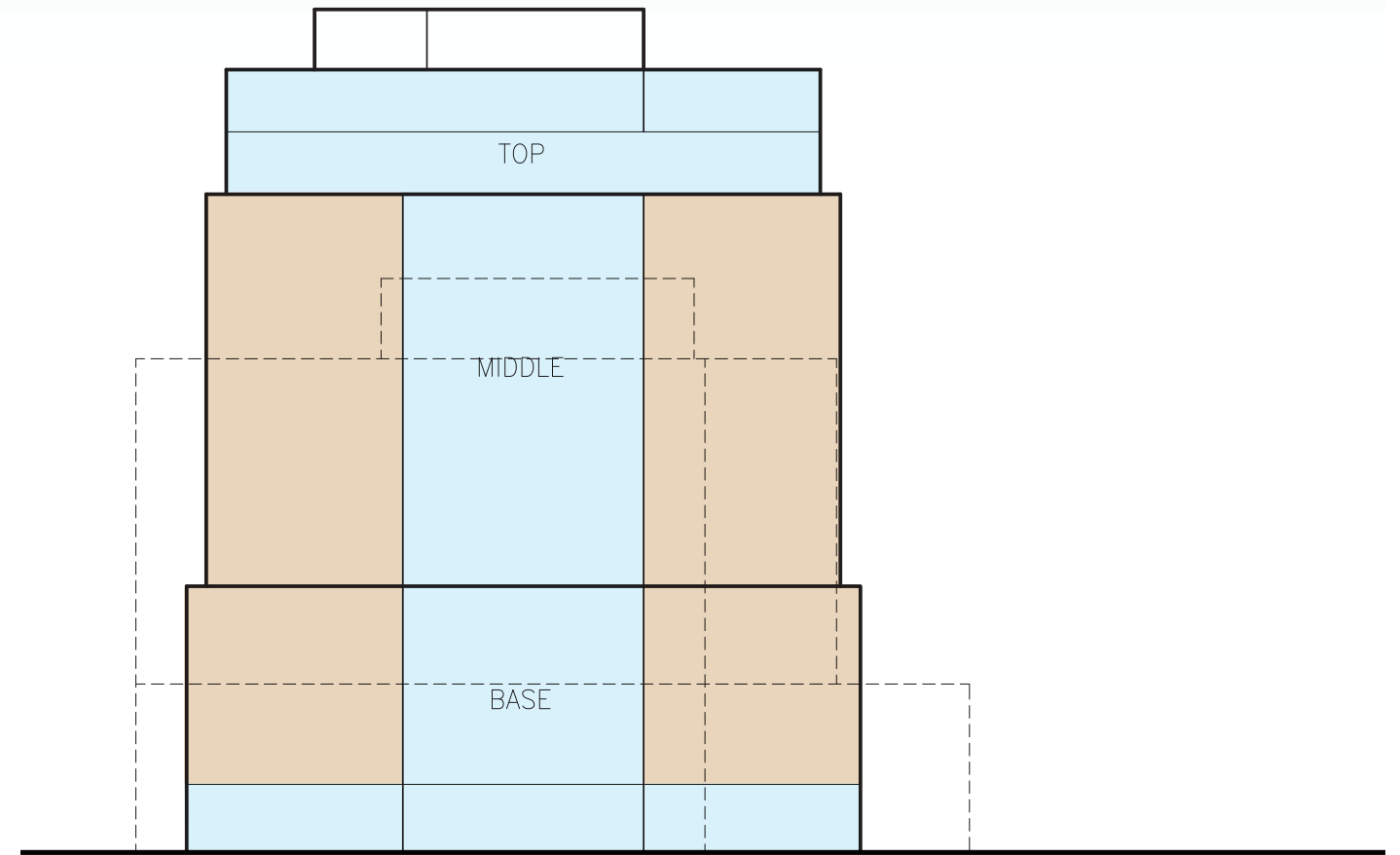
NORTHERN ELEVATION



7121 ILLUSTRATIVE ELEVATION



NORTH ELEVATION



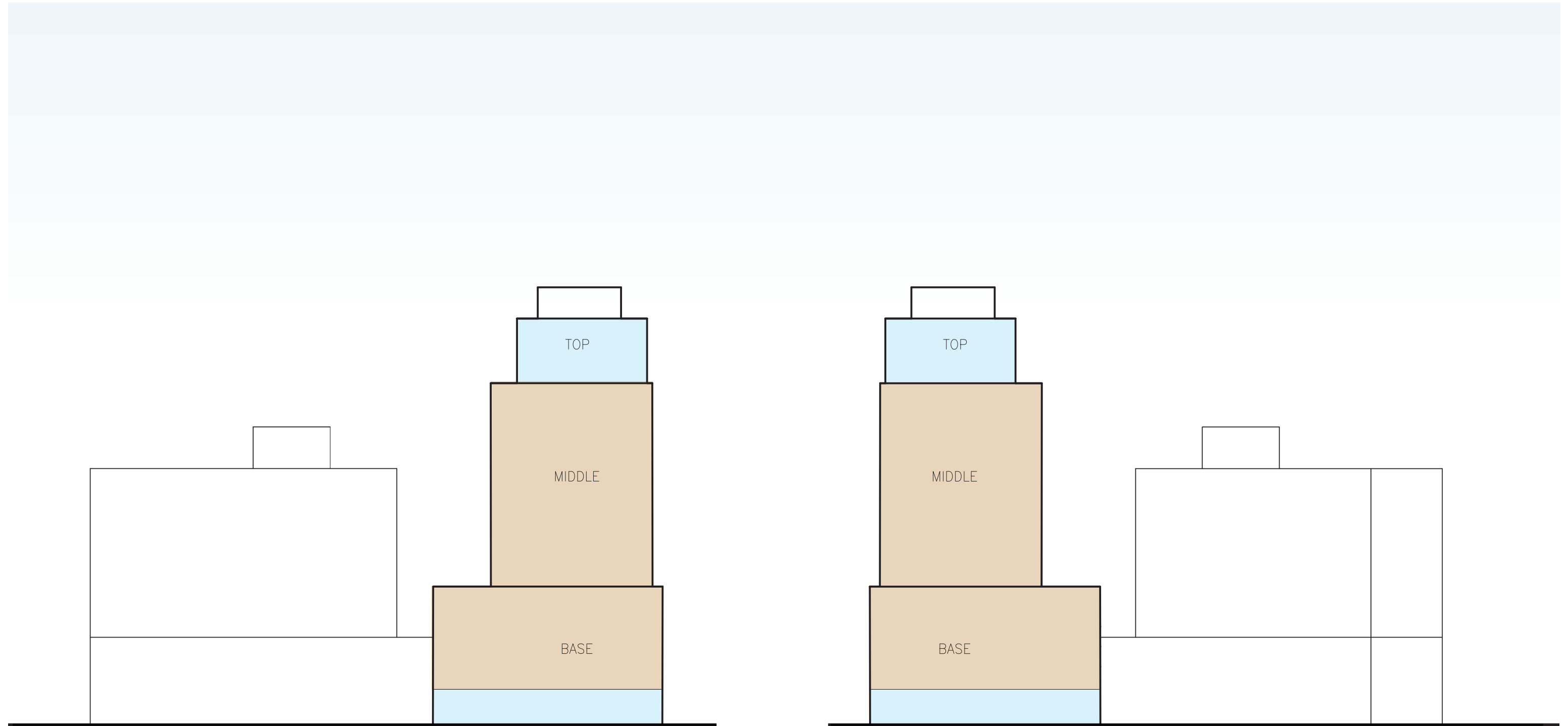
SOUTH ELEVATION

■ PREDOMINANTLY GLASS FACADE
■ MIXED SOLID / GLASS FACADE

NOTES:
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SCALE : 1" = 50'-0"

7121 ILLUSTRATIVE ELEVATION



EAST ELEVATION

WEST ELEVATION

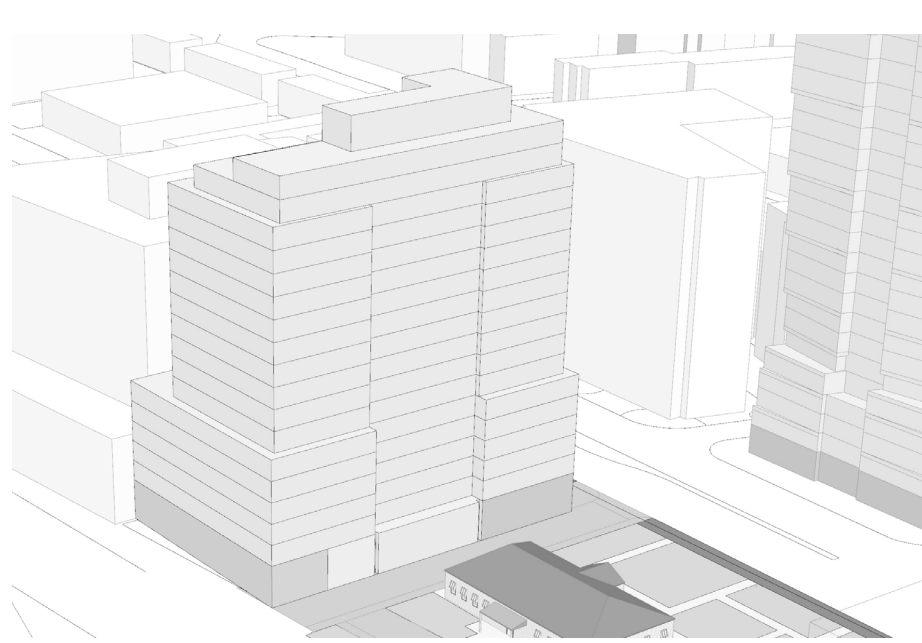
■ PREDOMINANTLY GLASS FACADE
■ MIXED SOLID / GLASS FACADE

NOTES:

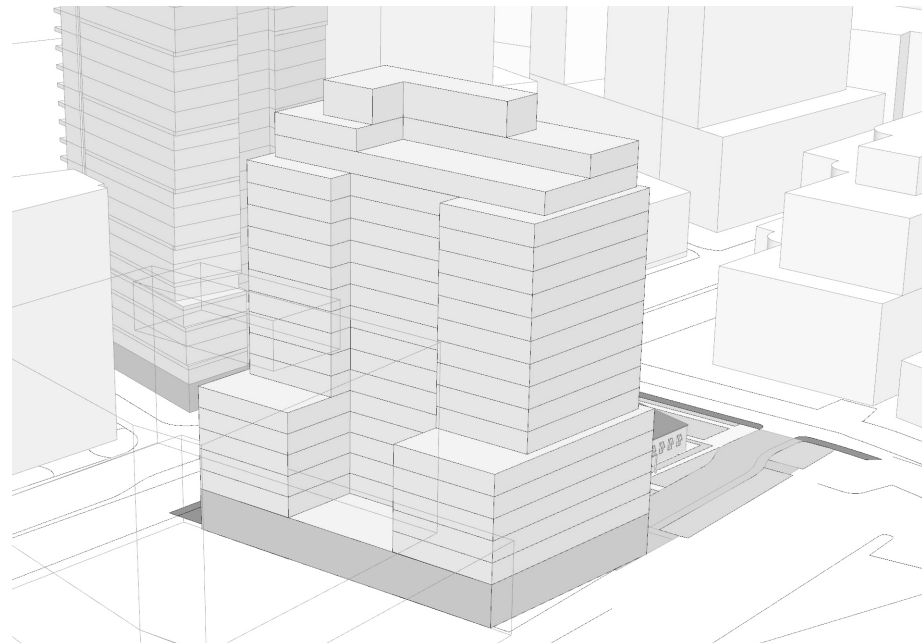
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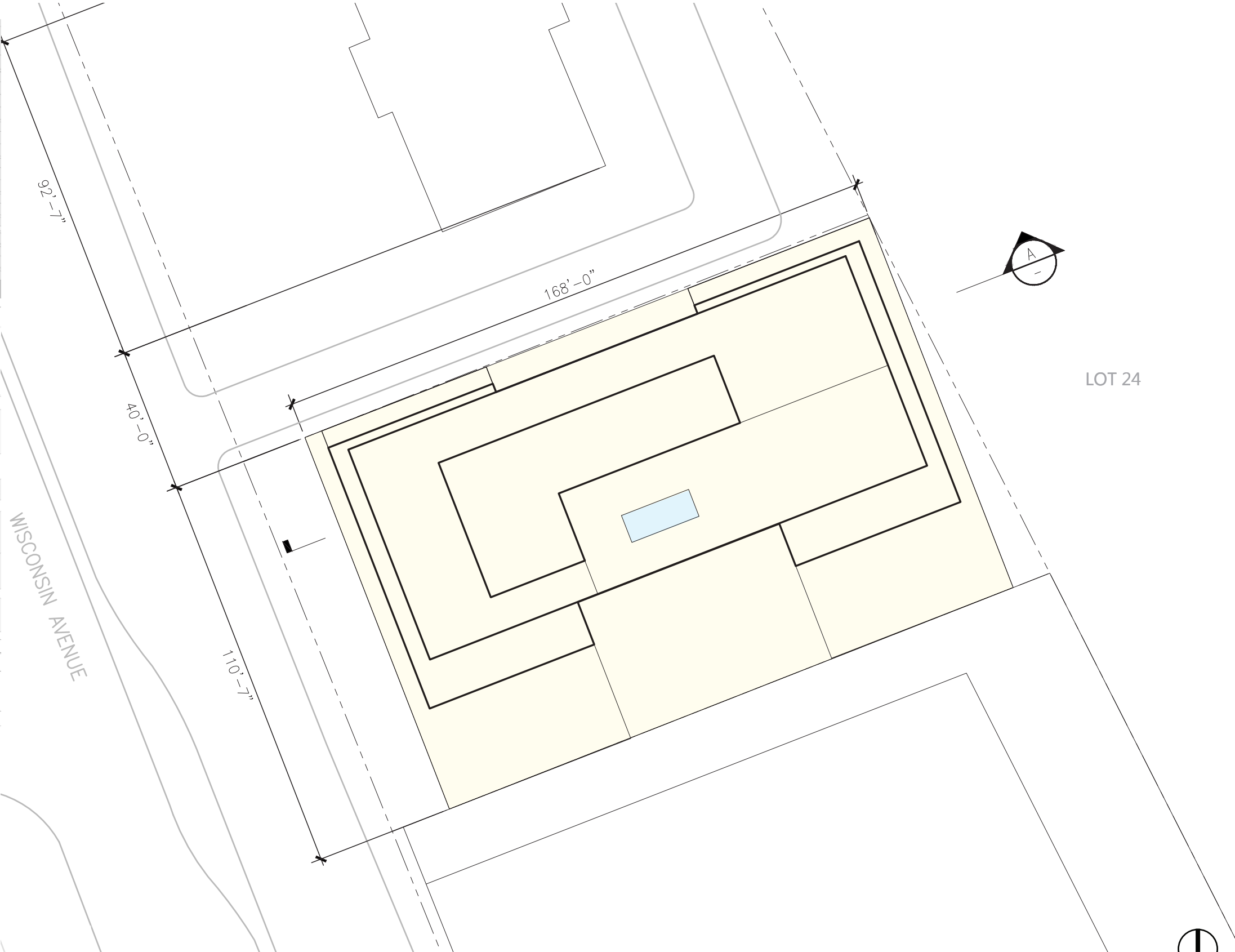
7121 ONLY - SITE PLAN



NE Aerial view



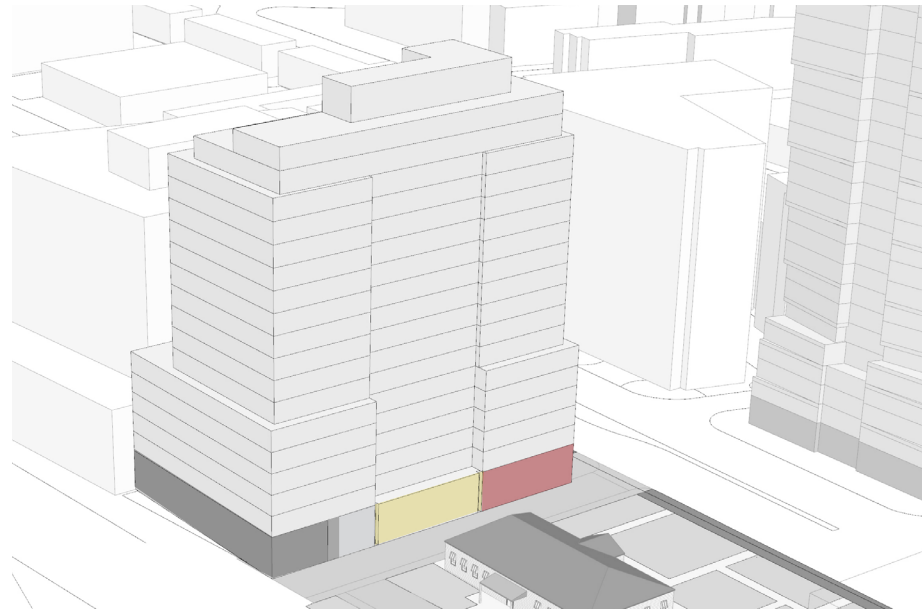
SE Aerial view



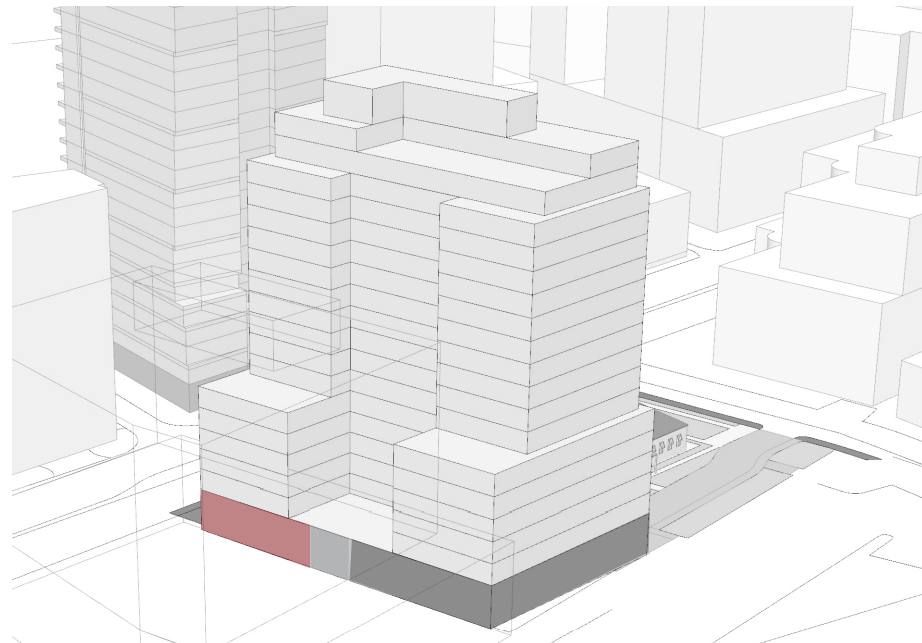
NOTES:
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SCALE : 1" = 30'-0"

