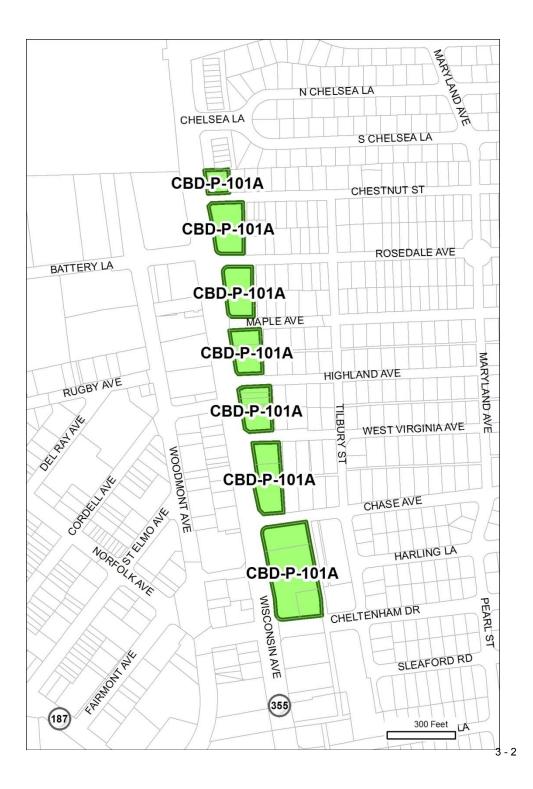
# **PHED Changes**

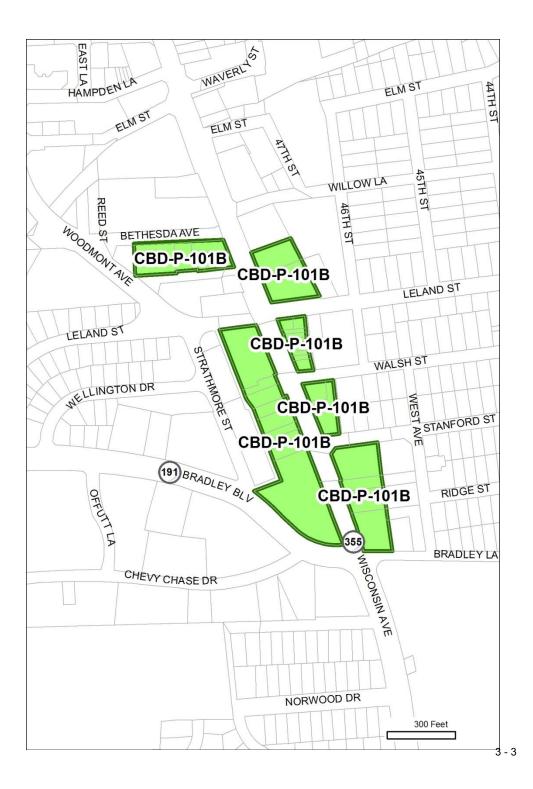
This section covers the proposal by the PHED Committee to map all master plan recommendations regarding height and density.



Unique ID: CBD-P-101A		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	PHED
Mas	ster Plan ID: 1		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-1	
Pro	posed Conv: (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.5 H-75 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Comm'l FAR:		No change	
5 -	Resid'l FAR:	No change	
	Height:	Reduced to 75'	
Rea	son for change:	_	

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

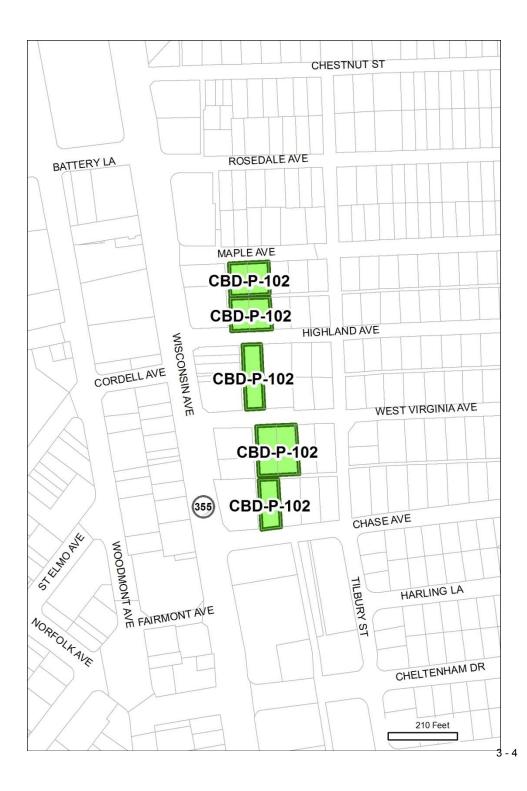
In this case, the Master Plan recommends a height of 75'.



Unique ID: CBD-P-101B		3	PHED
Mas	ster Plan ID: 1		
Master Plan:		Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-1	
Pro	posed Conv: (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
Pro	p. Revised Conv:	CR-3.0 C-2.0 R-2.5 H-75 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	No change		
	Resid'l FAR:	No change	
	Height:	Reduced to 75'	
Peacen for change:			_

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

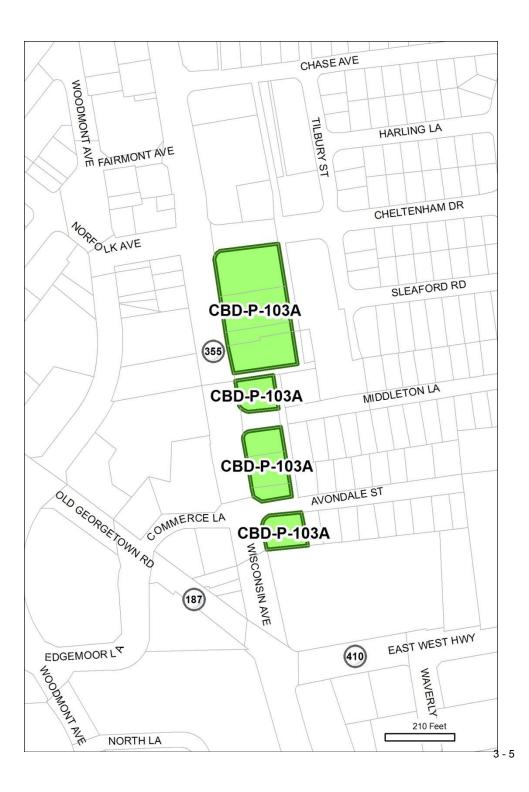
In this case, the Master Plan recommends a height of 75'.



Unique ID: CBD-P-102			PHED
Mas	ster Plan ID: 2		
Master Plan:		Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-1	
Pro	posed Conv: (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
Pro	p. Revised Conv:	CR-3.0 C-2.0 R-2.5 H-60 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	No change		
	Resid'l FAR:	No change	
	Height:	Reduced to 60'	
D	Descen for shours.		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 60'.



Unique ID: CBD-P-103A		PHED	
Mas	ster Plan ID: 3		
Master Plan:		Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-2	
Pro	posed Conv: (5/2)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:		CR-5.0 C-3.0 R-4.5 H-90 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
	Height:	Reduced to 90'	
Doo	Peason for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

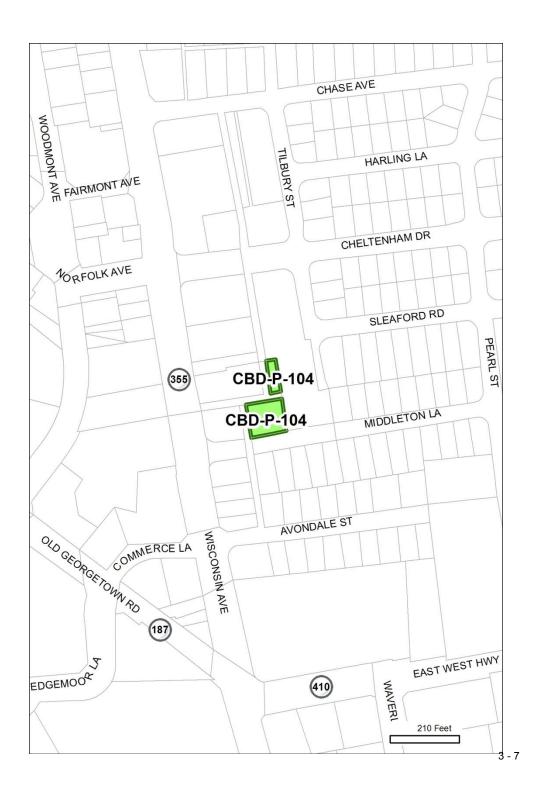
In this case, the Master Plan recommends a height of 90'.