7121 ONLY - GROUND FLOOR



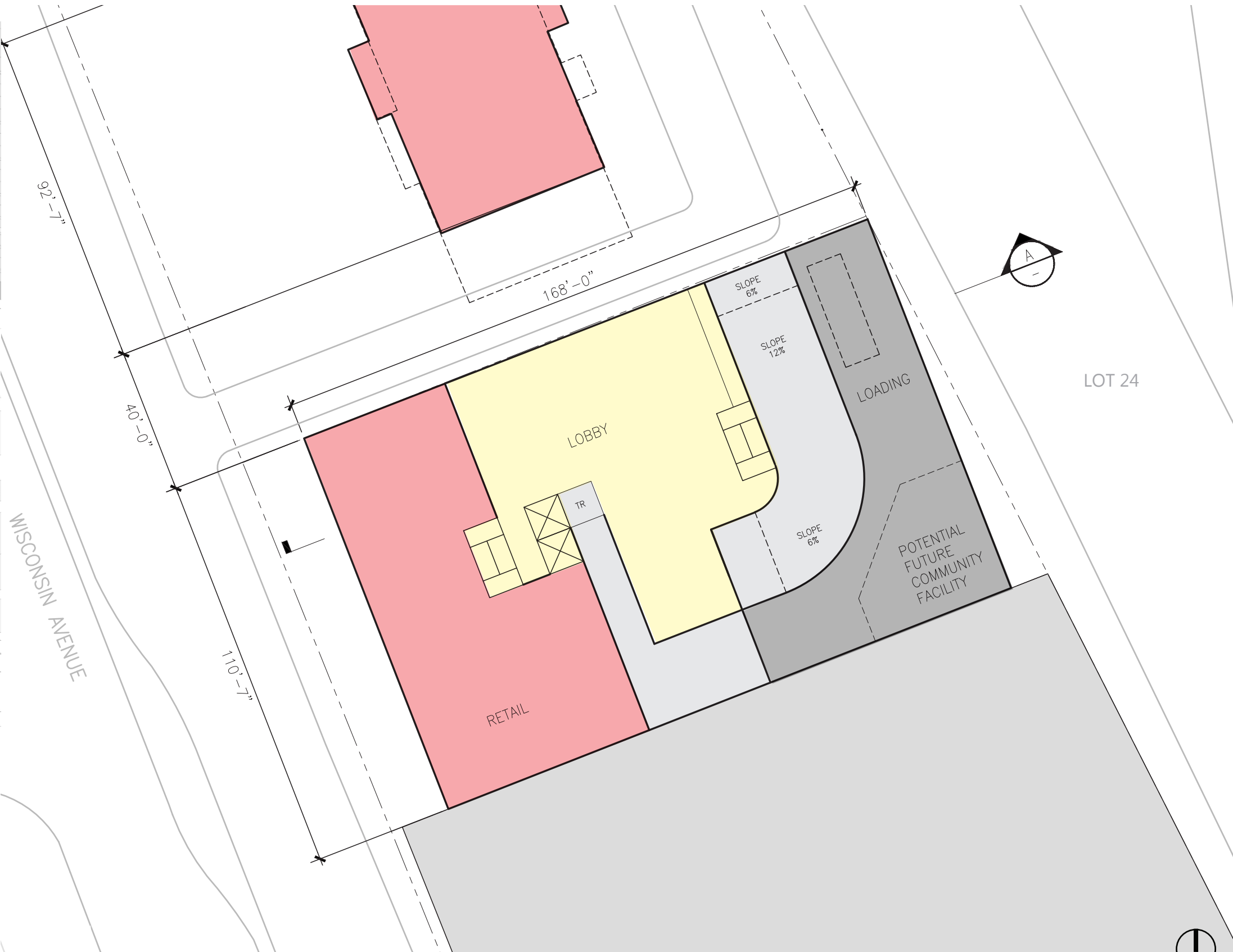
NE Aerial view



SE Aerial view

- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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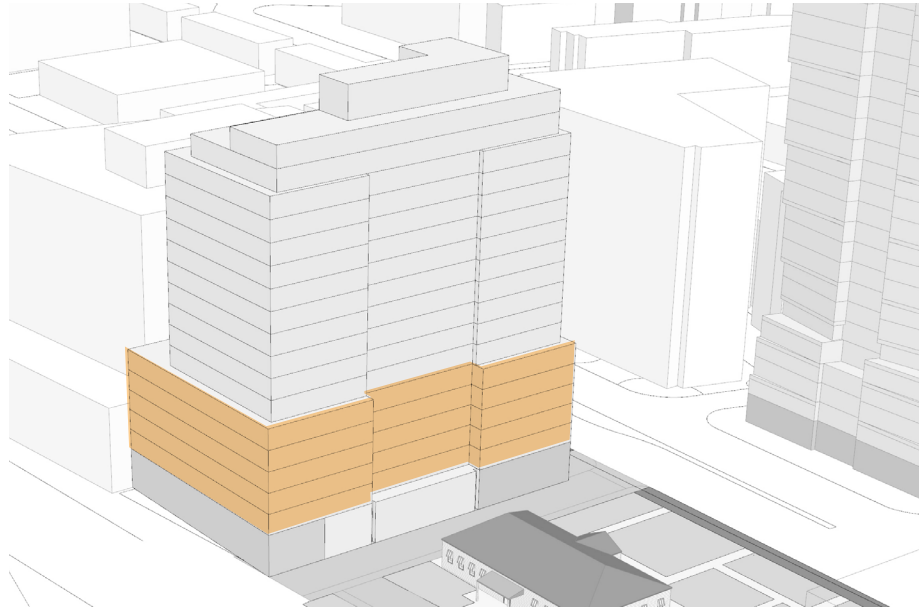


LOT 24

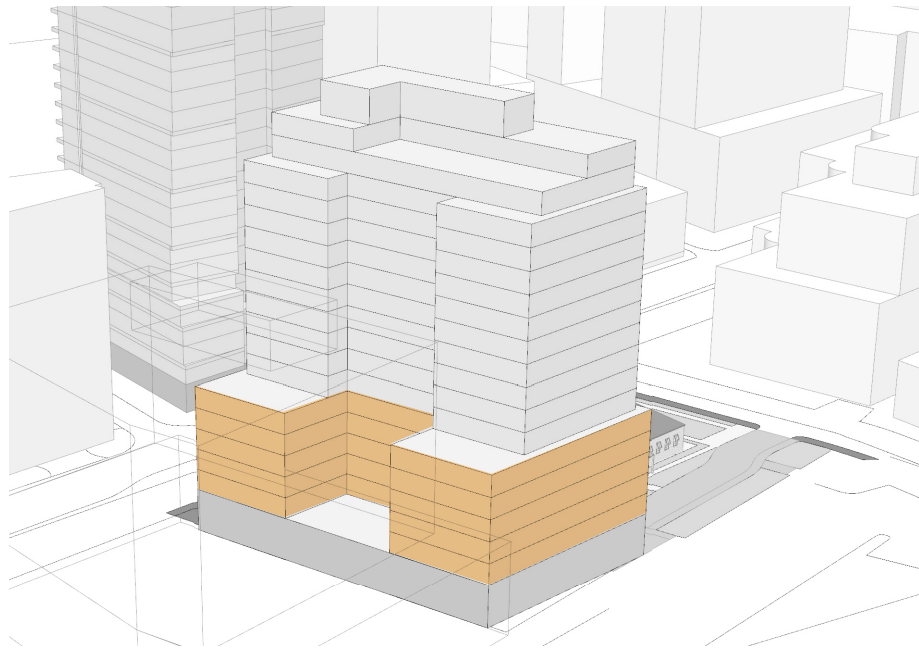
WISCONSIN AVENUE

SCALE : 1" = 30'-0"

7121 ONLY - 2-5TH FLOOR



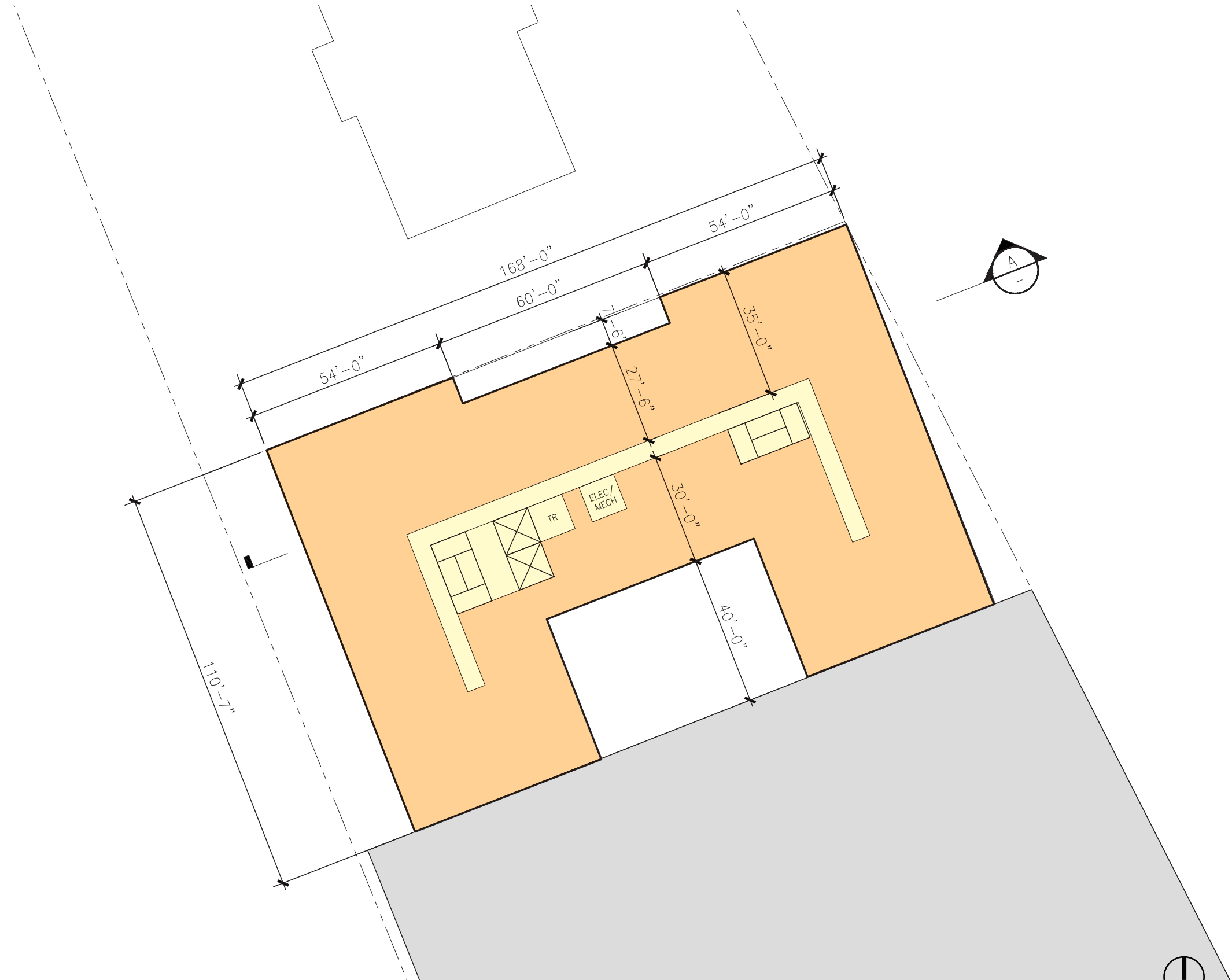
NE Aerial view



SE Aerial view

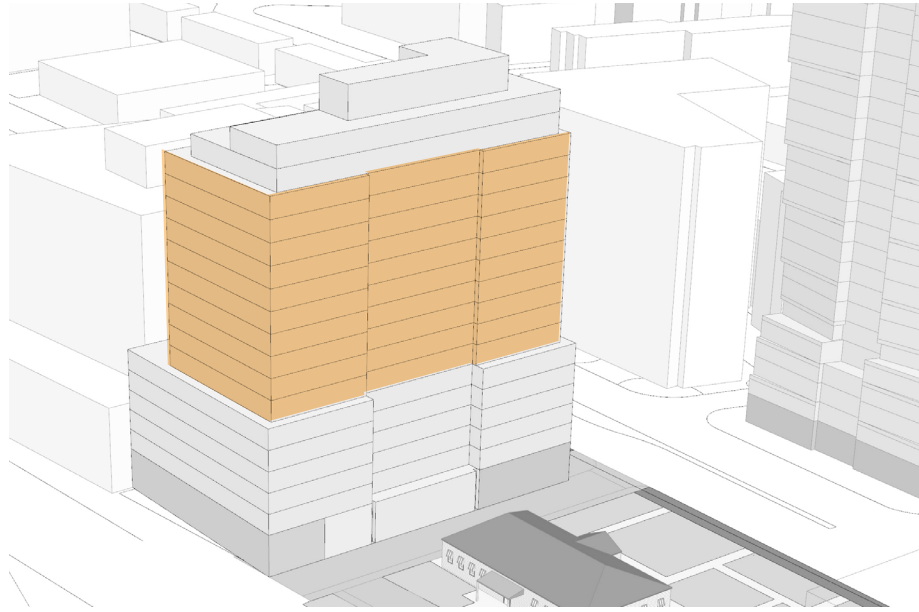
- Retail
- Circulation
- Residential Unit
- Residential Amenity
- Parking
- Mechanical / Loading

NOTES:
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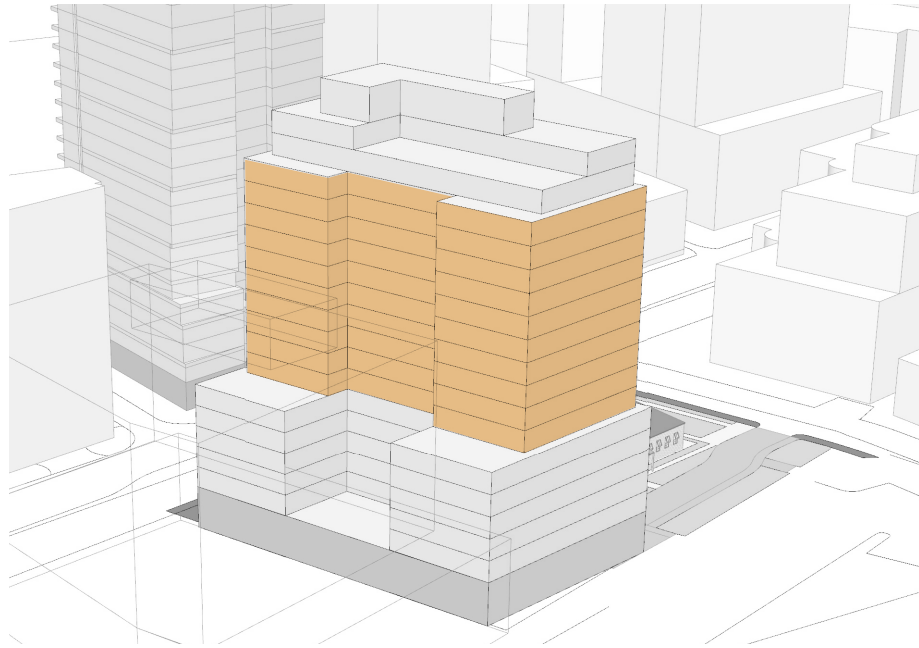


SCALE : 1" = 30'-0"

7121 ONLY - TYPICAL HIGH RISE



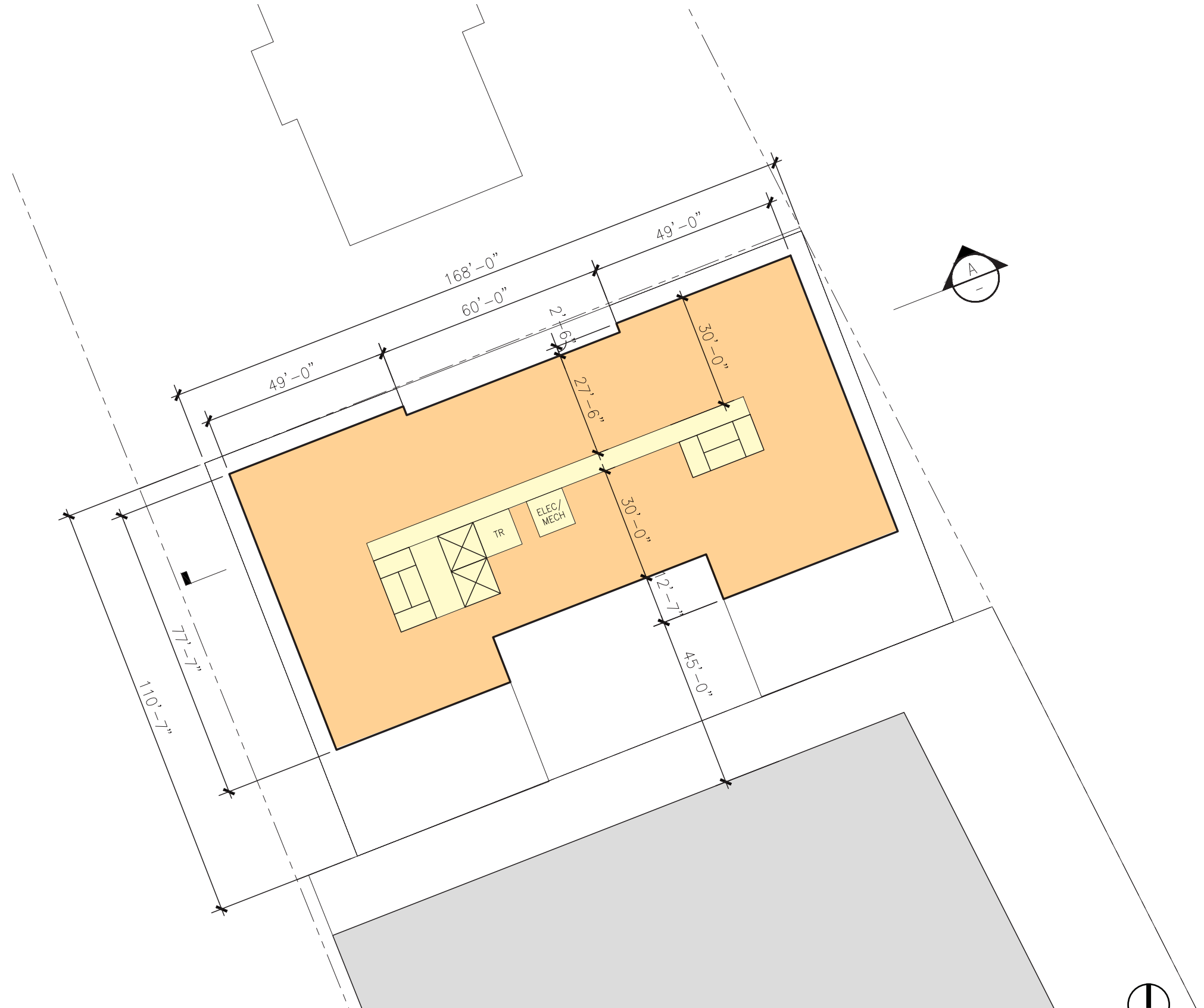
NE Aerial view



SE Aerial view

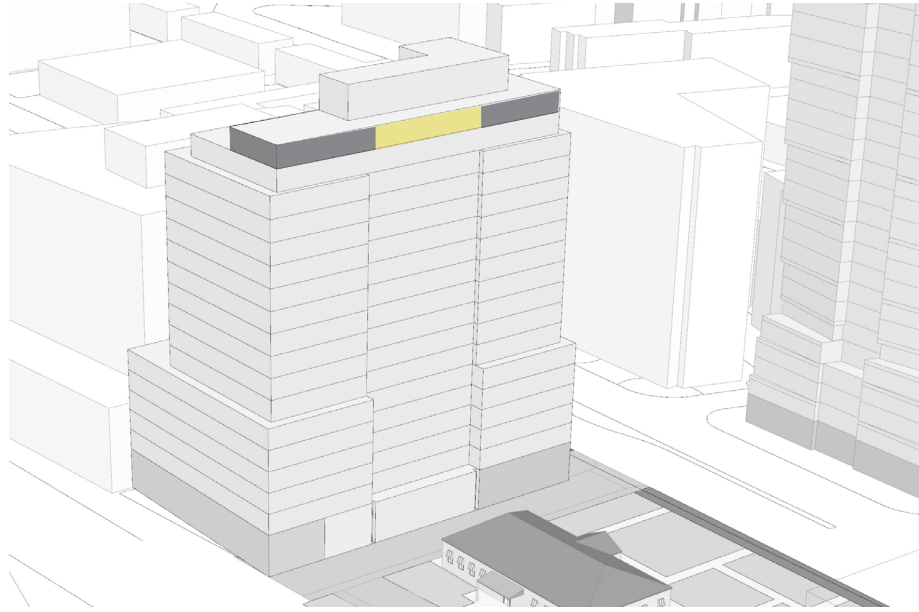
- Retail
- Circulation
- Residential Unit
- Residential Amenity
- Parking
- Mechanical / Loading

NOTES:
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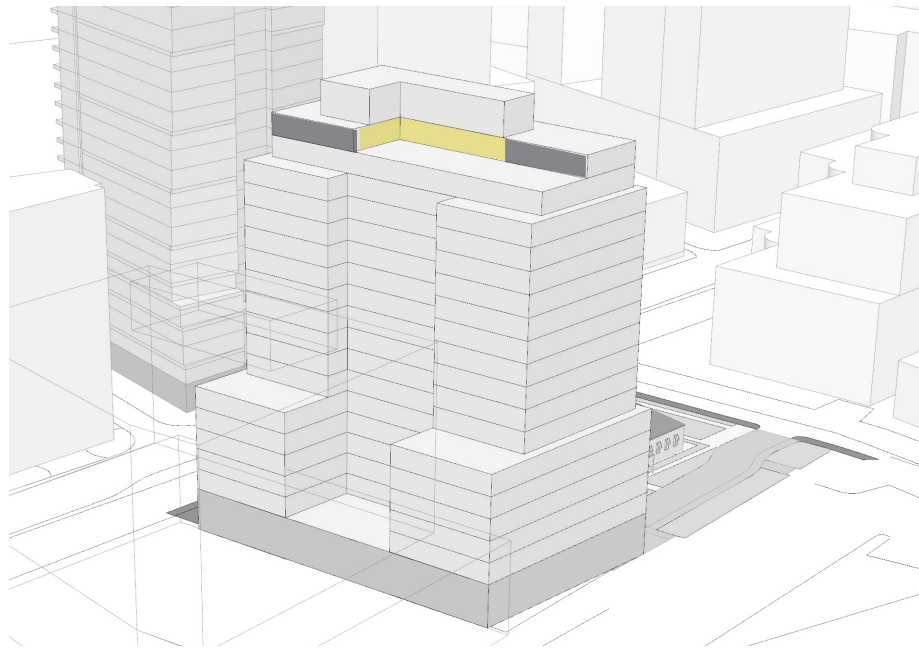


SCALE : 1" = 30'-0"

7121 ONLY - ROOF LEVEL



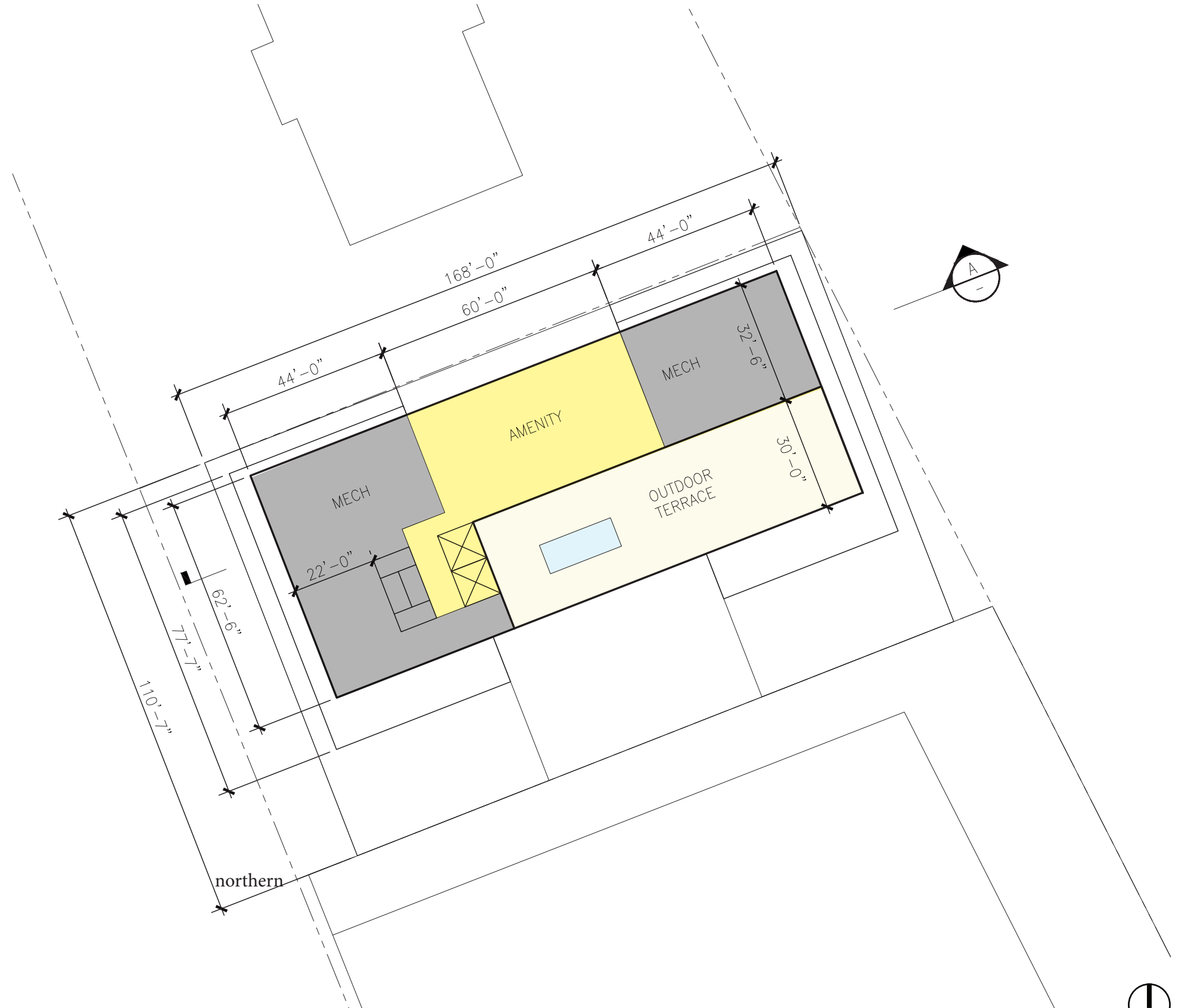
NE Aerial view



SE Aerial view

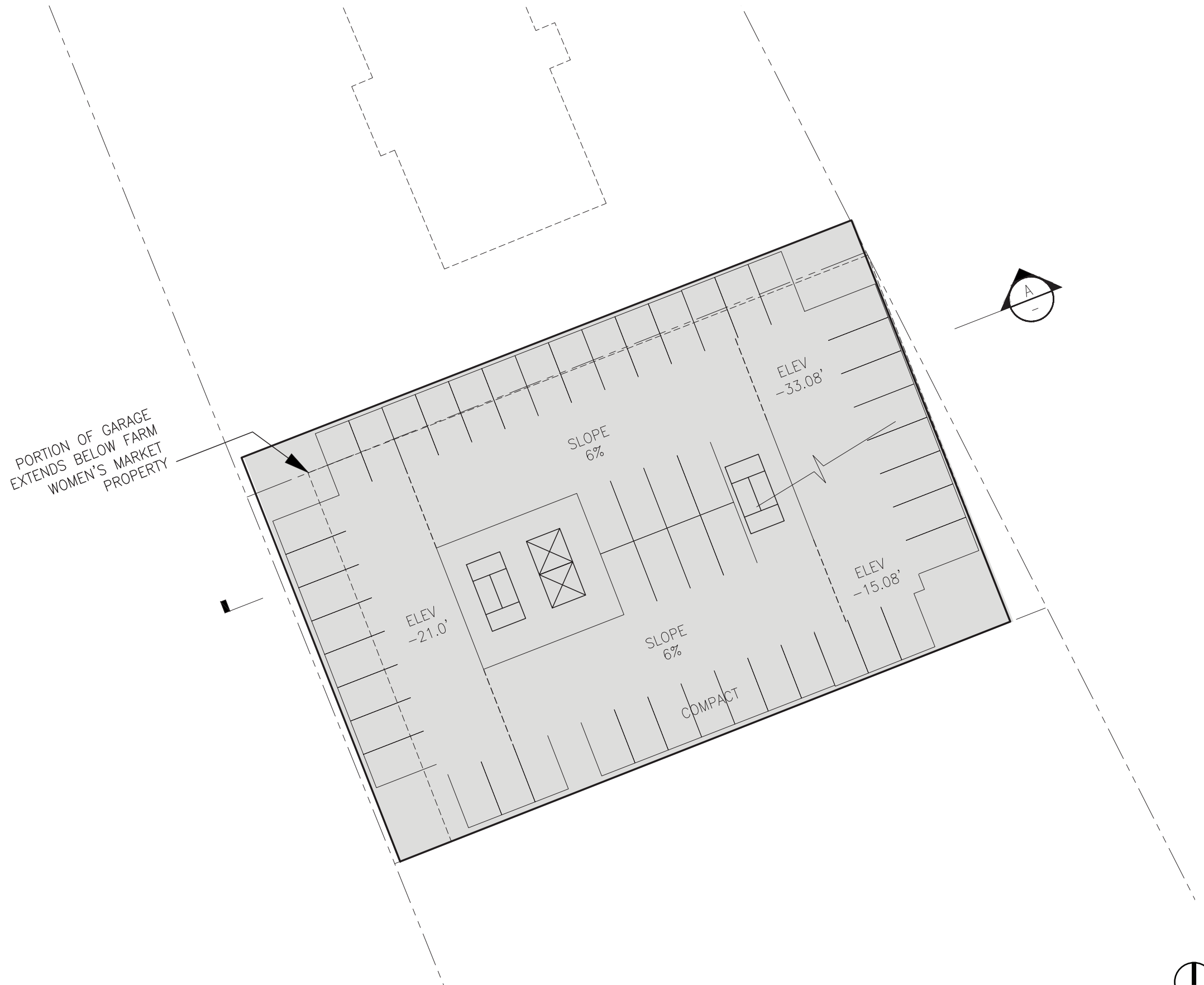
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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SCALE : 1" = 30'-0"

7121 TYPICAL PARKING



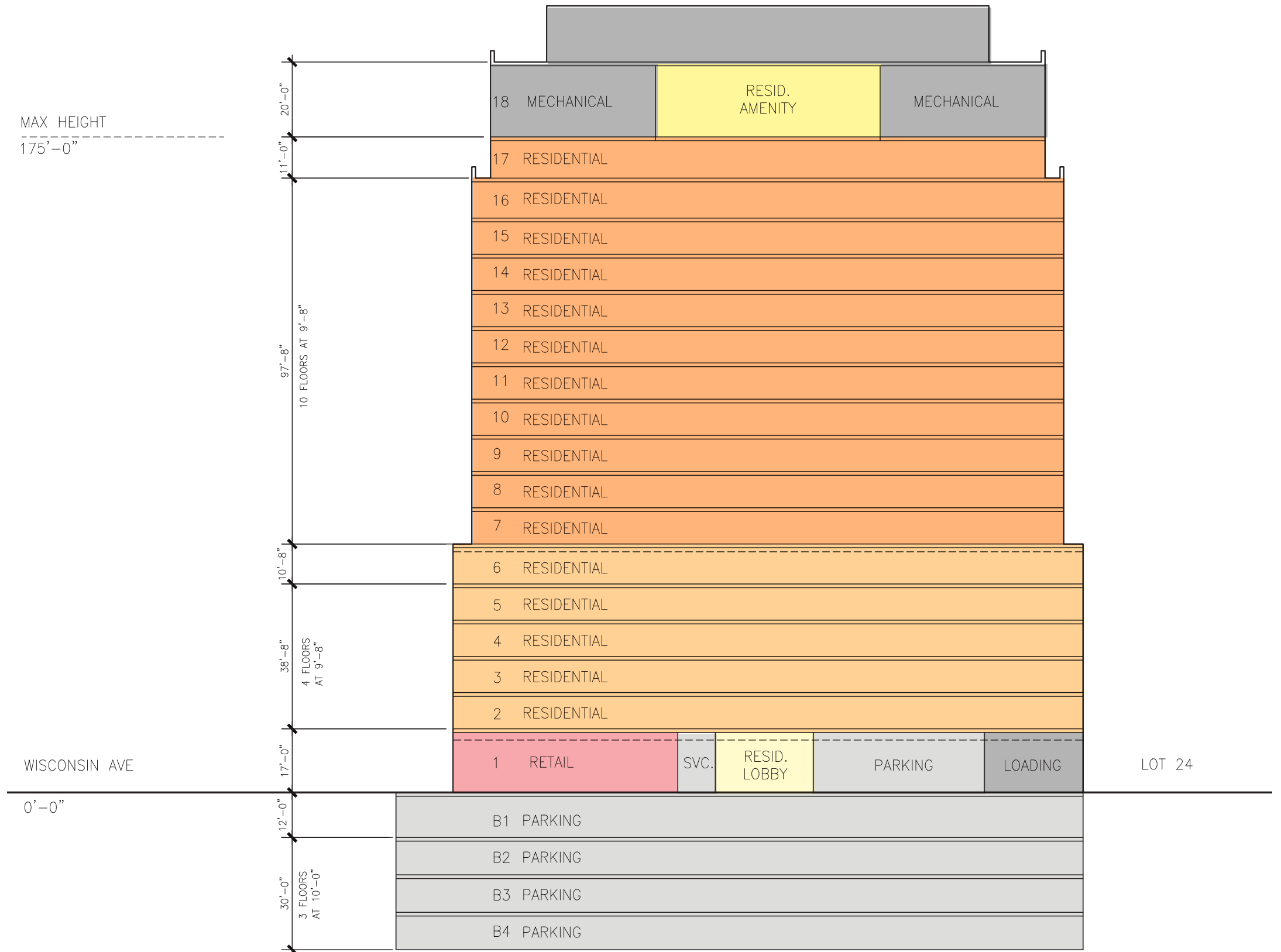
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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SCALE : 1" = 30'-0"

7121 WEST-EAST SECTION



- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

NOTES:
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SCALE : 1" = 30'-0"

BETHESDA MARKET WEST SIDE

7126 NE AERIAL VIEW



NOTES:
1. All Sketch Plan Drawings and Exhibits are conceptual and only represent the proposed development in an illustrative interpretation.