Unique ID: CBD-P-103B		PHED	
Mas	ster Plan ID: 3		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-2	
Proposed Conv: (5/2)		CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:		CR-5.0 C-3.0 R-4.5 H-90 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
	Height:	Reduced to 90'	
Daa	Peacen for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

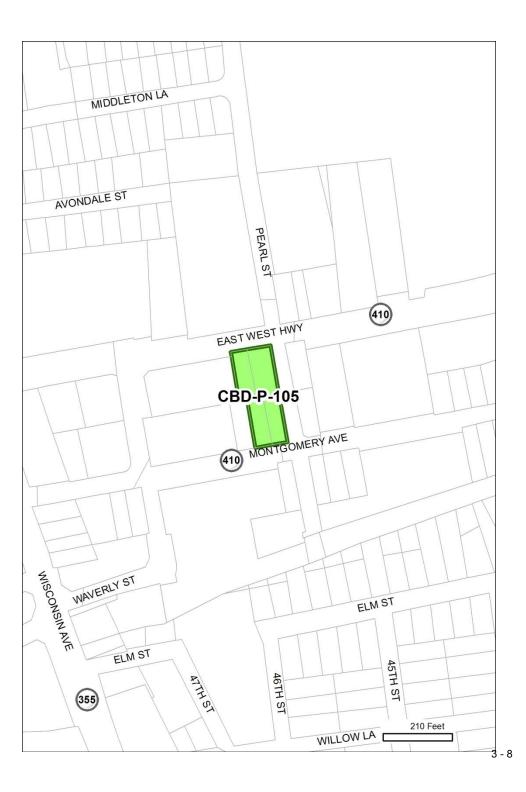
In this case, the Master Plan recommends a height of 90'.



Unique ID: CBD-P-104		PHED
Ma	ster Plan ID: 4	
Ma	ster Plan:	Bethesda CBD
Loc	ation:	
Exis	sting Zone:	CBD-2
Pro	posed Conv: (5/2)	CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-3.0 R-4.5 H-60 T
Category:		PHED
S	Zone Group:	No change
tion	Overall FAR:	No change
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	No change	
	Resid'l FAR:	No change
	Height:	Reduced to 60'
Reason for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

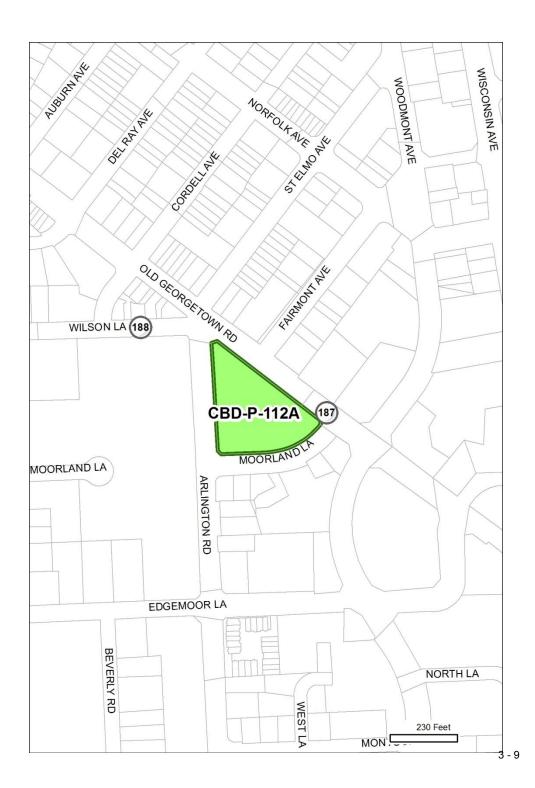
In this case, the Master Plan recommends a height of 60'.



Uni	que ID: CBD-P-105		PHED
Mas	ster Plan ID: 8		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-2	
Pro	posed Conv: (5/2)	CR-5.0 C-3.0 R-4.5 H-145 T	
Pro	p. Revised Conv:	CR-5.0 C-3.0 R-4.5 H-90 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
	Height:	Reduced to 90'	
Reason for change:			

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

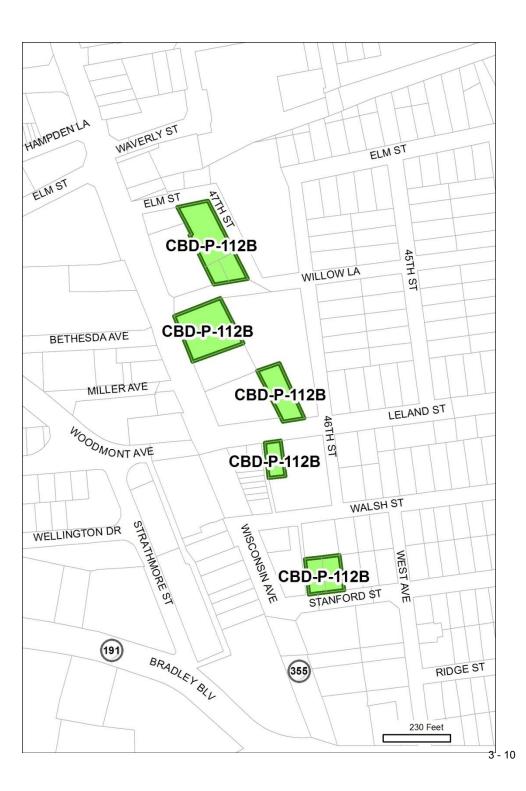
In this case, the Master Plan recommends a height of 90'.



Unique ID: CBD-P-11		2A	PHED
Mas	ster Plan ID: 17		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-1	
Pro	posed Conv:	CR-3.0 C-2.0 R-2.5 H-90 T	
(5/2)			
Pro	p. Revised	CR-3.0 C-2.0 R-2.5 H-35 T	
Con	v:		
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
= =	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
N	Height:	Reduced to 35'	
Doo	son for shanger	·	

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

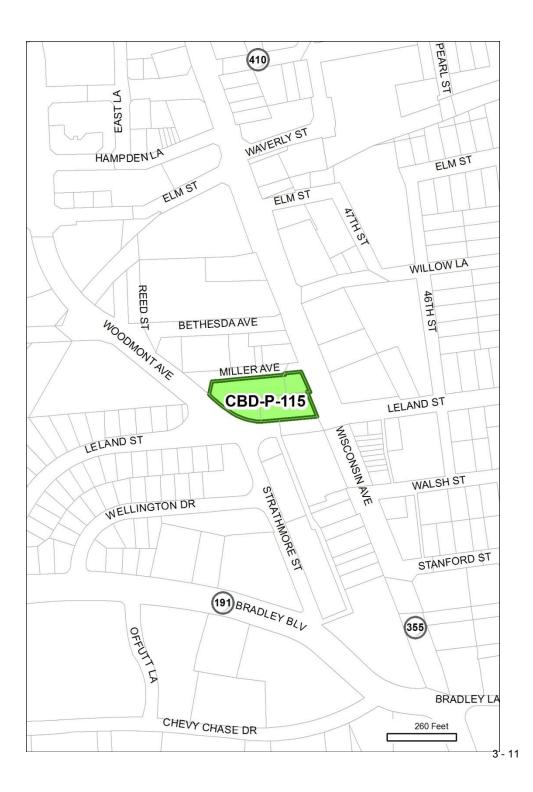
In this case, the Master Plan recommends a height of 35'.



Unique ID: CBD-P-11		2B	PHED
Mas	ster Plan ID: 17		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-1	
Proposed Conv:		CR-3.0 C-2.0 R-2.5 H-90 T	
(5/2)			
Prop. Revised		CR-3.0 C-2.0 R-2.5 H-35 T	
Con	v:		
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
fica	Comm'l FAR:	No change	
lodi	Resid'l FAR:	No change	
2	Height:	Reduced to 35'	
Rea	son for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

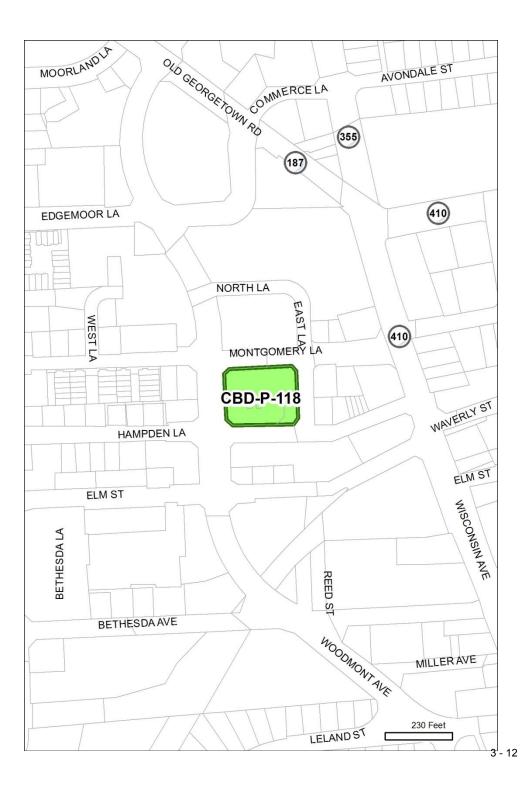
In this case, the Master Plan recommends a height of 35'.