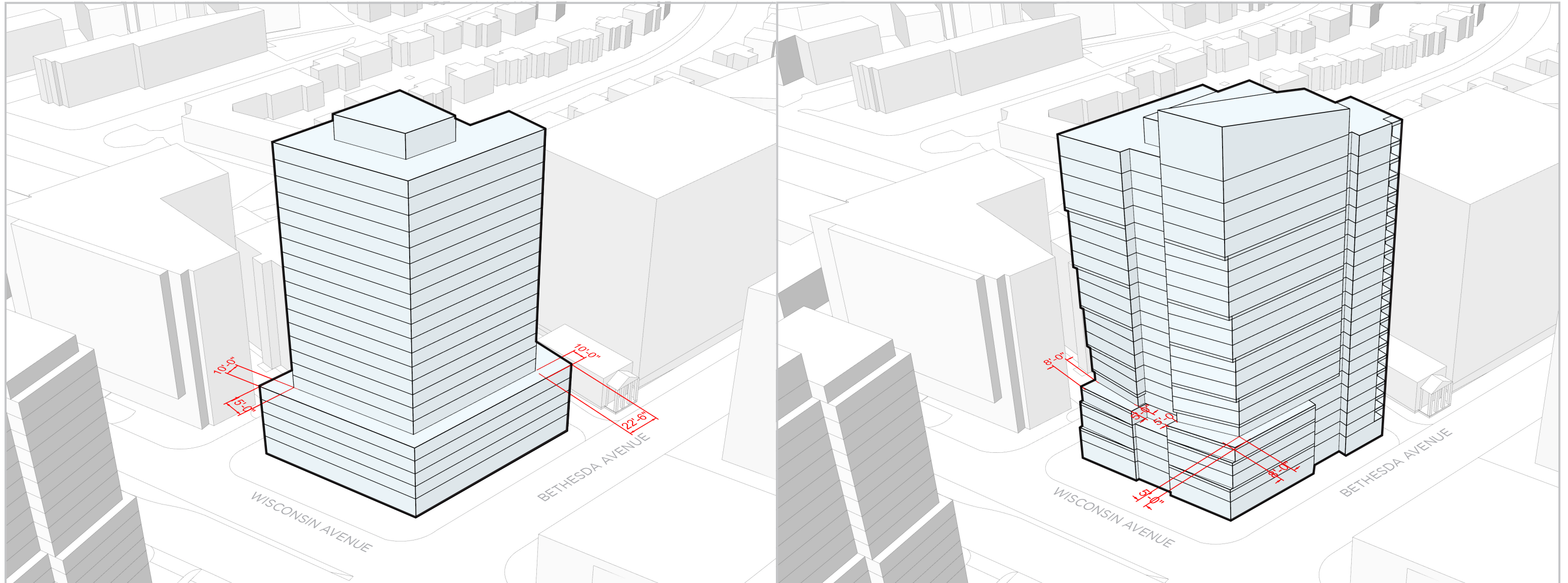
7126 SE AERIAL VIEW



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DESIGN GUIDELINE VS. PROPOSED MASSING DIAGRAMS



STEPBACKS FROM DESIGN GUIDELINES

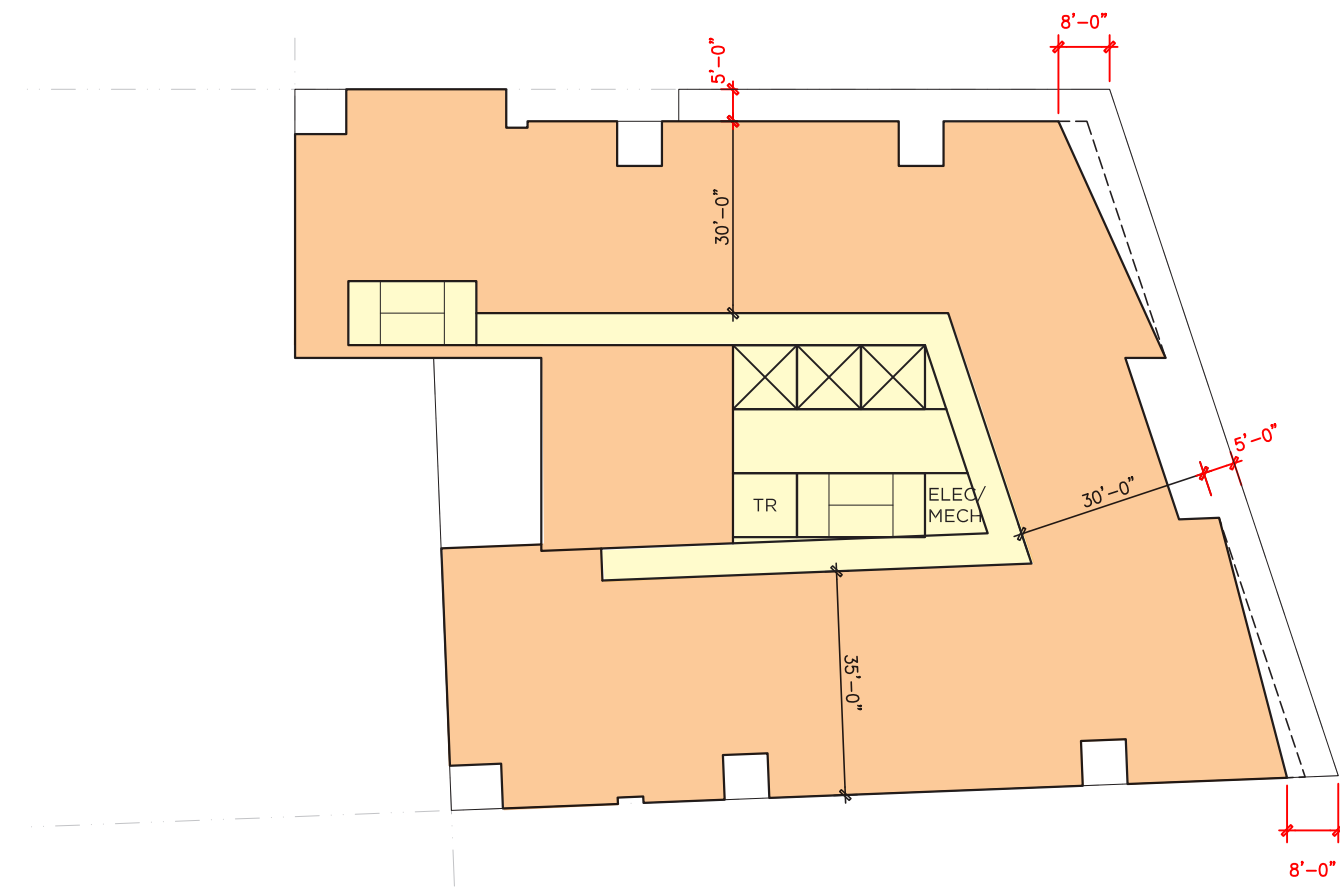
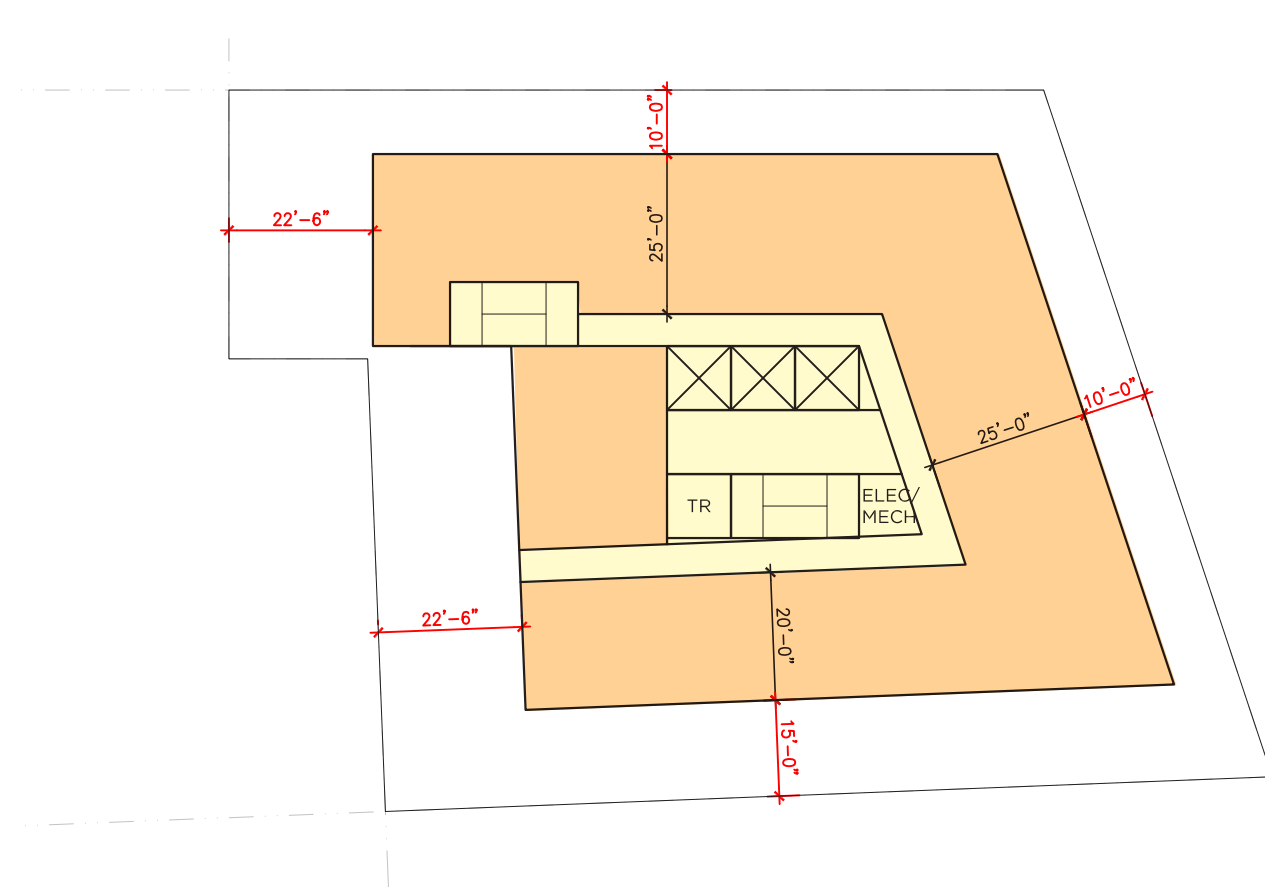
5' STEPBACKS PROPOSED MASSING & 45' TOWER SEPERATION

- Tower is setback 5'-0" to 8'-0" from the base (in lieu of 10' suggested) at Bethesda and Wisconsin, which allows for a clear separation between the tower and the base, and allows plenty of room for the street tree canopy.
- No setback exists along Miller (15'-0" suggested) due to the fact Miller operates more as an alley for parking and loading functions rather than a pedestrian circulation route.
- In lieu of a 22'-6" tower separation at the western lot line, we are providing a light court and lot line windows. Our building separation from the existing tower to the west (The Seasons) meets the required separation, and the parcel directly adjacent our site is not conducive to a future tower due to the parcel dimension being not viable to design a functional and efficient residential, office, or parking structure.

NOTES:

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DESIGN GUIDELINE VS. PROPOSED MASSING DIAGRAMS



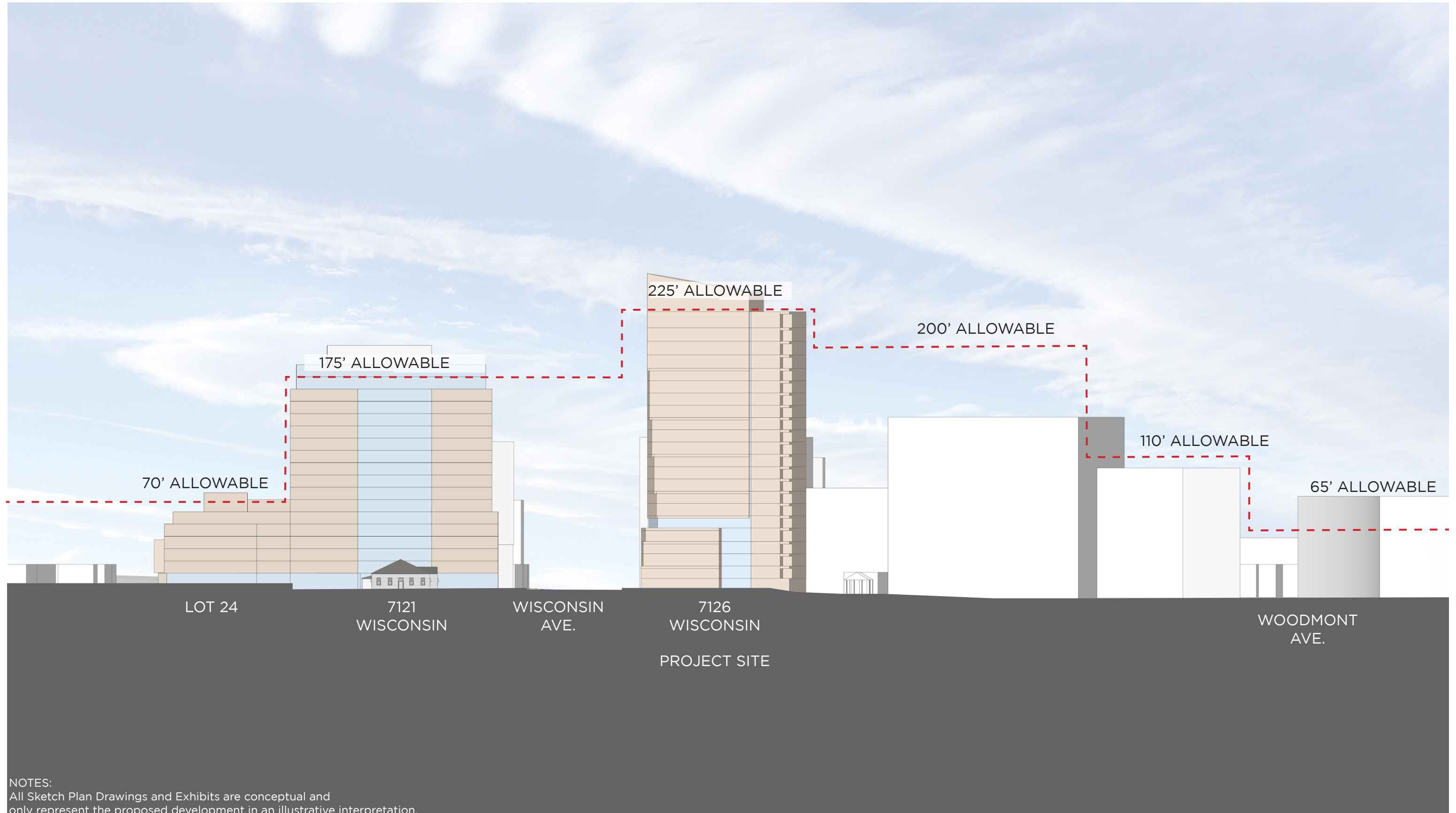
STEPBACKS FROM DESIGN GUIDELINES

5' STEPBACKS PROPOSED MASSING & 45' TOWER SEPERATION

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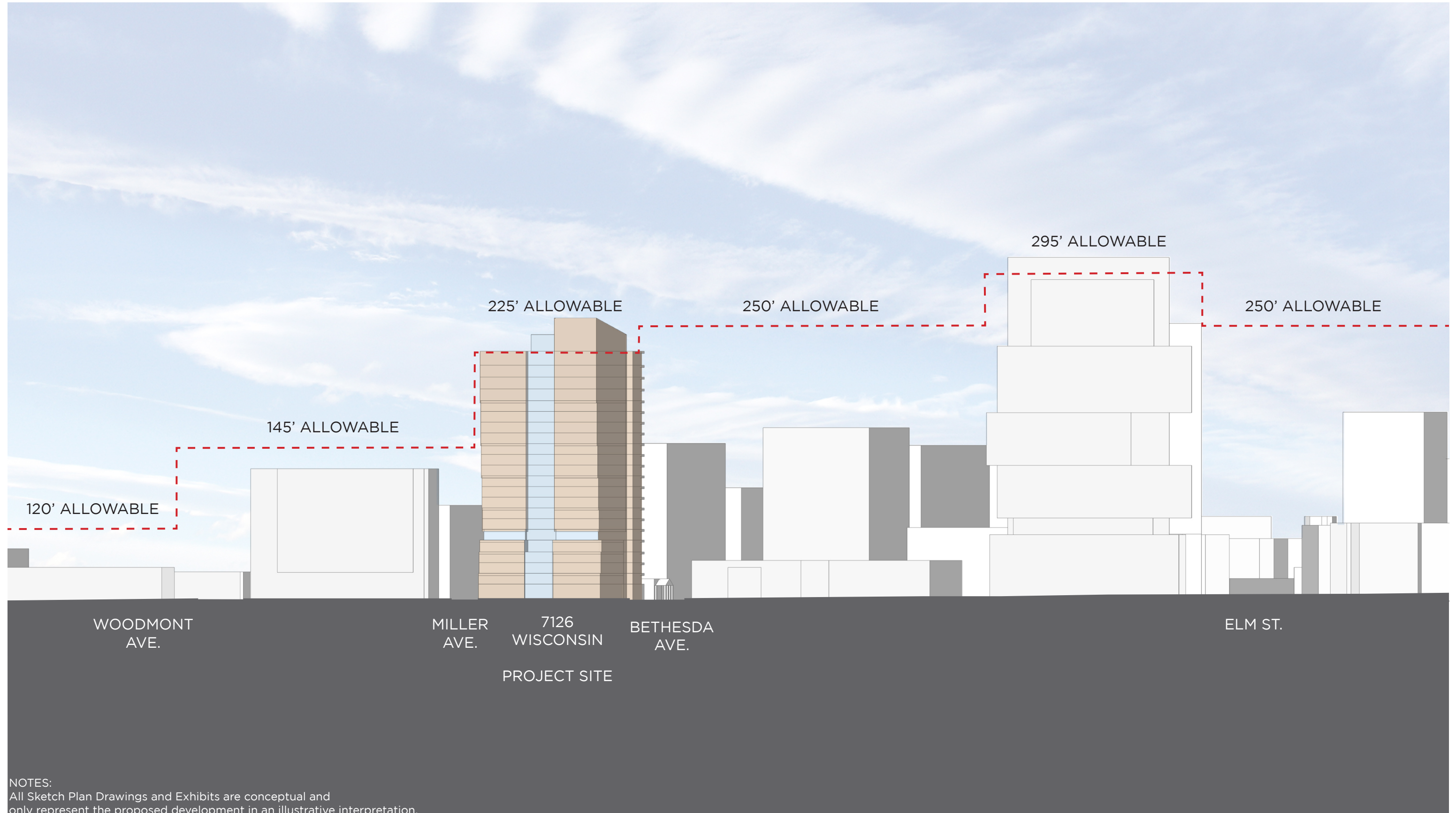
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NORTHERN ELEVATION

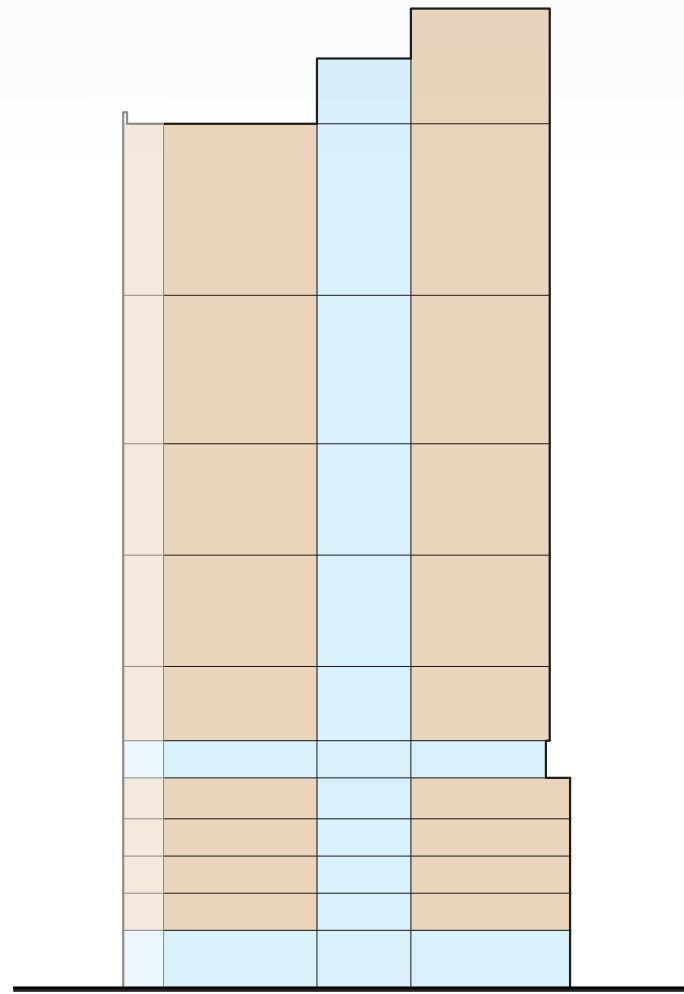


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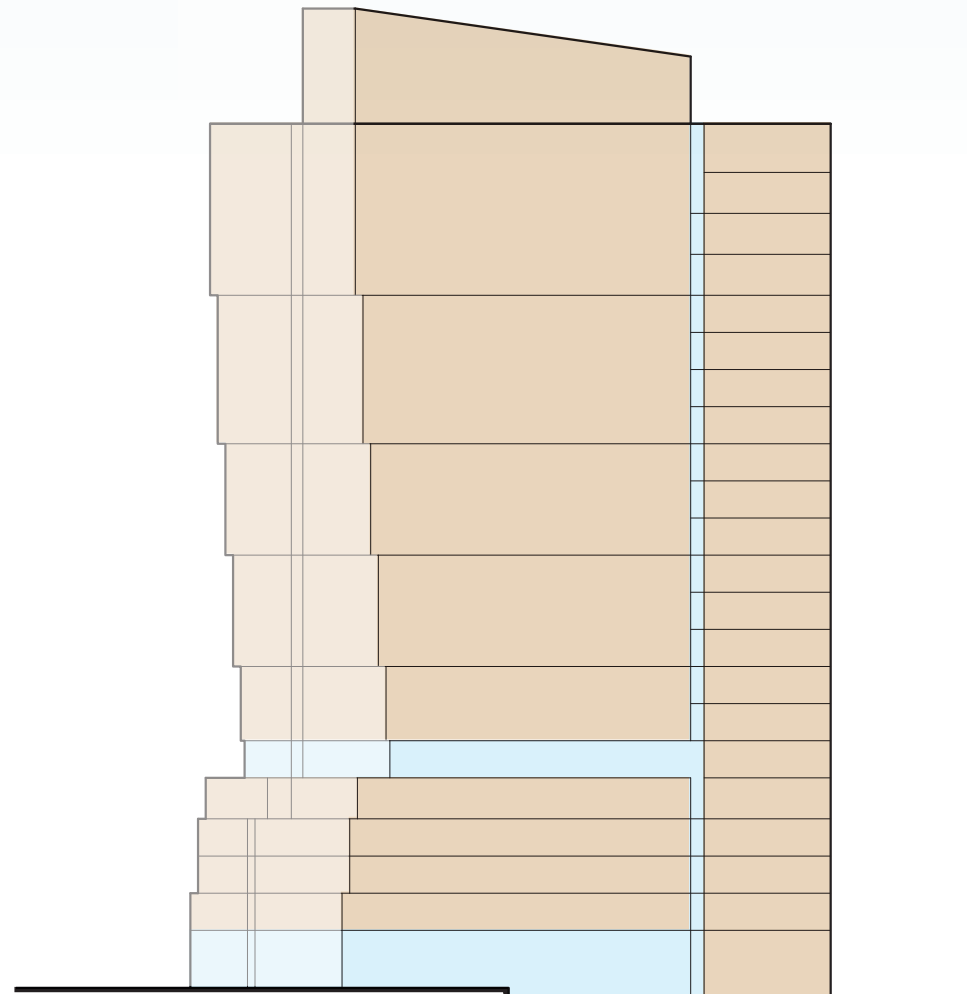
EASTERN ELEVATION



7126 ILLUSTRATIVE ELEVATION



EAST ELEVATION



NORTH ELEVATION

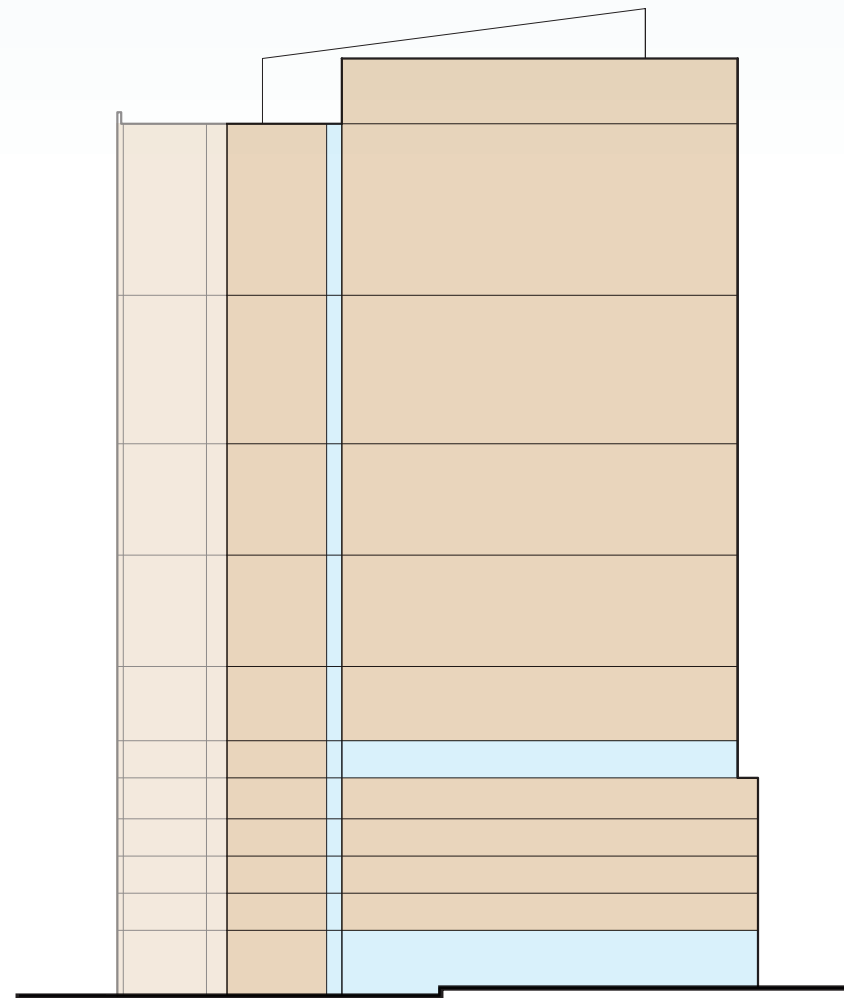
■ PREDOMINANTLY GLASS FACADE
■ MIXED SOLID / GLASS FACADE

NOTES:

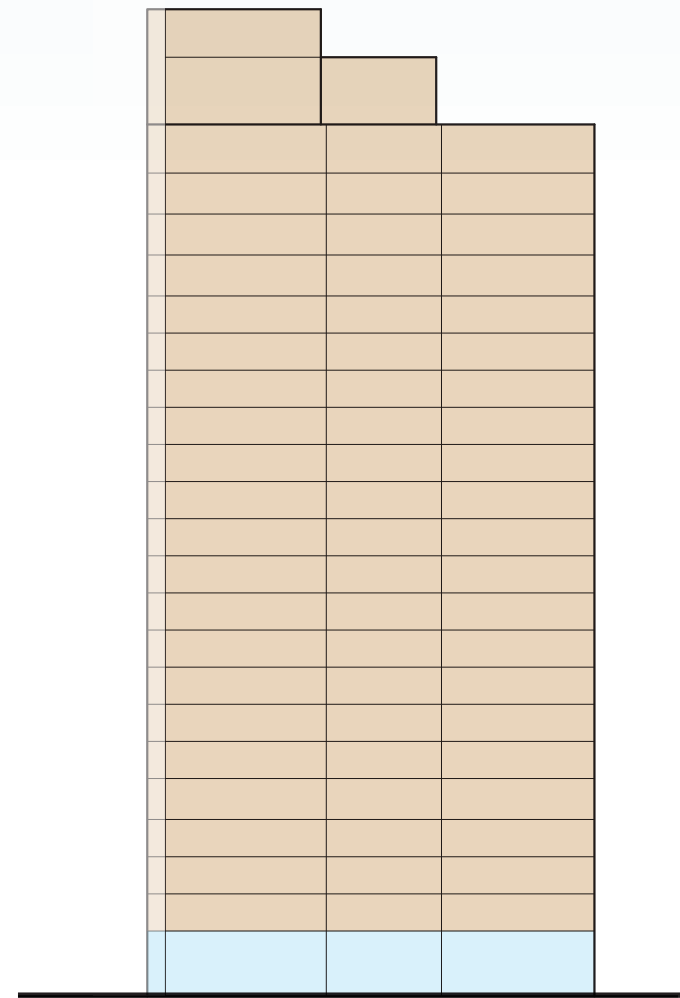
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SCALE : 1" = 50'-0"

7126 ILLUSTRATIVE ELEVATION



SOUTH ELEVATION



WEST ELEVATION

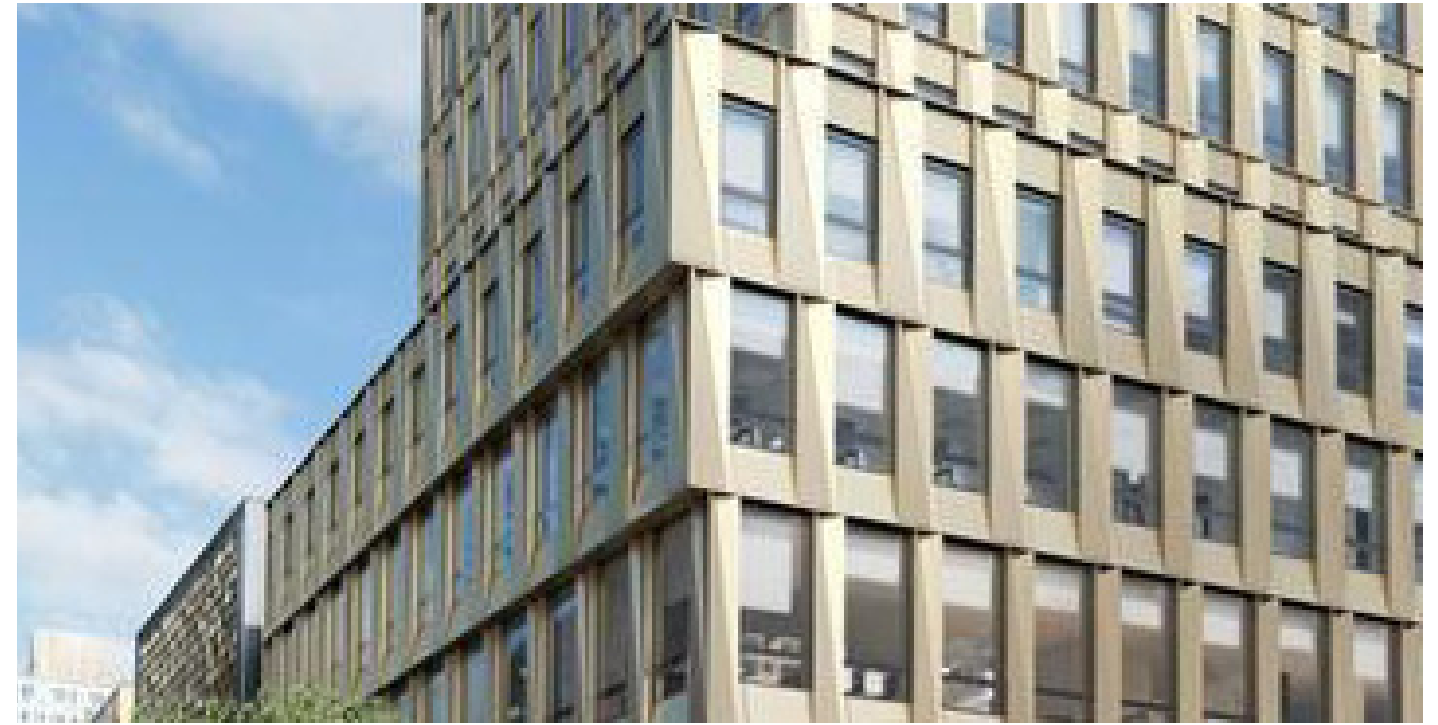
■ PREDOMINANTLY GLASS FACADE
■ MIXED SOLID / GLASS FACADE

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SCALE : 1" = 50'-0"