Unique ID: CBD-P-115			PHED
Mas	ter Plan ID: 19		
Master Plan:		Bethesda CBD	
Location:		NW corner of Woodmont and Wisconsin	
Existing Zone:		CBD-R2	
Proposed Conv: (5/2)		CR-3.0 C-1.0 R-3.0 H-200 T	
Prop	o. Revised Conv:	CR-3.0 C-1.0 R-3.0 H-75 T	
Cate	egory:	PHED	
<sub>ω</sub> Zone Group:		No change	
tion	Overall FAR:	No change	
္မ်ိဳ Comm'l FAR:		No change	
Modifications	Resid'l FAR:	No change	
	Height:	Reduced to 75'	
Peacon for change:			·

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

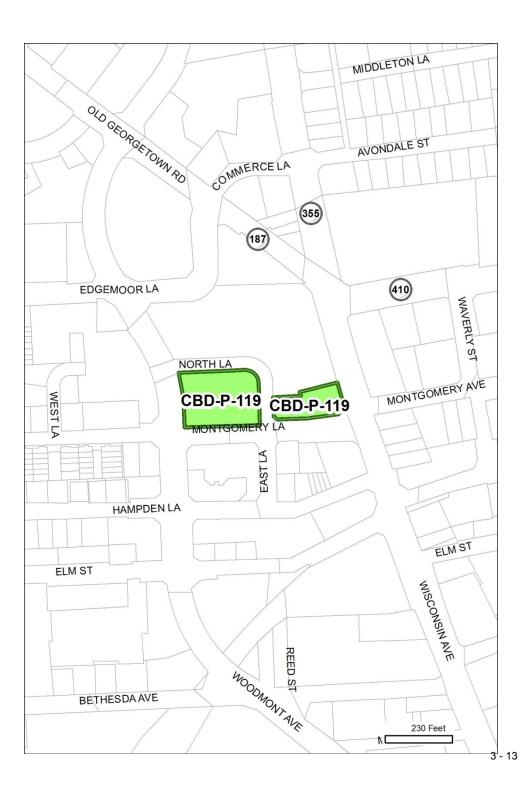
In this case, the Master Plan recommends a height of 75'.



Unique ID: CBD-P-118			PHED
Mas	ster Plan ID: 22		
Master Plan:		Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-2	
Pro	posed Conv: (5/2)	CR-5.0 C-3.0 R-4.5 H-145 T	
Pro	p. Revised Conv:	CR-5.0 C-3.0 R-4.5 H-125 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	No change		
	Resid'l FAR:	No change	
	Height:	Reduced to 125'	
Daa	Descen for change.		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 125'



Unique ID: CBD-P-119			PHED
Master Plan ID:	23		
Master Plan:		Bethesda CBD	
Location:			
Existing Zone:		CBD-3	
Proposed Conv: (5/2)		CR-8.0 C-5.0 R-7.5 H-200 T	
Prop. Revised Conv:		CR-8.0 C-5.0 R-7.5 H-145 T	
Category:		PHED	
ي Zone Group	):	No change	
្នុំ Overall FAR	<b>:</b> :	No change	
Comm'l FAF	₹:	No change	
Resid'l FAR:		No change	
Height:		Reduced to 145'	
Existing Zone: Proposed Conv: ( Prop. Revised Co Category:  Zone Group Overall FAR Comm'l FAR Resid'l FAR:	onv:	CR-8.0 C-5.0 R-7.5 H-200 T CR-8.0 C-5.0 R-7.5 H-145 T PHED  No change No change No change No change	

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

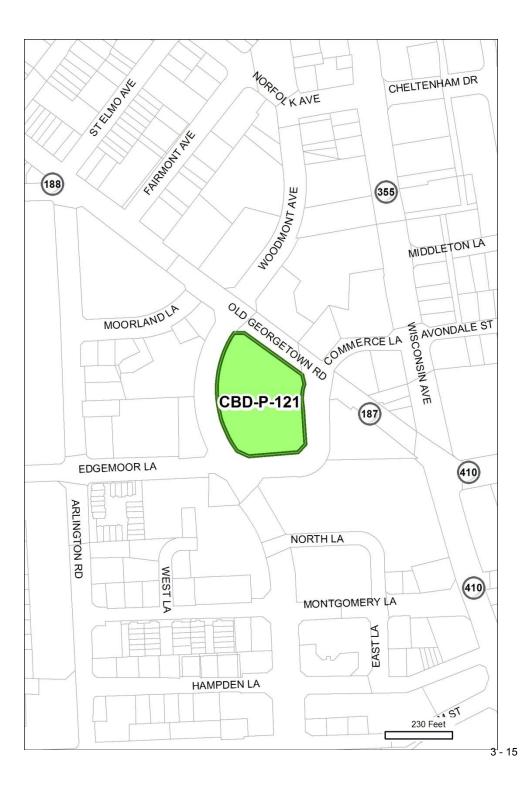
In this case, the Master Plan recommends a height of 143'



Unique ID: CBD-P-120			PHED
Mas	ster Plan ID: 24		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	CBD-3	
Proposed Conv: (5/2)		CR-8.0 C-5.0 R-7.5 H-200 T	
Pro	p. Revised Conv:	CR-8.0 C-5.0 R-7.5 H-175 T	
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
© Comm'l FAR:		No change	
lod	Resid'l FAR:	No change	
Height:		Reduced to 175'	
_			

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

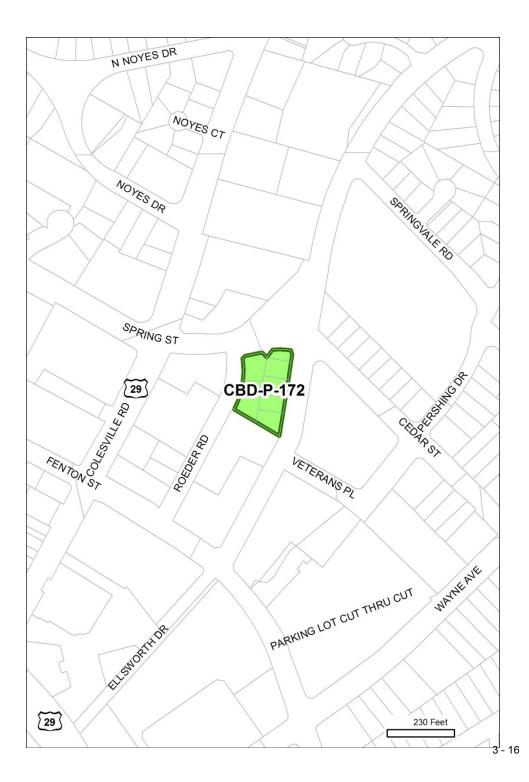
In this case, the Master Plan recommends a height of 175'



Unique ID: CBD-P-121			PHED
Mas	ster Plan ID: 25		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	Woodmont, Edgemoor, Old Geor	getown
Exis	ting Zone:	CBD-R2	
Proposed Conv: (5/2)			
Prop. Revised Conv:		CR-5.0 C-1.0 R-5.0 H-145 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
င္မေ Comm'l FAR:		No change	
lodi	Resid'l FAR:	No change	
≥ Height:		Reduced to 145'	
Zone Group: No change Overall FAR: No change Comm'l FAR: No change Resid'l FAR: No change			

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 143'



Unique ID: CBD-P-172			PHED
Mas	ster Plan ID: 7		
Mas	ster Plan:	Silver Spring CBD	
Loca	ation:	SW Corner Ellsworth and Spring	
Exis	ting Zone:	CBD-2	
Pro	posed Conv: (5/2)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:		CR-5.0 C-3.0 R-4.5 H-75 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
င္မေ Comm'l FAR:		No change	
Modifications	Resid'l FAR:	No change	
۷	Height:	Reduced to 75'	
D	and for about a.		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

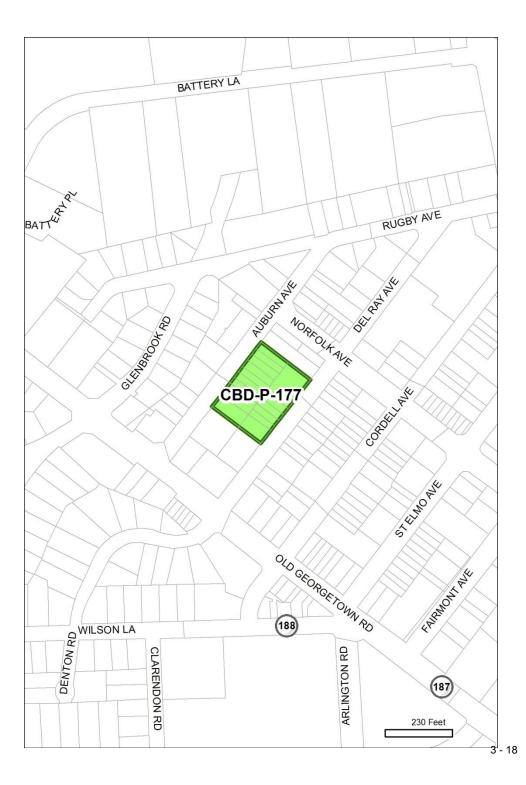
In this case, the Master Plan recommends a height of 75'.



Unique ID: CBD-P-176			PHED
Mas	ster Plan ID: 3		
Mas	ster Plan:	Woodmont Triangle	
Loca	ation:	NE of Norfolk Ave between Aubur	n and St
		Elmo.	
Exis	ting Zone:	CBD-R2	
Pro	posed Conv: (5/2)	CR-5.0 C-1.0 R-5.0 H-200 T	
Prop. Revised Conv:		CR-5.0 C-1.0 R-5.0 H-145 T	
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
ဋ် Comm'l FAR:		No change	
lodi	Resid'l FAR:	No change	
Height:		Reduced to 145'	
Rea	Reason for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

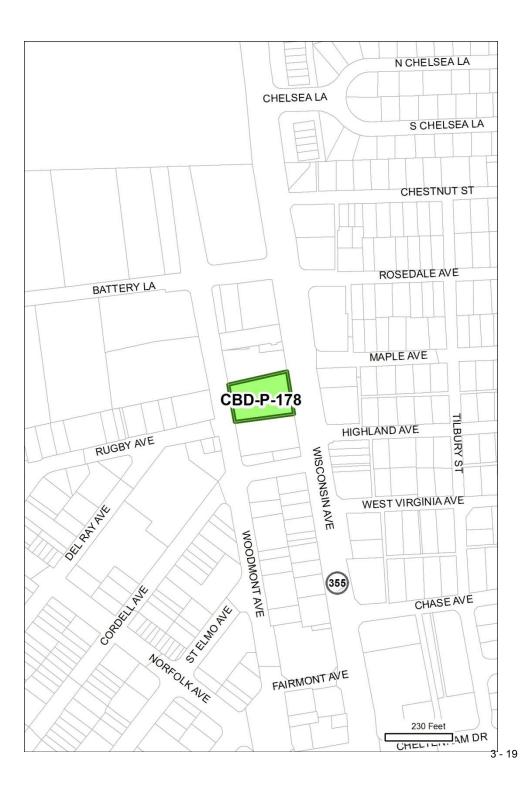
In this case, the Master Plan recommends a height of 143'.