ARCHITECTURAL MASSING PRECEDENTS



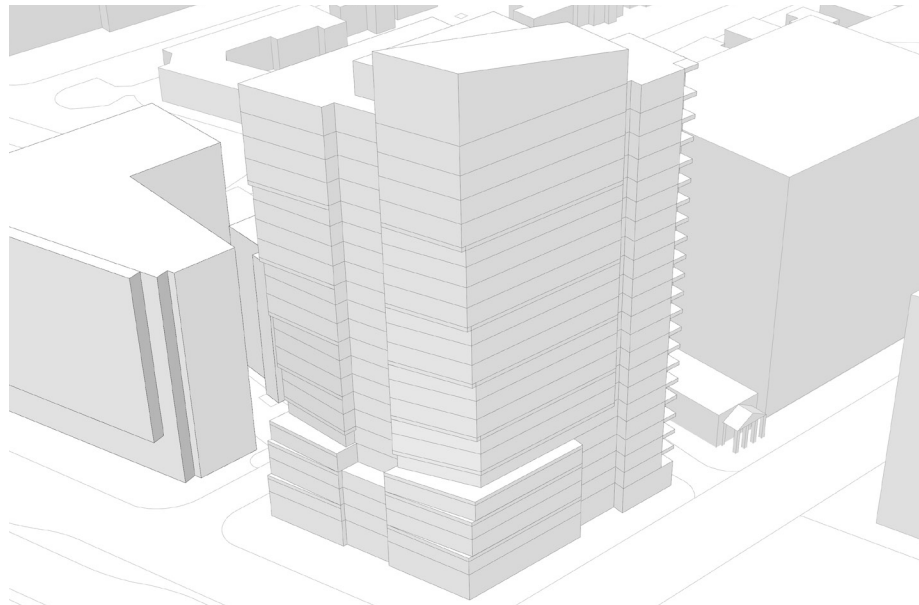
DESIGN PRECEDENTS

ARCHITECTURAL FACADE PRECEDENTS

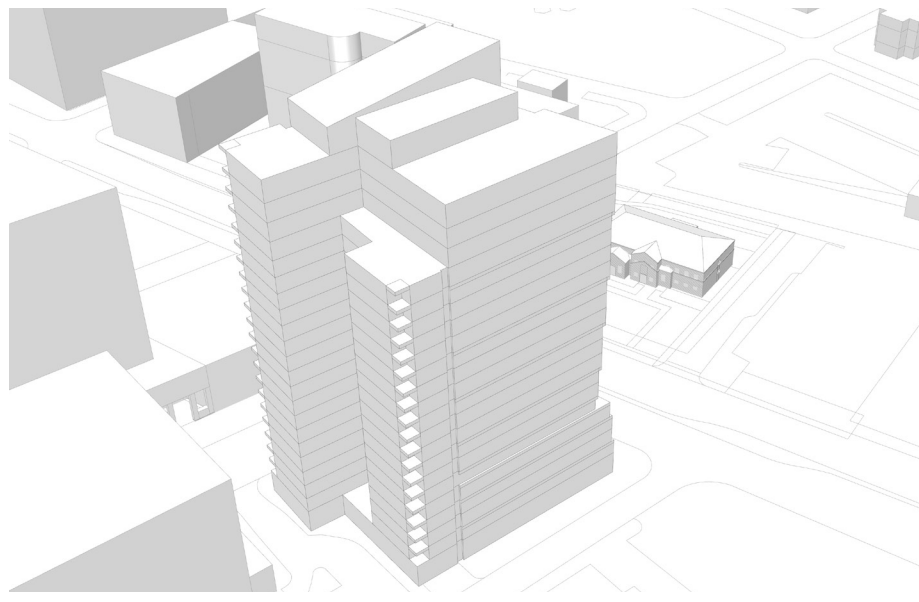


DESIGN PRECEDENTS

7126 SITE PLAN



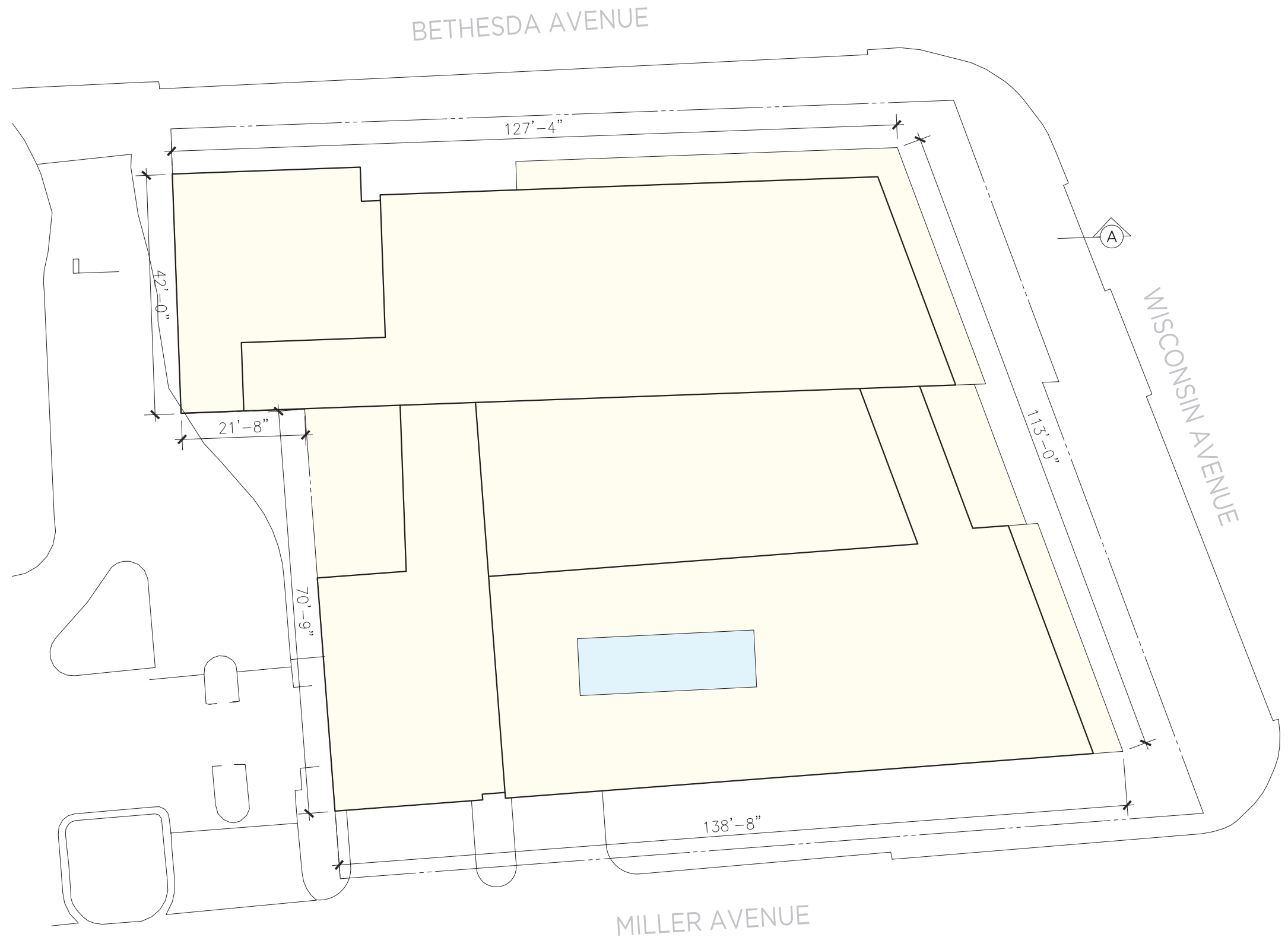
NE Aerial view



SW Aerial view

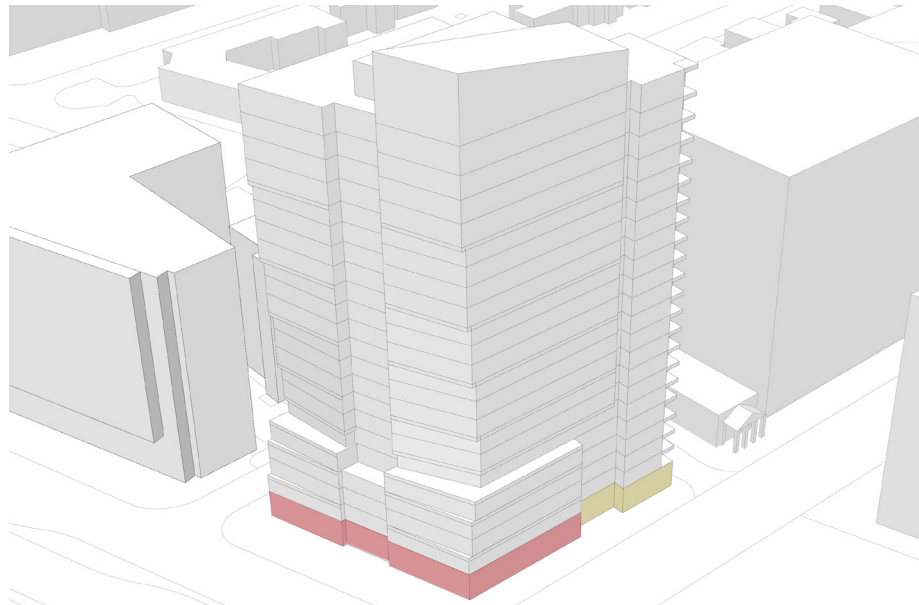
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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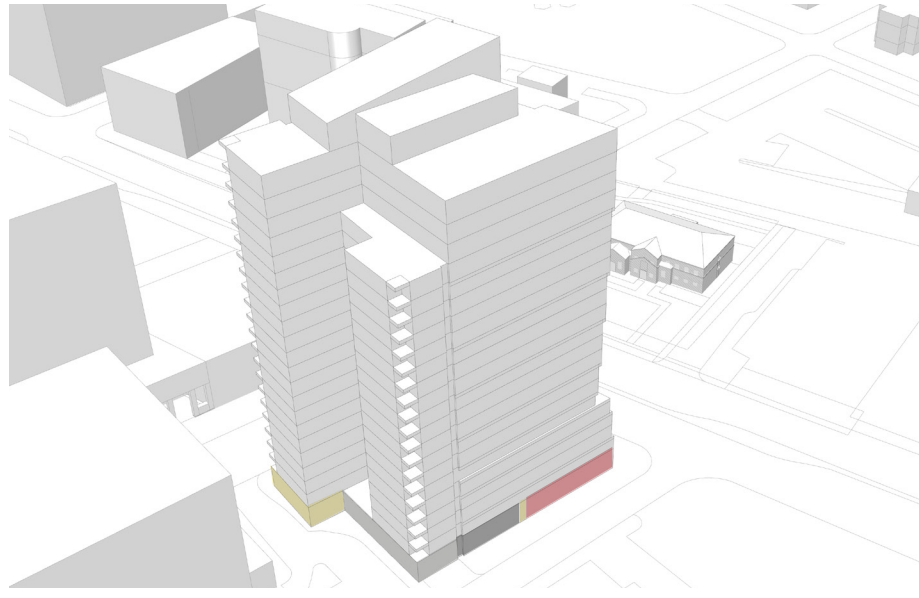


SCALE : 1" = 20'-0"

7126 GROUND FLOOR



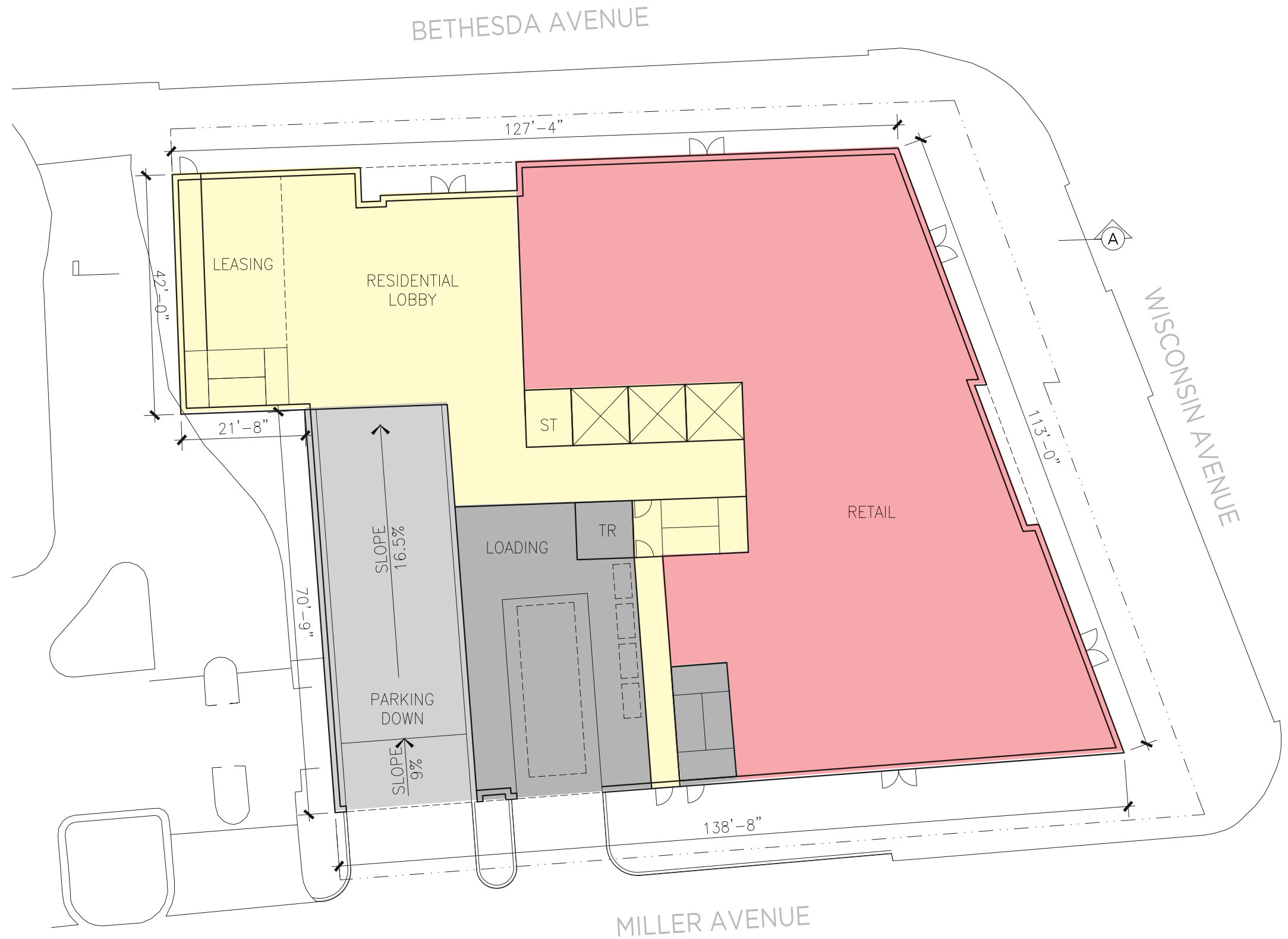
NE Aerial view



SW Aerial view

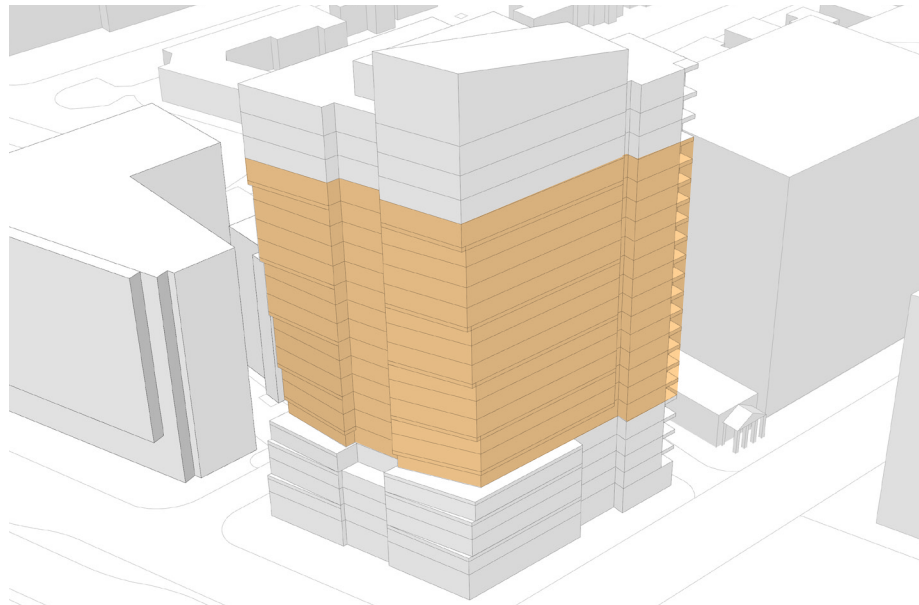
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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SCALE : 1" = 20'-0"

7126 TYPICAL HIGH RISE



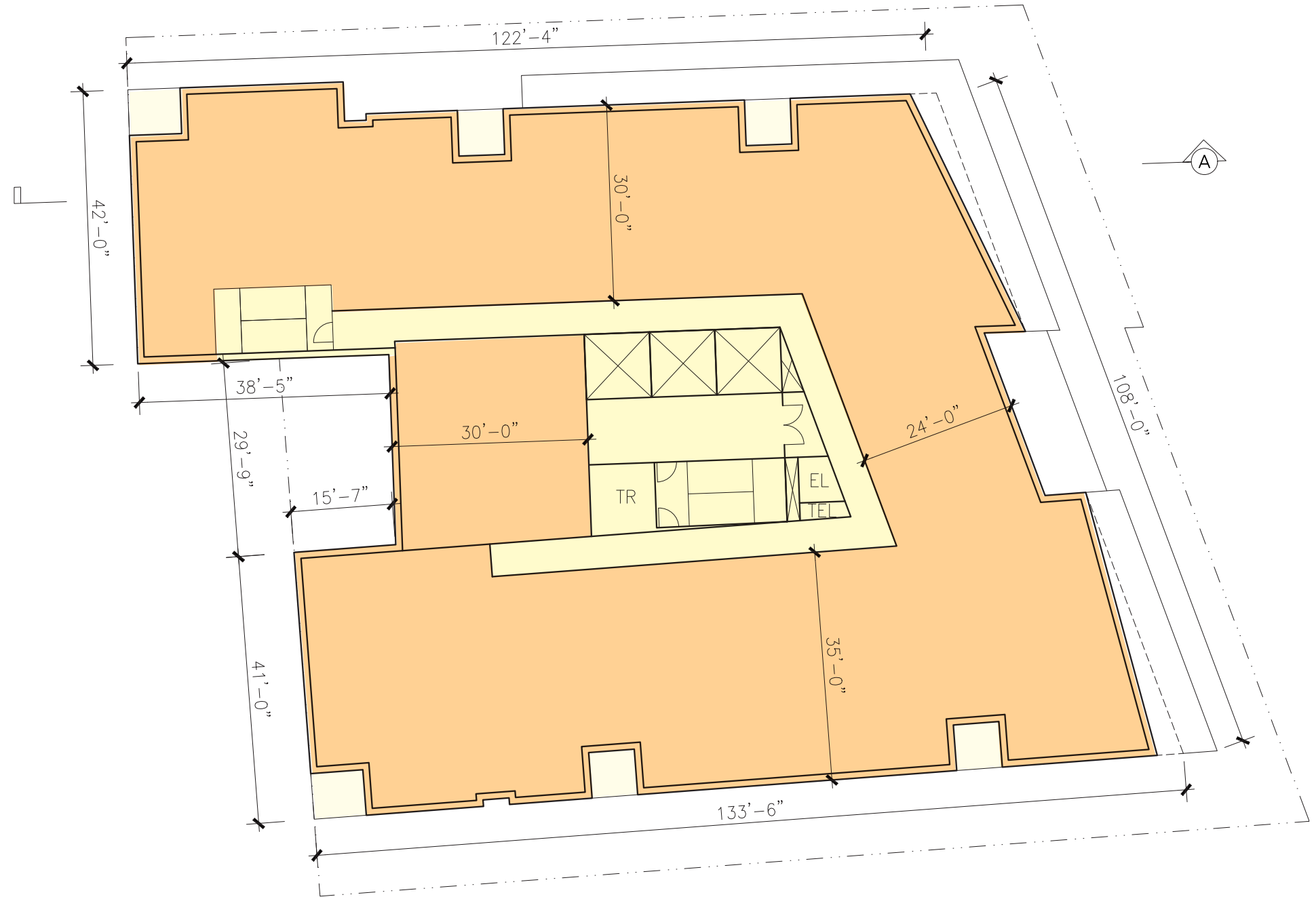
NE Aerial view



SW Aerial view

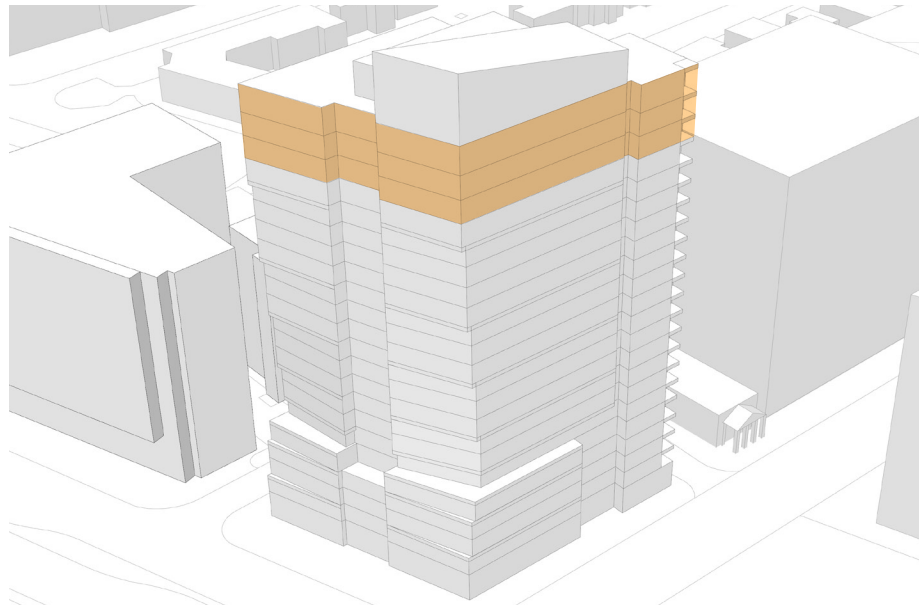
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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SCALE : 1" = 20'-0"

7126 TYPICAL HIGH RISE



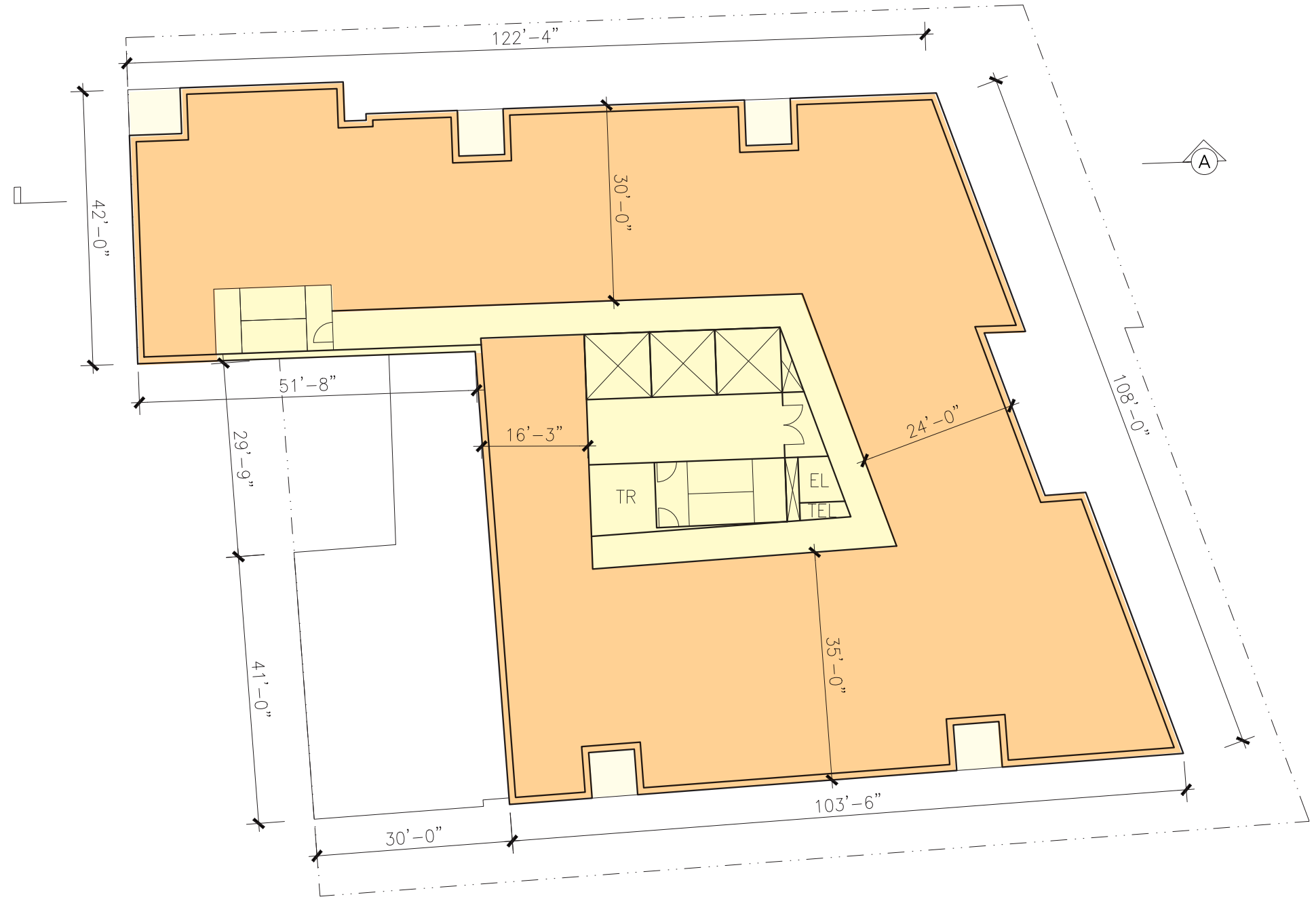
NE Aerial view



SW Aerial view

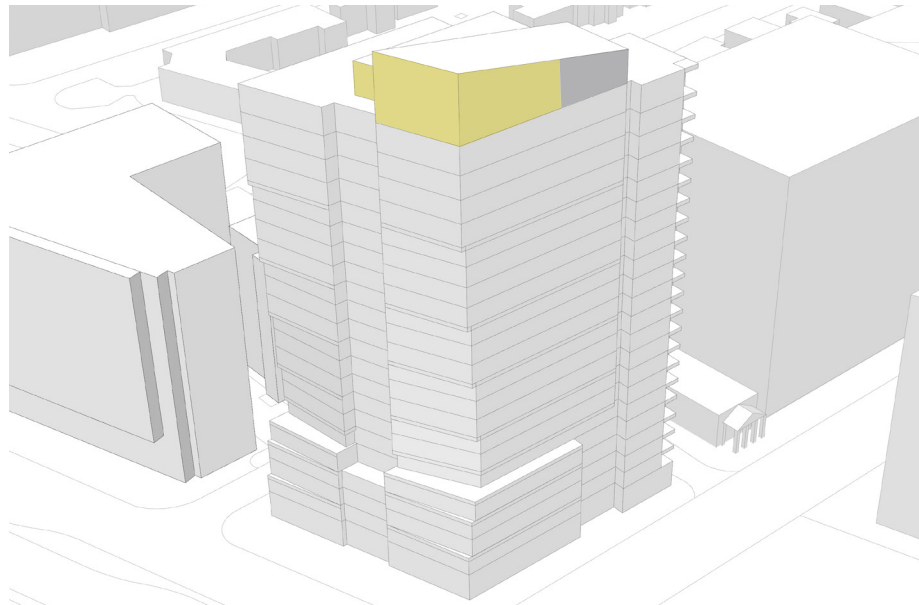
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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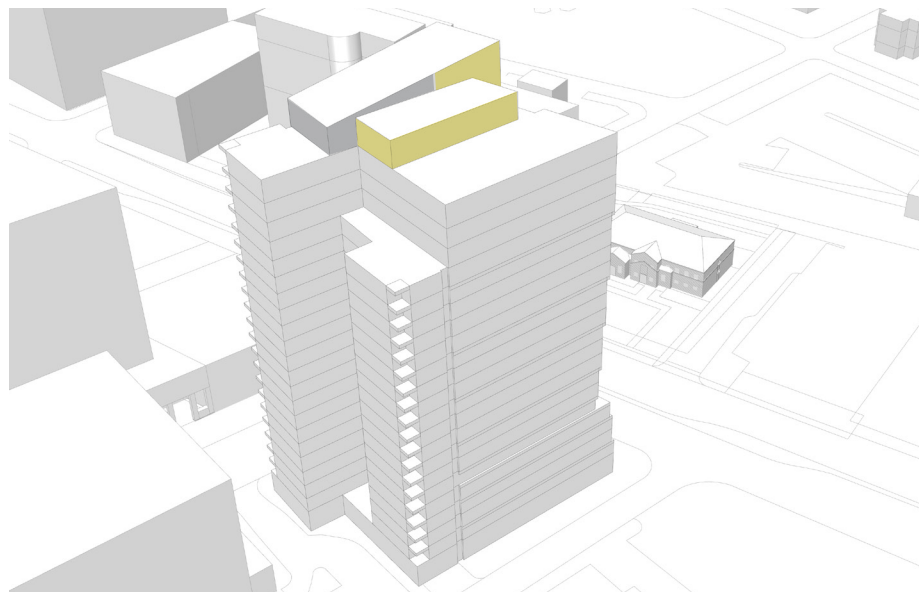


SCALE : 1" = 20'-0"

7126 ROOF LEVEL



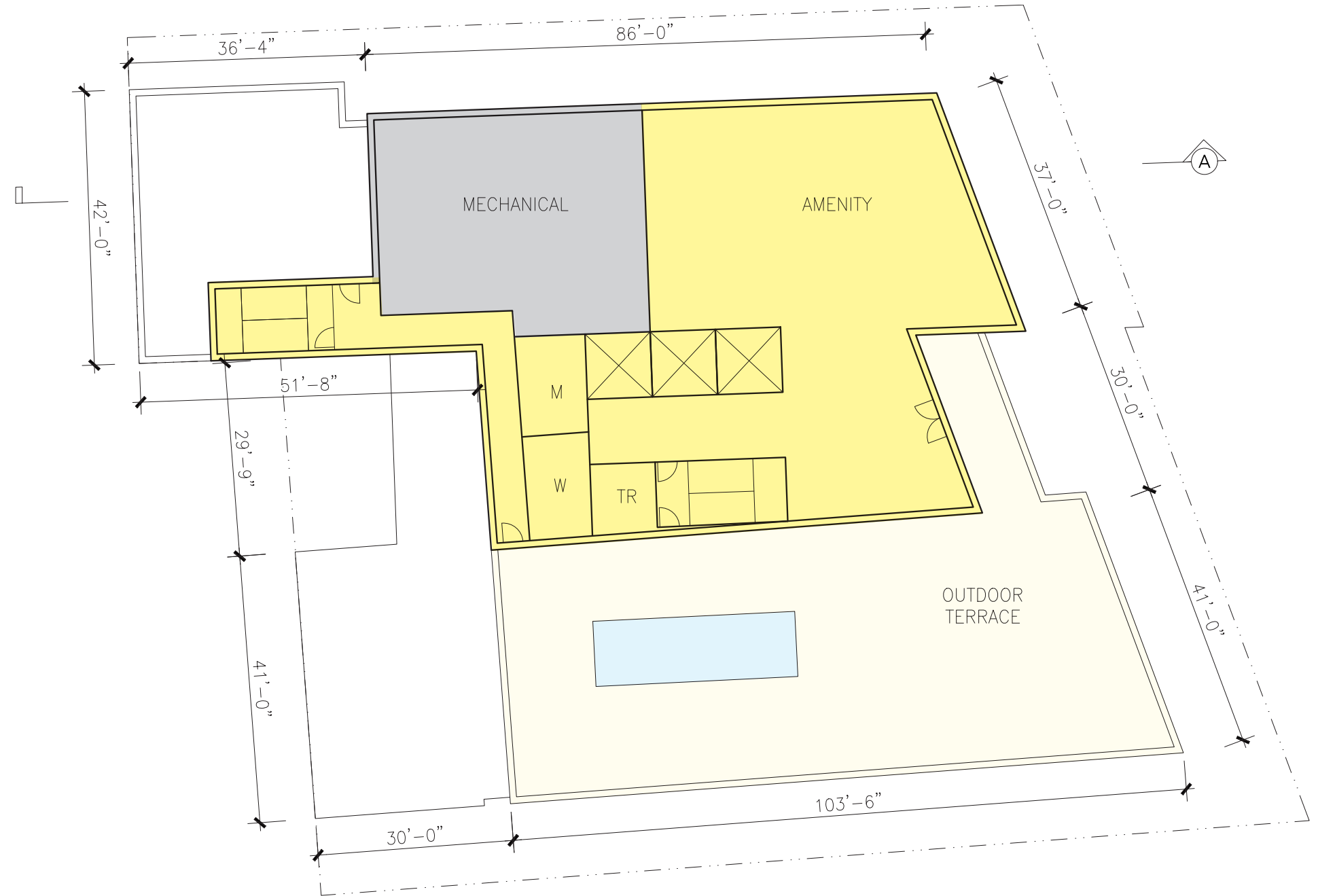
NE Aerial view



SW Aerial view

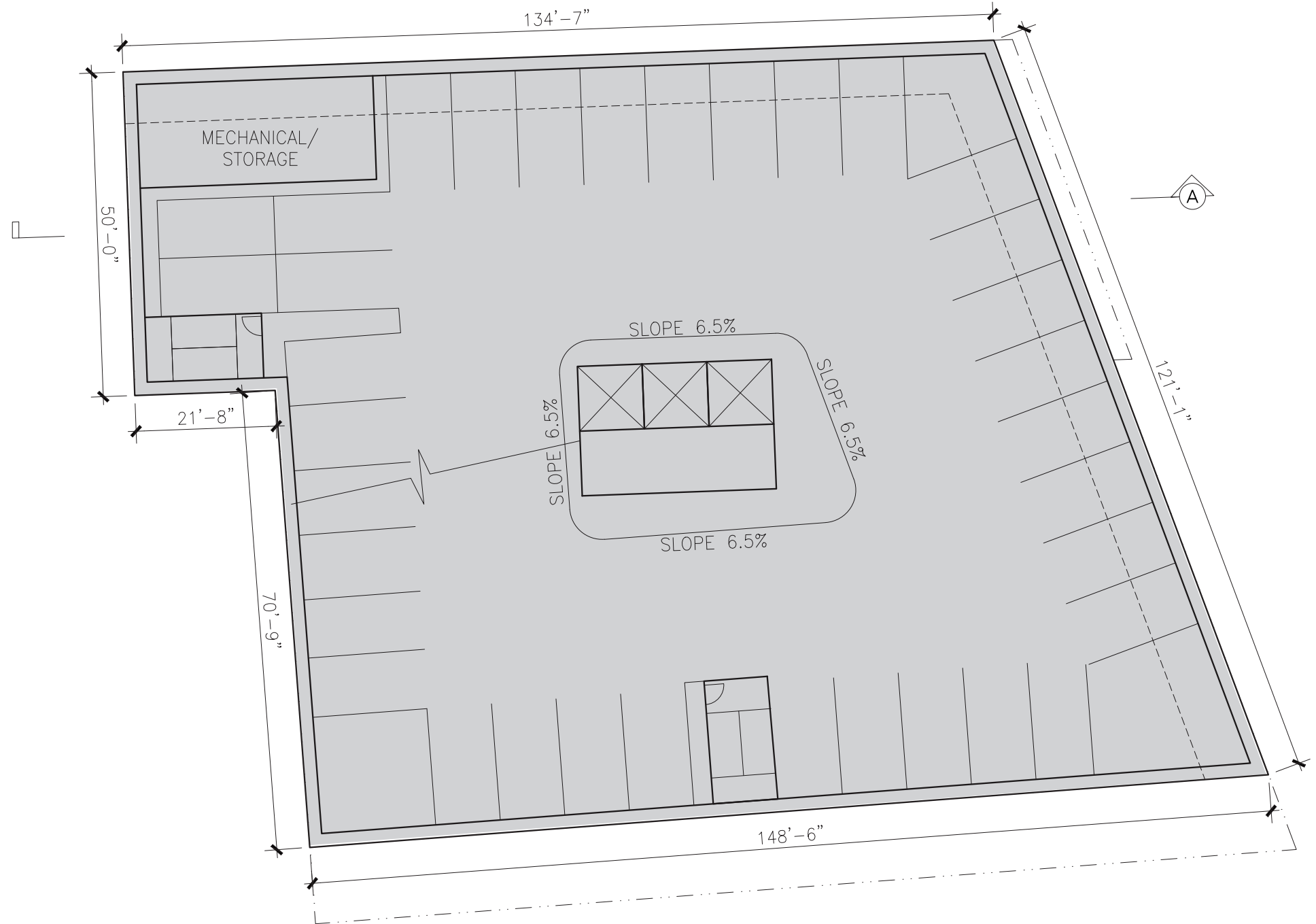
- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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SCALE : 1" = 20'-0"

7126 TYPICAL PARKING

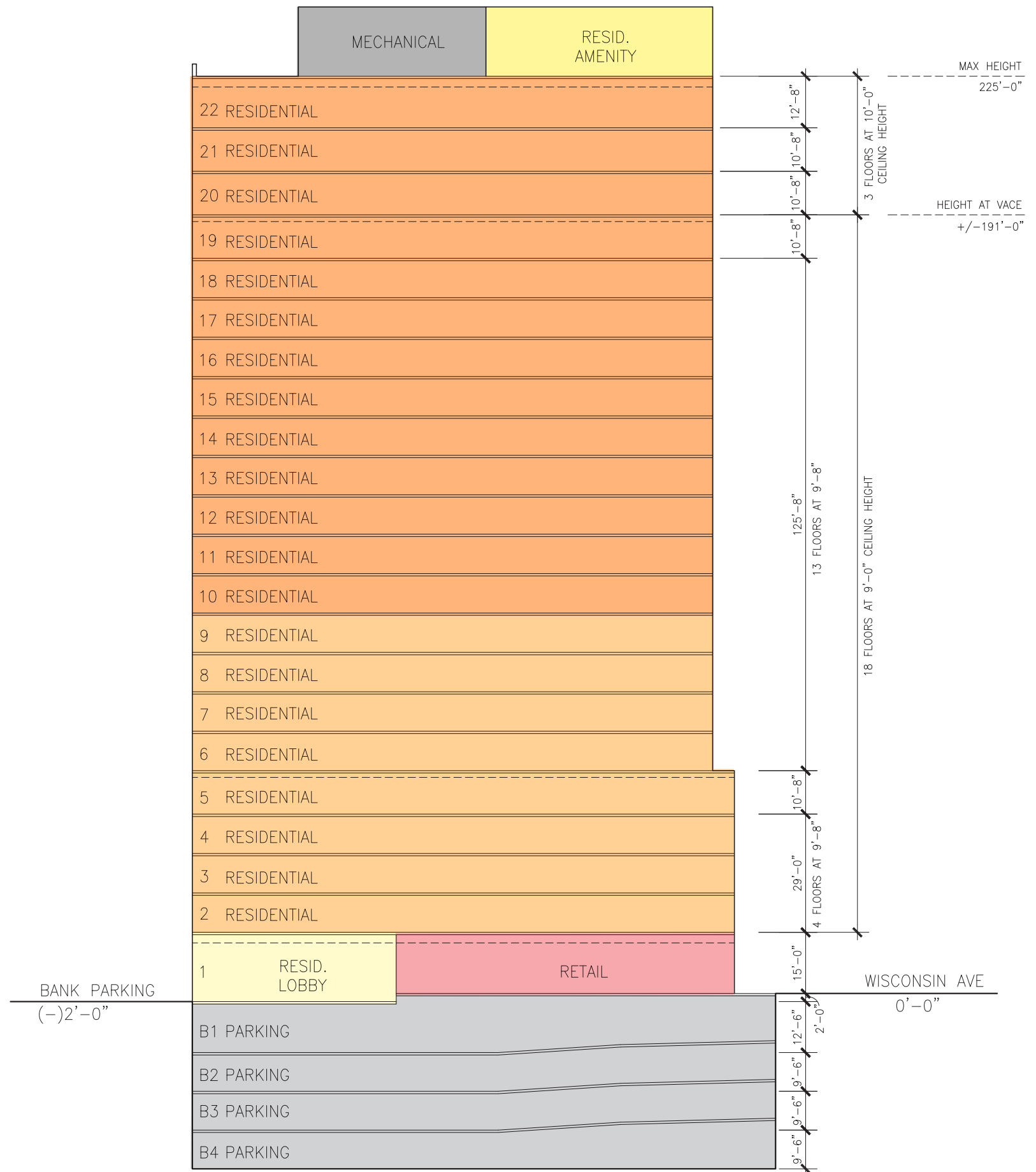


- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

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 SCALE : 1" = 20'-0"

7126 SECTION



- Retail
- Residential Amenity
- Circulation
- Parking
- Residential Unit
- Mechanical / Loading

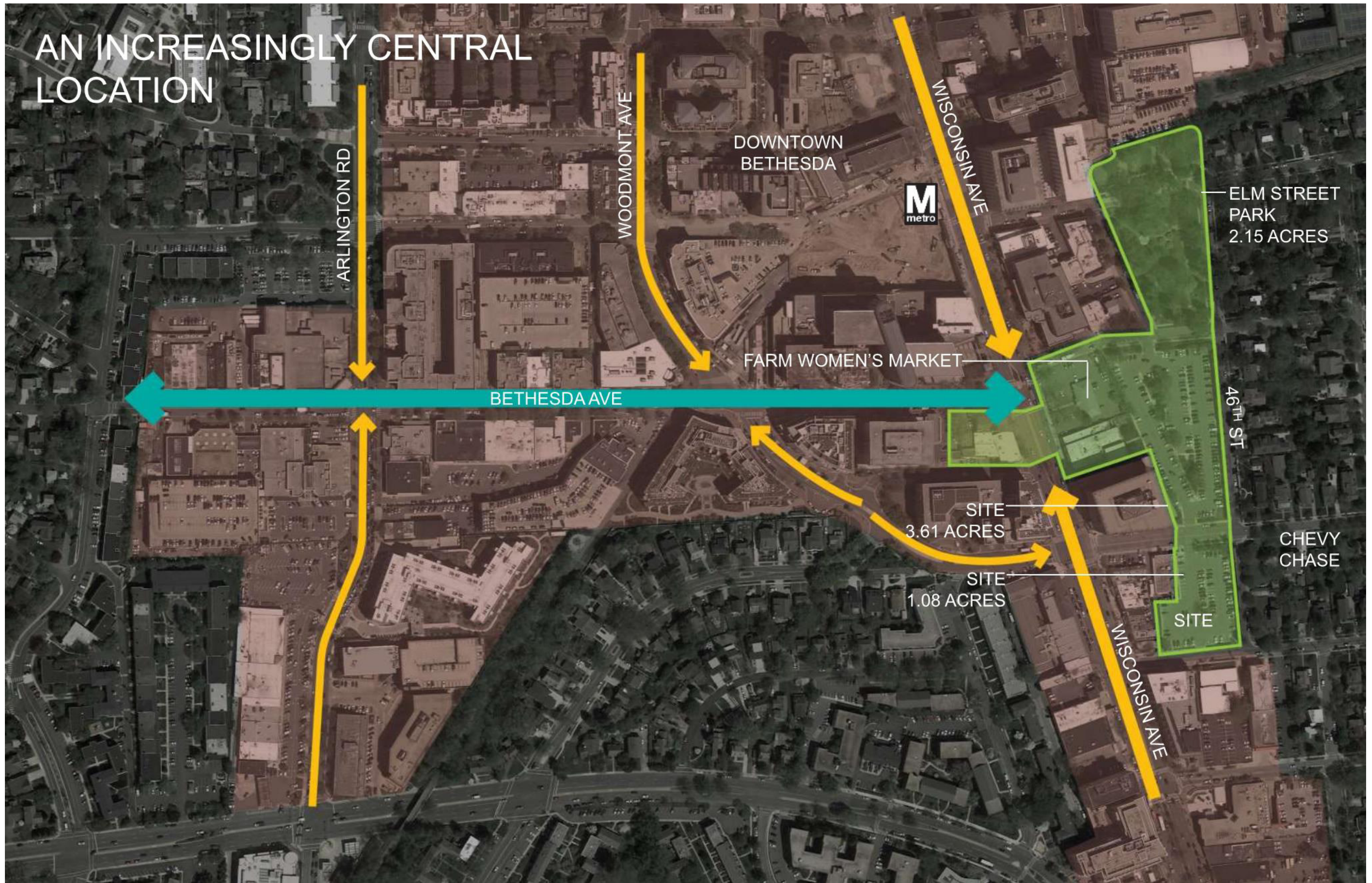
NOTES:
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SCALE : 1" = 30'-0"