Unique ID: CBD-P-177			PHED
Mas	ster Plan ID: 7		
Mas	ster Plan:	Woodmont Triangle	
Loca	ation:	Block surrounded by Auburn, No	rfolk, Delray,
		Old G'town.	
Exis	Existing Zone: CBD-R1		
Pro	posed Conv: (5/2)	CR-3.0 C-0.75 R-3.0 H-145 T	
Prop. Revised Conv:		CR-3.0 C-0.75 R-3.0 H-90 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
fica	Comm'l FAR:	No change	
lodi	Resid'l FAR:	No change	
Δ	Height:	Reduced to 90'	
Rea	son for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 90'.

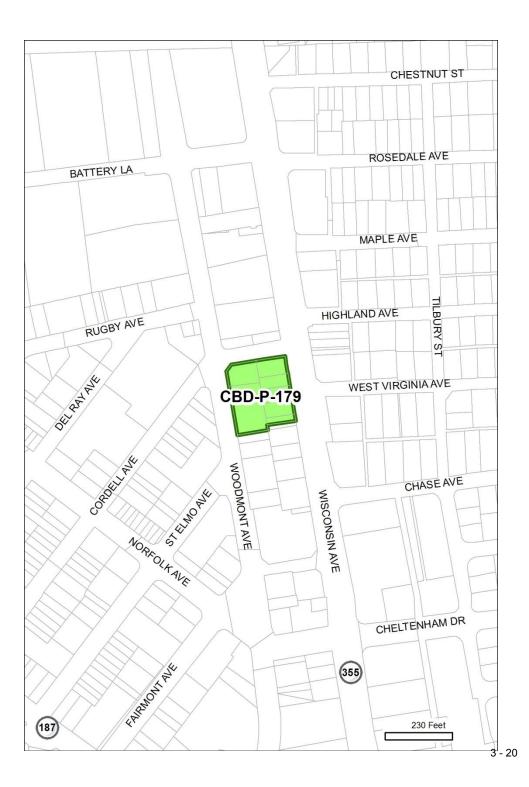


Unique ID: CBD-P-178			staff rec. change	PHED
Mas	ter Plan ID: 2			
Mas	ter Plan:	Woodmont Triang	gle	
Loca	ation:	American Inn prop	perty	
Exis	ting Zone:	CBD-1		
Proposed Conv: (5/2) CR-3.0 C-2.0 R-2.5 H-110 T		H-110 T		
Prop. Revised Conv:		CR-3.0 C-1.0 R-2.5 H-120 T		
Category:		PHED/Staff Error		
S	Zone Group:	No change		
Modifications	Overall FAR:	No change		
ြွှံ Comm'l FAR:		Reduced to 1.0		
lod	Resid'l FAR:	No change		
V	Height:	Increased to 120'		
Dan	Descen for change:			·

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 118'.

Additionally, the Master Plan recommends limiting non-residential FAR to 1.0. The 5/2 conversion gave 2.0 non-residential FAR in error.

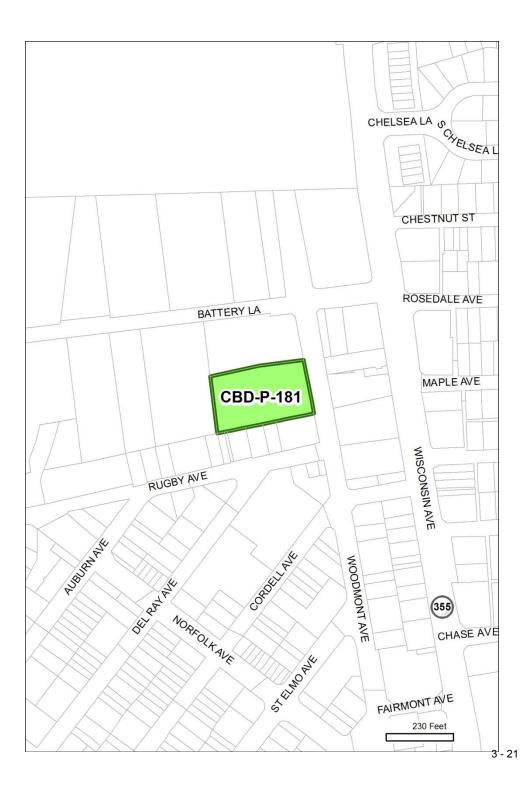


	staff rec. change	PHED	
Woodmont Triang	gle		
American Inn proj	perty		
CBD-1			
CR-3.0 C-2.0 R-2.5	CR-3.0 C-2.0 R-2.5 H-110 T		
CR-3.0 C-1.0 R-2.5 H-120 T			
PHED			
No change			
No change			
Reduced to 1.0			
No change			
Overall FAR: No change  Comm'l FAR: Reduced to 1.0  Resid'l FAR: No change  Height: Increased to 120'			
	American Inn products of CBD-1 CR-3.0 C-2.0 R-2.5 CR-3.0 C-1.0 R-2.5 PHED No change No change Reduced to 1.0 No change	Woodmont Triangle American Inn property CBD-1 CR-3.0 C-2.0 R-2.5 H-110 T CR-3.0 C-1.0 R-2.5 H-120 T PHED No change No change Reduced to 1.0 No change	

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 118'.

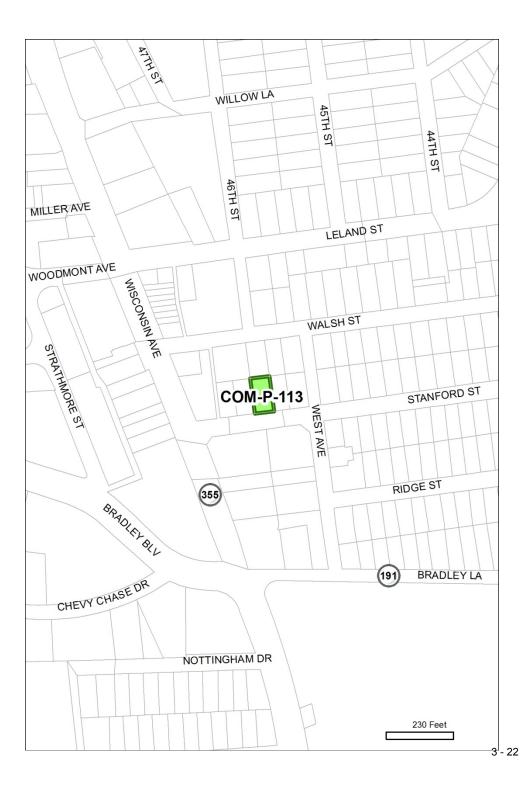
Additionally, the Master Plan recommends limiting non-residential FAR to 1.0. The 5/2 conversion gave 2.0 non-residential FAR in error.



Unique ID: CBD-P-181			PHED
Master Plan ID: 8			
Mas	ster Plan:	Woodmont Triangle	
Loca	ation:	West of Woodmont between Rugl	by and
		Battery	
Exis	ting Zone:	CBD-R1	
Proposed Conv: (5/2)		CR-3.0 C-0.75 R-3.0 H-145 T	
Proposed Rev. Conv:		CR-3.0 C-0.75 R-3.0 H-120 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Comm'l FAR:		No change	
Modifications	Resid'l FAR:	No change	
Height: Decreased to 120'		Decreased to 120'	
Rea	Reason for change:		

The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.

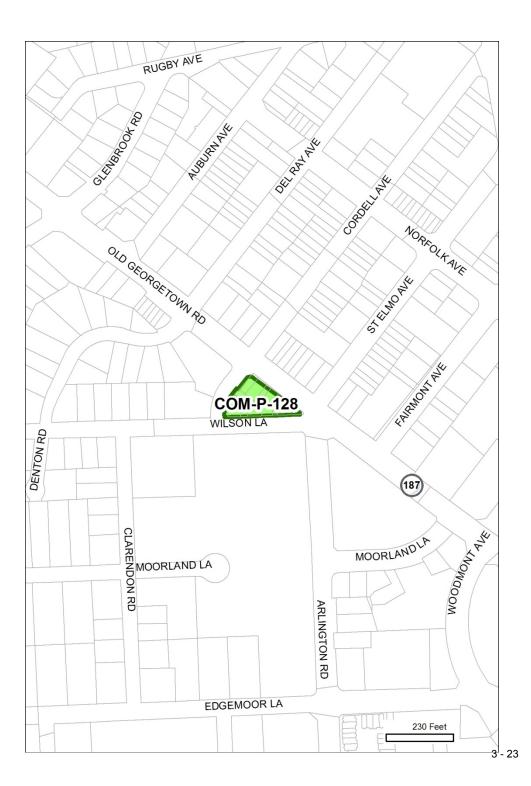
In this case, the Master Plan recommends a height of 118'.



Unique ID: COM-P-113			staff rec. change	PHED
Mas	ster Plan ID: 18			
Mas	ster Plan:	Bethesda CBD		
Loca	ation:			
Exis	ting Zone:	C-2		
Proposed Conv: (5/2)		CRT 1.5 C 1.5 R 1.0 H 45		
Pro	p. Revised Conv:	CRT-1.5 C-1.5 R-0.75 H-35		
Category:		PHED/Staff Recommendation		
SI	Zone Group:	No change		
tior	Overall FAR:	No change		
్ర్త Comm'l FAR:		No change		
Modifications	Resid'l FAR:	Reduced to 0.75		
Height: Reduced to 35'				

Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75. The Planning Board and PHED Committee agree with this recommendation.

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 35'.



Unique ID: COM-P-128			staff rec. change	PHED
Mas	ster Plan ID: 33			
Mas	ster Plan:	Bethesda CBD		
Loca	ation:			
Exis	ting Zone:	C-2		
Proposed Conv: (5/2)		CRT 2.0 C 1.0 R 1.5 H 45		
PHED Conv:		CRT-2.0 C-1.5 R-0.75 H-35		
Category:		PHED/Staff Recommendation		
SI	Zone Group:	No change		
Modifications	Overall FAR:	No change		
్ర్తో Comm'l FAR:		Increased to 1.5		
lodi	Resid'l FAR:	Reduced to 0.75		
2	Height:	Reduced to 35'		

Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75. The Planning Board and PHED Committee agree with this recommendation.

Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.

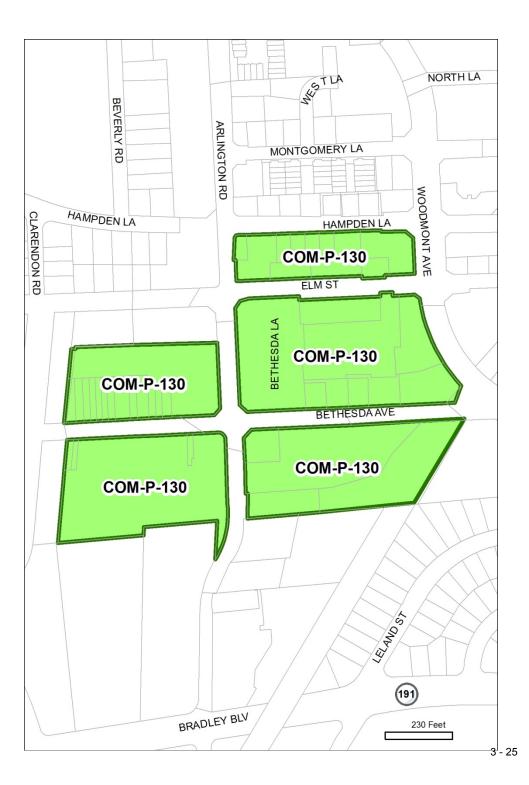
The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 35'.



Unique ID: COM-P-129			staff rec. change	PHED
Mas	ster Plan ID: 34			
Mas	ster Plan:	Bethesda CBD		
Loca	ation:			
Exis	ting Zone:	C-2		
Pro	posed Conv: (5/2)	CRT 1.5 C 1.5 R 1.0 H 45		
PHE	D Conv:	CRT-1.5 C-1.5 R-0.75 H-35		
Category:		PHED/Staff Recommendation		
SI	Zone Group:	No change		
tior	Overall FAR:	No change		
್ರ್ Comm'l FAR:		No change		
Modifications	Resid'l FAR:	Reduced to 0.75		
2	Height:	Reduced to 35'		

Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75. The Planning Board and PHED Committee agree with this recommendation.

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 35'.



Unique ID: COM-P-130			staff rec. change	PHED
Mas	ster Plan ID: 35			
Mas	ster Plan:	Bethesda CBD		
Loca	ation:			
Existing Zone:		C-2		
Pro	posed Conv: (5/2)	CRT 2.5 C 1.5 R 1.5 H 75		
PHED Conv:		CRT-2.25 C-1.5 R-0.75 H-45		
Category:		PHED/Staff Recommendation		
SI	Zone Group:	No change		
Modifications	Overall FAR:	Reduced to 2.25		
ifica	Comm'l FAR:	No change		
lodi	Resid'l FAR:	Reduced to 0.75		
≥ Height:		Reduced to 45'		

Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. Overall development is limited to around 2.25 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75 and overall FAR to 2.25. The Planning Board and PHED Committee agree with this recommendation.

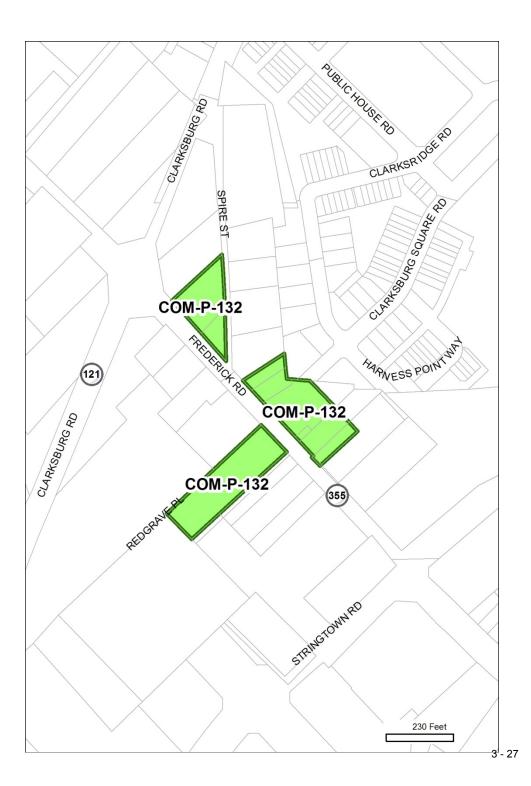
The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 42′.



Unique ID: COM-P-131			staff rec. change	PHED
Mas	ster Plan ID: 37			
Mas	ster Plan:	Bethesda CBD		
Loca	ation:			
Exis	ting Zone:	C-2		
Proj	posed Conv: (5/2)	CRT-2.5 C-1.5 R-1.	CRT-2.5 C-1.5 R-1.5 H-75	
PHED Conv:		CRT-2.25 C-1.5 R-0.75 H-45		
Category:		PHED/Staff Recommendation		
SI	Zone Group: No change			
tior	Overall FAR:	Reduced to 2.25		
Modifications	Comm'l FAR:	No change		
	Resid'l FAR:	Reduced to 0.75		
	Height:	Reduced to 45'		

Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. Overall development is limited to around 2.25 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75 and overall FAR to 2.25. The Planning Board and PHED Committee agree with this recommendation.

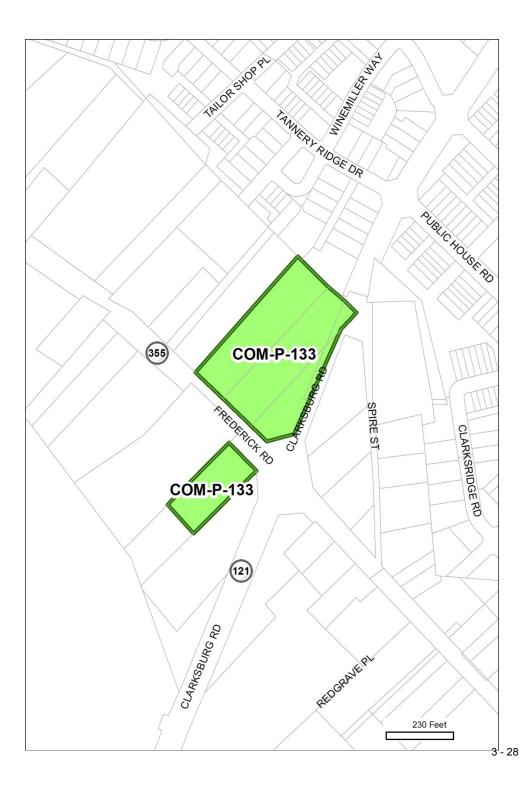
The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 42′.



Unique ID: COM-P-132			PHED
Mas	ster Plan ID: 4		
Mas	ter Plan:	Clarksburg	
Loca	ation:	Historic District C-1 parcels	
Exis	ting Zone:	C-1	
Prop	oosed Conv: (5/2)	NR 1.0 H 45	
Prop. Revised Conv:		NR-1.0 H-30	
Category:		PHED	
IS	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR:	Comm'l FAR:	1	
	Resid'l FAR:	-	
2	Height:	Reduced to 30'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan recommends a height limit of 2 stories in the historic district.

30' should be enough height to accommodate 2 stories.



Unique ID: COM-P-133			PHED
Mas	ster Plan ID: 2		
Mas	ter Plan:	Clarksburg	
Loca	ation:	Historic District C-1 parcels	
Exis	ting Zone:	C-2	
Prop	oosed Conv: (5/2)	GR 1.5 H 65	
Prop. Revised Conv:		GR-1.5 H-30	
Cate	egory:	PHED	
IS	Zone Group:	No change	
tion	Overall FAR:	No change	
Ξ —	Comm'l FAR:	1	
	Resid'l FAR:	1	
2	Height:	Reduced to 30'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan recommends a height limit of 2 stories in the historic district.