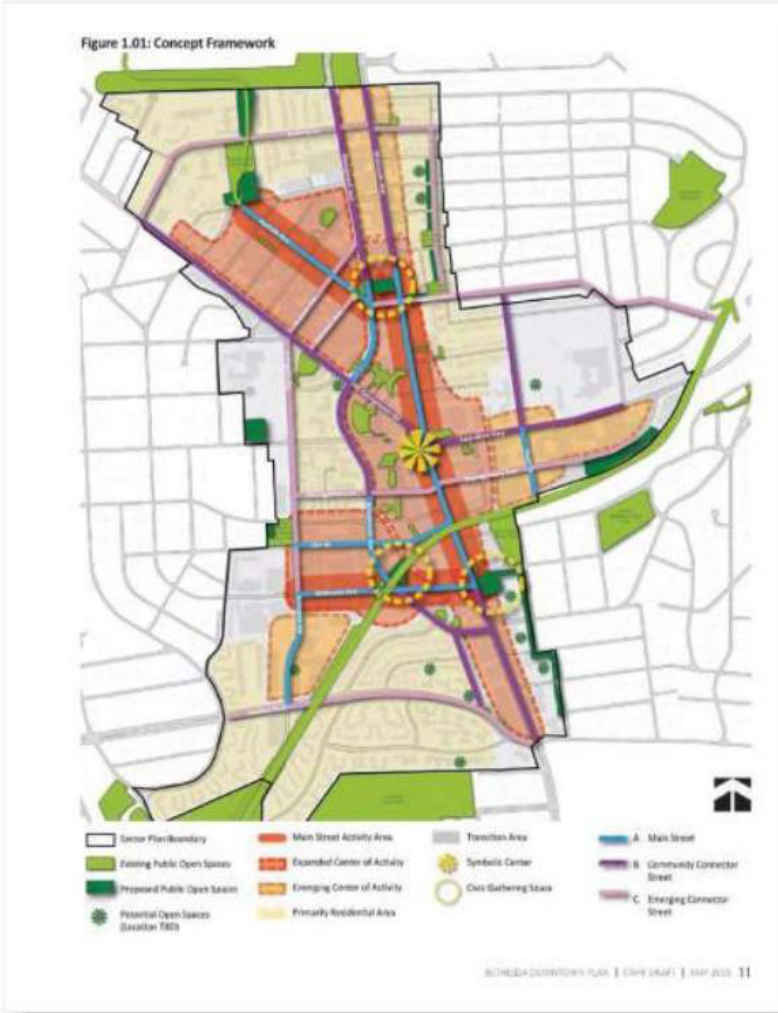
CONCEPT PLAN FOR 7121 AND 7126 WISCONSIN AND FWM



AN INCREASINGLY CENTRAL LOCATION



BETHESDA PARKS – CHALLENGES AND OPPORTUNITIES



1.3 Summary of Recommendations

1.3.1 Land Use and Zoning

A. Land Use Recommendations:

- Coordinate and align the Central Business District (CBD), Urban District (UD) and Parking Lot District (PLD)

Community Identity, Equity, Habitat + Health, Access + Mobility, Water, Energy + Materials

BETHESDA DOWNTOWN PLAN | 12

EQUITY IN SCHOOLS | WHERE 2018 GRADS APPLIED TO COLLEGE

Bethesda

Our Parks

The best spots for hiking, kayaking, camping and more in the county's 420+ parks

PLUS:
Are More Parks Coming to Bethesda?
What's a Forest Bather?

CHEVY CHASE | GAITHERSBURG | NEWMINGTON | POTOMAC | ROCKVILLE | SILVER SPRING | UPPER NW DC

Bethesda

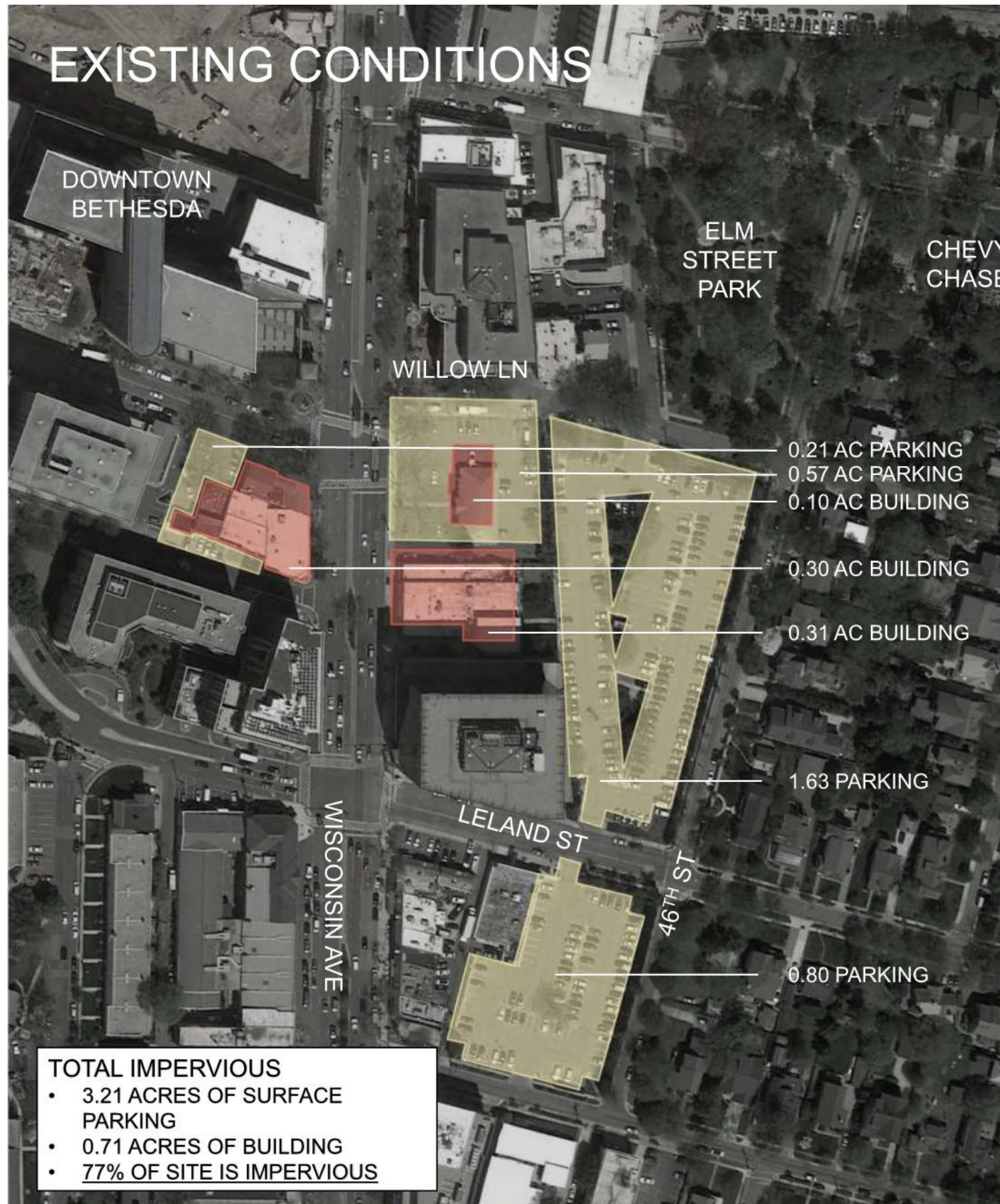
Downtown Plan Design Guidelines

Community Identity, Equity, Habitat + Health, Access + Mobility, Water, Energy

Approved July 2017

THE MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

EXISTING CONDITIONS



TOTAL IMPERVIOUS

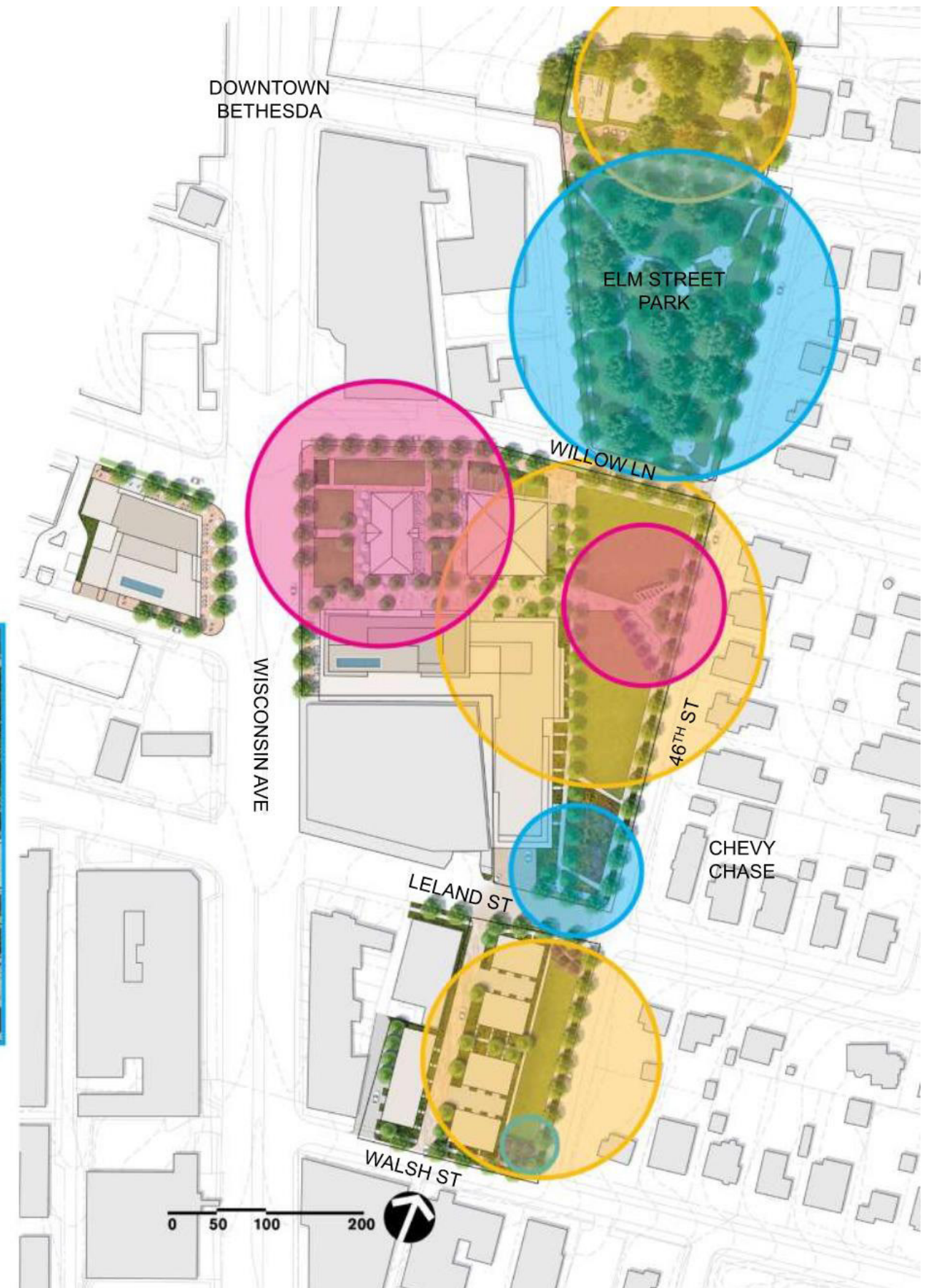
- 3.21 ACRES OF SURFACE PARKING
- 0.71 ACRES OF BUILDING
- **77% OF SITE IS IMPERVIOUS**



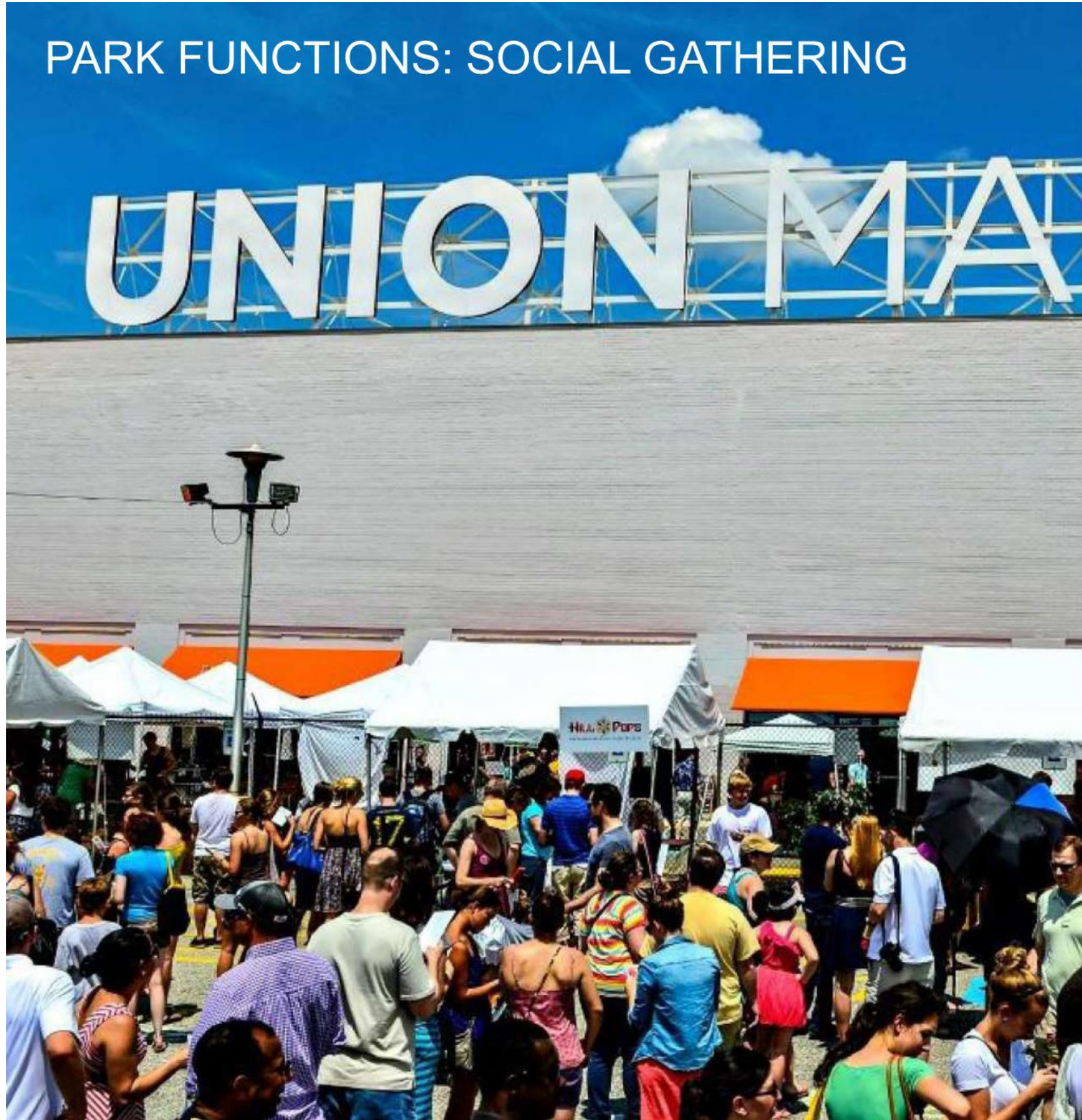


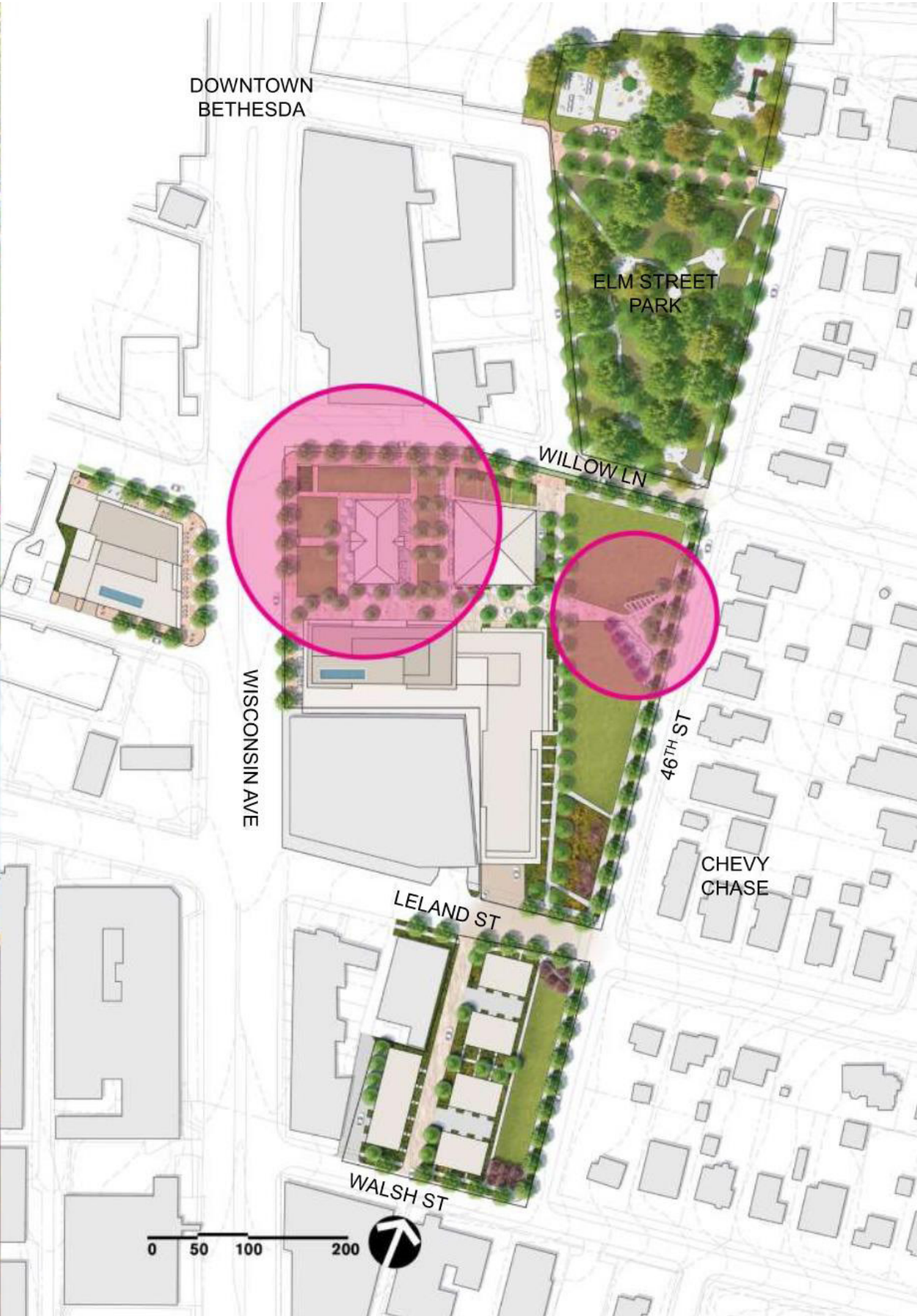
PROPOSED CONCEPT

- SOCIAL
- ACTIVE
- CONTEMPLATIVE



PARK FUNCTIONS: SOCIAL GATHERING





SOCIAL – SCALE COMPARISON

ROCKVILLE TOWN SQUARE ROCKVILLE, MD