30' should be enough height to accommodate 2 stories.

#### Notes:

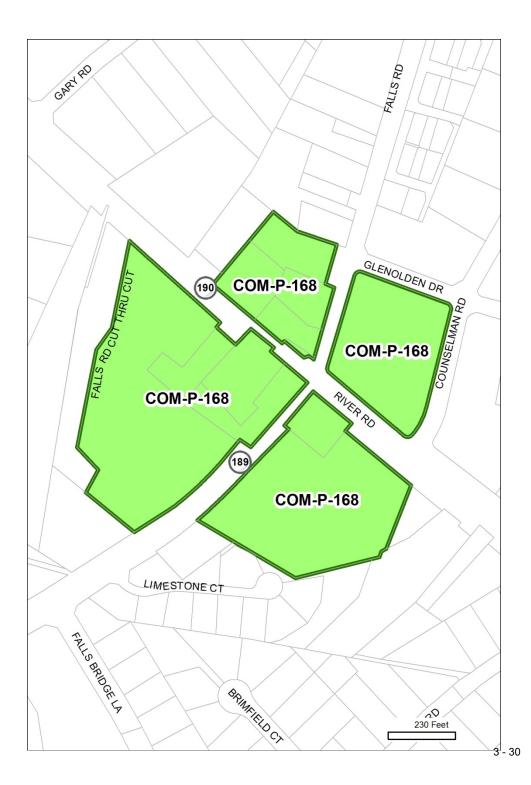
See above.



Unique ID: COM-P-161			staff rec. change	PHED
Mas	Master Plan ID: 27			
Mas	ster Plan:	Germantown TC		
Loca	ation:	SW corner Gunne	r's Branch & 35!	5
Exis	ting Zone:	C-2		
Def	ault Conv: (5/2)	CRT-2.5 C-1.5 R-1.	<del>5 H-75</del>	
PHED Conv:		CRT-2.25 C-1.5 R-0.75 H-60		
Category:		PHED/Staff Recom	nmendations	
SI	Zone Group:	No change		
tion	Overall FAR:	Reduced to 2.25		
Modifications	Comm'l FAR:	No change		
	Resid'l FAR:	Reduced to 0.75		
2	Height:	Reduced to 60'		
		· · · · · · · · · · · · · · · · · · ·	·	

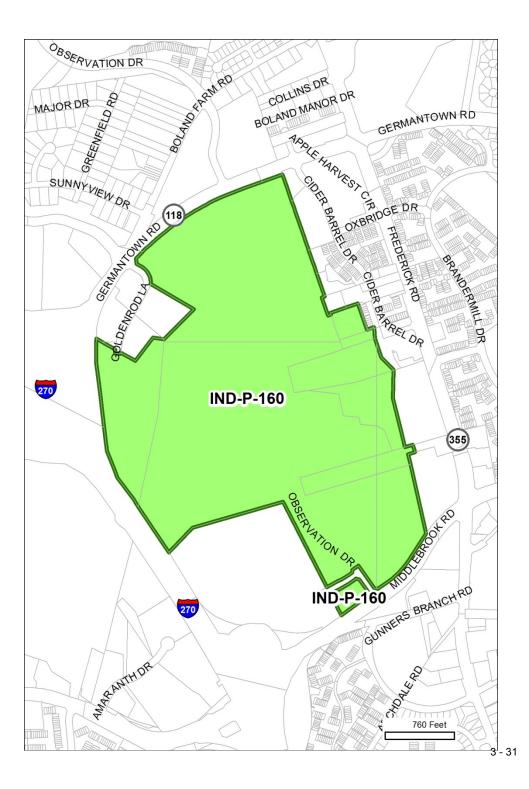
Since the 5/2 conversion was approved by the Planning Board, further staff analysis indicated that residential development in the C-2 zone at present is essentially limited to around 0.75 FAR. Overall development is limited to around 2.25 FAR. As a result, staff is proposing reducing allowed residential FAR to 0.75 and overall FAR to 2.25. The Planning Board and PHED Committee agree with this recommendation.

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan height map recommends 60'.



Unique ID: COM-P-168			PHED
Mas	ster Plan ID: 6		
Mas	ster Plan:	Potomac Sub	
Loca	ation:	Potomac Town Center	
Exis	ting Zone:	C-1	
Proj	posed Conv: (5/2)	NR 1.0 H 45	
Prop. Revised Conv:		NR-1.0 H-35	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 35'	

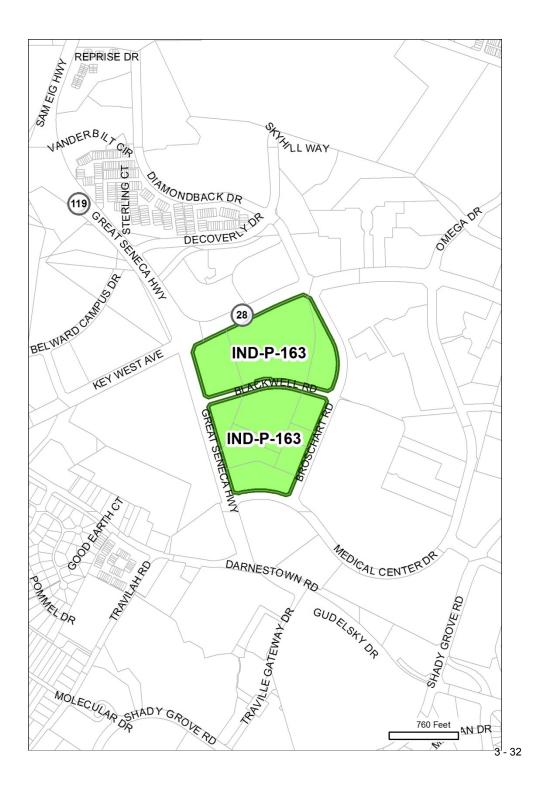
The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations. In this case, the Master Plan recommends a height limit of 35'.



Unique ID: IND-P-160			PHED
Mas	ster Plan ID: 26		
Mas	ster Plan:	Germantown TC	
Loca	ation:	Montgomery College site	
Exis	ting Zone:	LSC	
Proj	posed Conv: (5/2)	LSC 2.0 H 200	
Prop. Revised Conv:		LSC-2.0 H-100	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
ifica	Comm'l FAR:	-	
Modifications	Resid'l FAR:	-	
	Height:	Reduced to 100'	
D	Decree of the color of the colo		

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

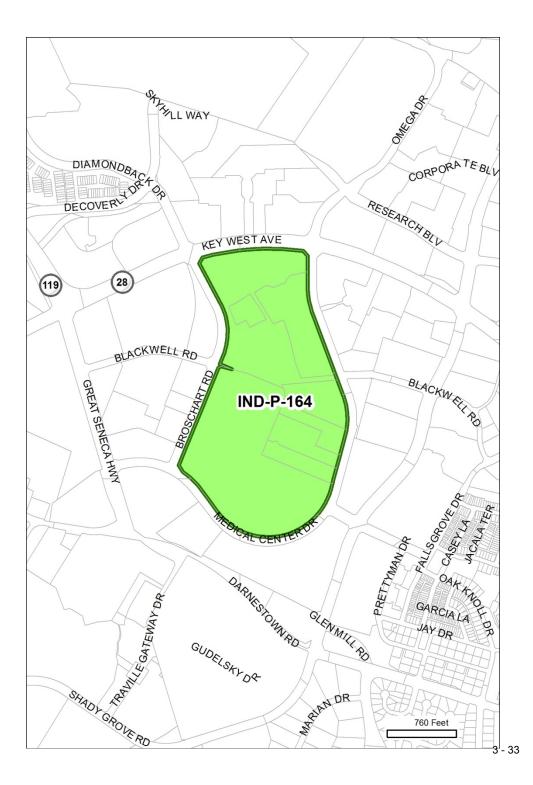
The Master Plan limits height to 100'.



Unique ID: IND-P-163			PHED
Master Plan ID: 1			
Mas	ster Plan:	Great Seneca Science Corridor	
Loca	ation:	Great Seneca, Key West, Brosch	art, Medical
		Center Dr	
Exis	ting Zone:	LSC	
Pro	posed Conv: (5/2)	LSC 2.0 H 200	
Prop. Revised Conv: LSC-1.		LSC-1.0 H-150	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 150'	
Reason for change:			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

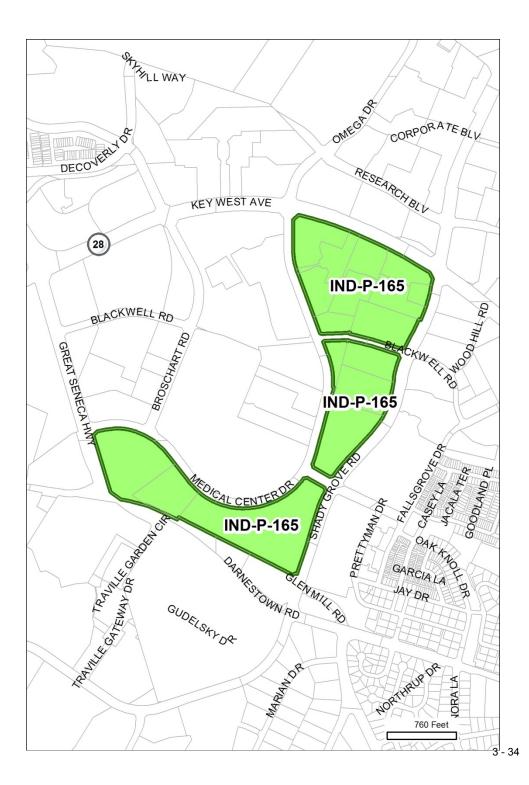
The Master Plan limits density to 1.0 FAR, limits heights to 150'.



Unique ID: IND-P-164			PHED
Master Plan ID: 2			
Mas	ster Plan:	Great Seneca Science Corridor	
Loca	ation:	Broschart, Key West, Medical Cer	nter Dr
Exis	ting Zone:	LSC	
Proposed Conv: (5/2) LSC 2.0 H 200			
Proj	p. Revised Conv:	LSC-1.5 H-150	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
fica	Comm'l FAR:	-	
Modifications	Resid'l FAR:	-	
	Height:	Reduced to 150'	
_	Decree of the characteristic control of the control		

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

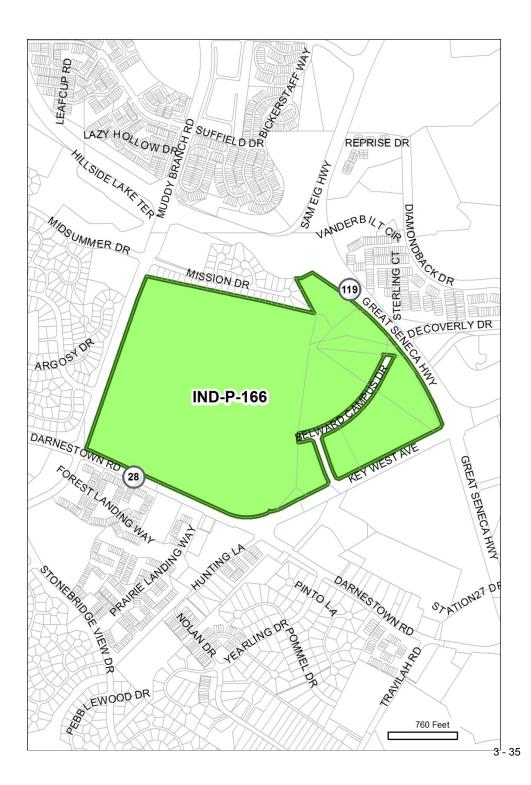
The Master Plan limits density to 1.5 FAR, limits heights to 150'.



Unique ID: IND-P-165			PHED
Mas	Master Plan ID: 3		
Mas	ster Plan:	Great Seneca Science Corridor	
Loca	ation:	East, south sides of Medical Cen	ter Dr.
Exis	ting Zone:	LSC	
Proposed Conv: (5/2)		LSC 2.0 H 200	
Prop. Revised Conv:		LSC-1.0 H-110	
Cate	egory:	PHED	
SI	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 1.0	
fica	Comm'l FAR:	-	
lodi	Resid'l FAR:	-	
2	Height:	Reduced to 110'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

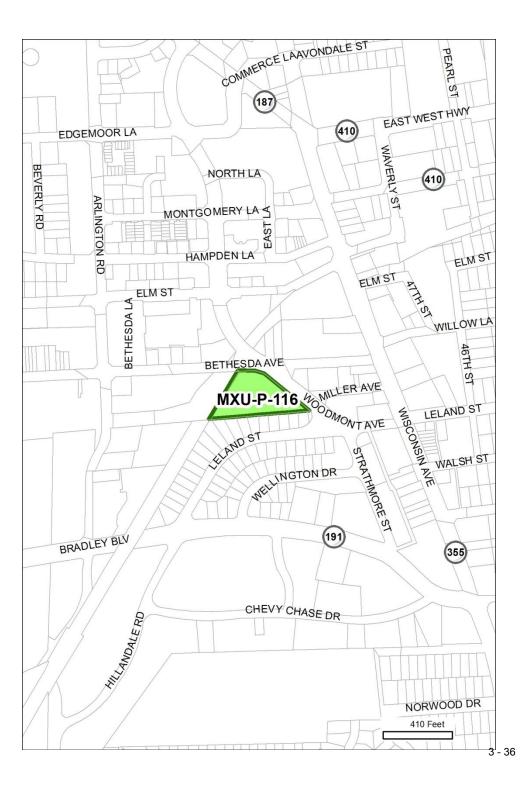
The Master Plan limits density to 1.0 FAR, MP limits heights to 110'.



Unique ID: IND-P-166			PHED
Mas	ster Plan ID: 4		
Mas	ter Plan:	Great Seneca Science Corridor	
Loca	ation:	Belward Campus	
Exis	ting Zone:	LSC	
Prop	oosed Conv: (5/2)	LSC 2.0 H 200	
Prop	o. Revised Conv:	LSC-1.0 H-150	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Modifications	Comm'l FAR:	1	
	Resid'l FAR:	-	
2	Height:	Reduced to 150'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits density to 1.0 FAR, limits heights to 150'.



Unique ID: MXU-P-116		PHED	
Mas	ster Plan ID: 20		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	Lot 31	
Exis	ting Zone:	TS-M	
Pro	posed Conv: (5/2)	CR-3.0 C-2.5 R-2.5 H-200 T	
Pro	p. Revised Conv:	CR-3.0 C-2.5 R-2.5 H-60 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
2	Height:	Reduced to 60'	
_			

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 5 stories.



Unique ID: MXU-P-117		PHED	
Mas	ster Plan ID: 21		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	Lot 31A	
Exis	ting Zone:	TS-M	
Proposed Conv: (5/2)		CR-3.0 C-2.5 R-2.5 H-200 T	
Prop. Revised Conv:		CR-3.0 C-2.5 R-2.5 H-75 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
lodi	Resid'l FAR:	No change	
2	Height:	Reduced to 75'	

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 75'.



Unique ID: MXU-P-122			PHED
Mas	ster Plan ID: 27		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	TS-R	
Pro	posed Conv: (5/2)	CR-2.5 C-1.0 R-2.0 H-200 T	
Prop. Revised Conv:		CR-2.5 C-1.0 R-2.0 H-125 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
္ဗီ Comm'l FAR:		No change	
Overall FA Comm'l FA Resid'l FAF Height:	Resid'l FAR:	No change	
	Height:	Reduced to 125'	
Reason for change:			

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 122'.

#### Notes:

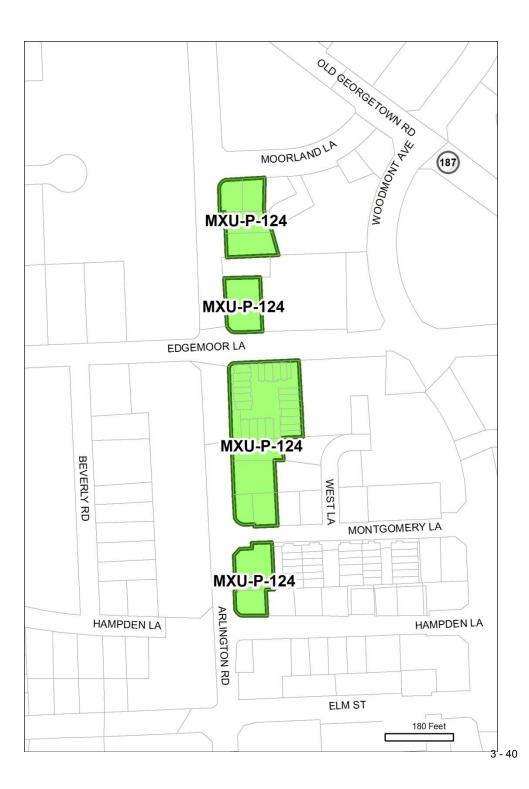
See above.



D

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 90'.



Unique ID: MXU-P-124			PHED
Mas	ster Plan ID: 29		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	TS-R	
Proposed Conv: (5/2)		CR-2.5 C-1.0 R-2.0 H-200 T	
Prop. Revised Conv:		CR-2.5 C-1.0 R-2.0 H-35 T	
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
্টু Comm'l FAR:		No change	
lodi	Resid'l FAR:	No change	
N	Height:	Reduced to 35'	
_			

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

In this case, the Master Plan recommends a height of 35'.



Unique ID: MXU-P-125			PHED
Mas	ster Plan ID: 30		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	TS-R	
Proposed Conv: (5/2)		CR-2.5 C-1.0 R-2.0 H-200 T	
Prop. Revised Conv:		CR-2.5 C-1.0 R-2.0 H-65 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
© Comm'l FAR:		No change	
Modifications	Resid'l FAR:	No change	
2	Height:	Reduced to 65'	

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

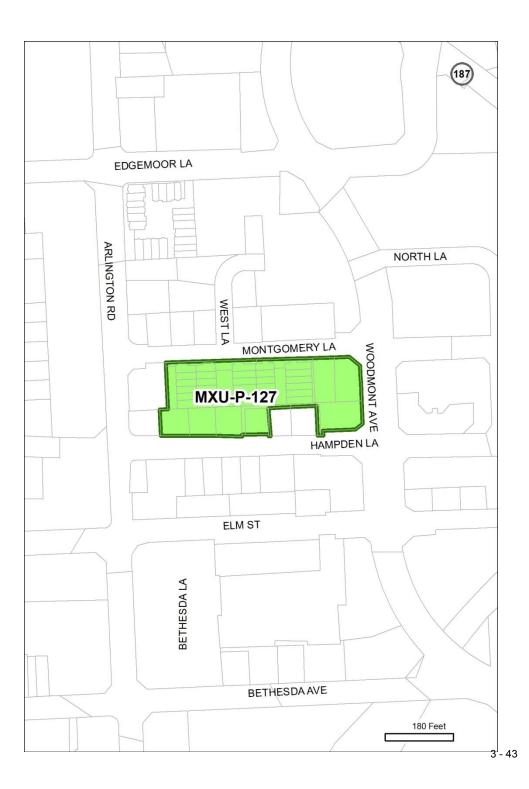
In this case, the Master Plan recommends a height of 65'.



Unique ID: MXU-P-126			PHED
Mas	ster Plan ID: 31		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	TS-R	
Proj	posed Conv: (5/2)	CR-2.5 C-1.0 R-2.0 H-200 T	
Pro	p. Revised Conv:	CR-2.5 C-1.0 R-2.0 H-110 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	No change	
္ဗီ Comm'l FAR:		No change	
lod	Resid'l FAR:	No change	
٧	Height:	Reduced to 110'	
Daa	san far shanga.		·

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

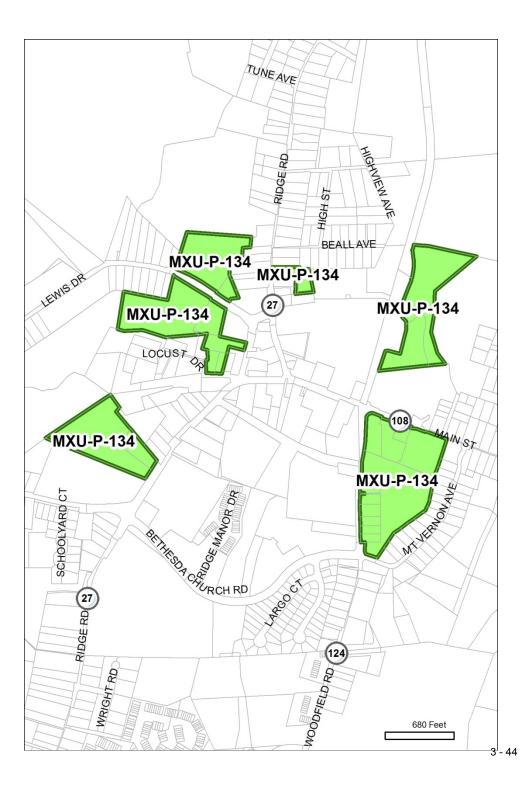
In this case, the Master Plan recommends a height of 110'.



Unique ID: MXU-P-127			PHED
Mas	ster Plan ID: 32		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:		
Exis	ting Zone:	TS-R	
Pro	posed Conv: (5/2)	CR-2.5 C-1.0 R-2.0 H-200 T	
Prop. Revised Conv:		CR-2.5 C-1.0 R-2.0 H-65 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
≝	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
2	Height:	Reduced to 65'	
_			

The 5/2 conversion used the statutory maximum heights for converting the all zones. The PHED Committee requested that Master Plan recommended heights be codified.

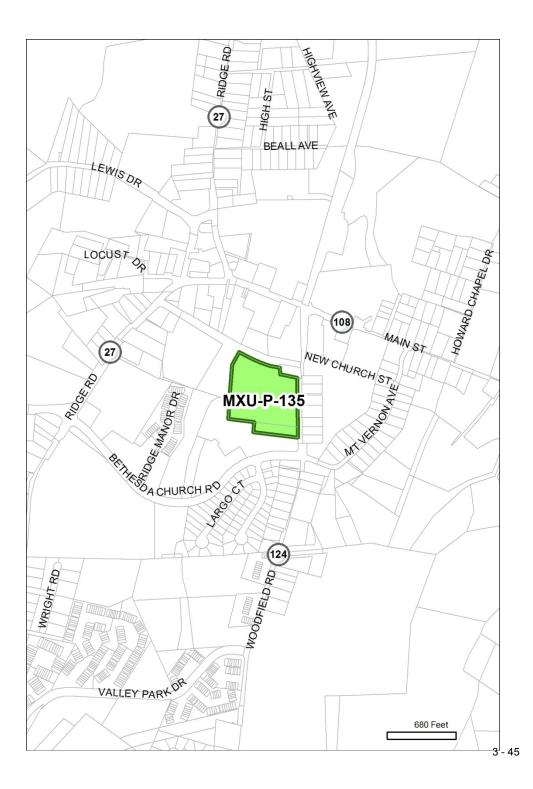
In this case, the Master Plan recommends a height of 65'



Unique ID: MXU-P-134		PHED	
Maste	er Plan ID: 2		
Maste	er Plan:	Damascus	
Locat	ion:	Town Center (outer)	
Existi	ng Zone:	MXTC/TDR	
Proposed Conv: (5/2)		CRT 2.0 C 1.0 R 1.5 H 70 T	
Prop. Revised Conv:		CRT-1.0 C-0.5 R-0.5 H-55 T	
Categ	gory:	PHED	
SI .	Zone Group:	No change	
tior	Overall FAR:	Reduced to 1.0	
ifica	Comm'l FAR:	Reduced to 0.5	
Modifications	Resid'l FAR:	Reduced to 0.5	
2 I	Height:	Reduced to 55'	

The 5/2 conversion gave the standard conversion to all MXTC properties, which included the statutory limits on density and height. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

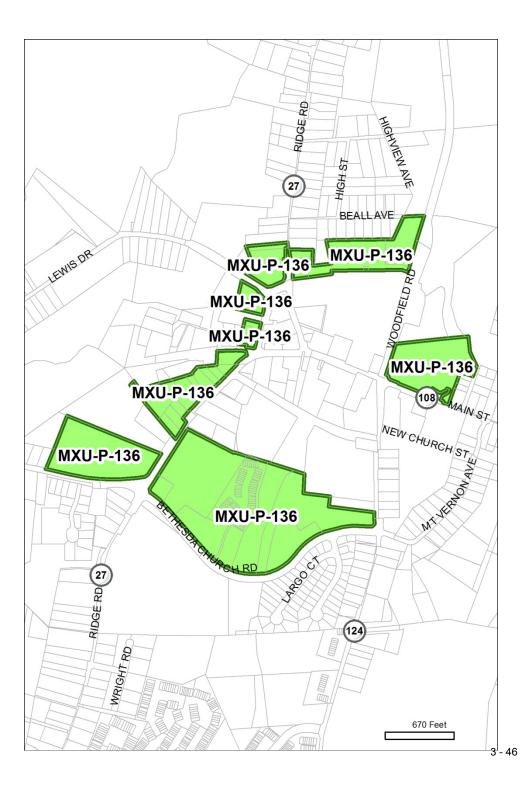
The Master Plan recommends non-residential density limited to 0.5 FAR, recommends residential density limited to 20 du/ac, recommends heights limited to 55'.



Unique ID: MXU-P-135		PHED
ster Plan ID: 5		
ster Plan:	Damascus	
ation:	Town Center (inner)	
ting Zone:	MXTC/TDR	
posed Conv: (5/2)	CRT 2.0 C 1.0 R 1.5 H 70 T	
p. Revised Conv:	CRT-1.5 C-1.0 R-0.5 H-55 T	
egory:	PHED	
Zone Group:	No change	
Overall FAR:	Reduced to 1.5	
Comm'l FAR:	No change	
Resid'l FAR:	Reduced to 0.5	
Height:	Reduced to 55'	
	ster Plan ID: 5 ster Plan: ation: ation: ting Zone: posed Conv: (5/2) p. Revised Conv: egory: Zone Group: Overall FAR: Comm'l FAR: Resid'l FAR:	ster Plan ID: 5 ster Plan: Damascus Town Center (inner) sting Zone: MXTC/TDR posed Conv: (5/2) CRT 2.0 C 1.0 R 1.5 H 70 T CRT-1.5 C-1.0 R-0.5 H-55 T PHED  Zone Group: No change Overall FAR: Reduced to 1.5 Comm'l FAR: Reduced to 0.5

The 5/2 conversion gave the standard conversion to all MXTC properties, which included the statutory limits on density and height. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

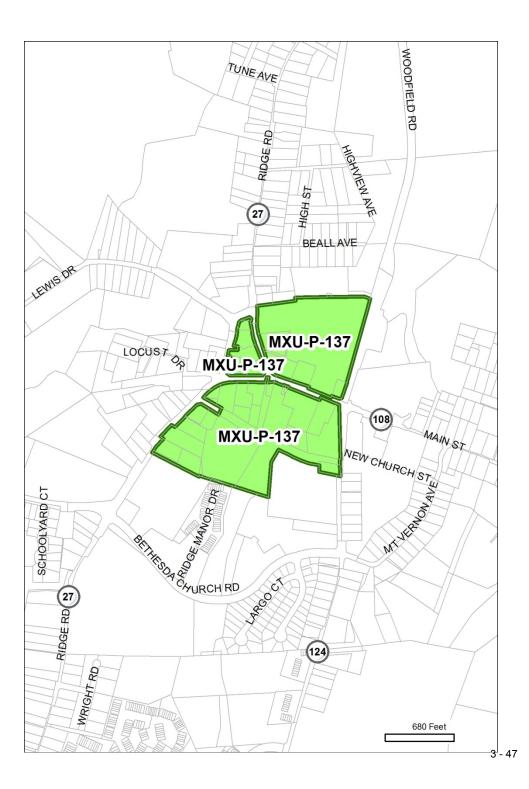
The Master Plan recommends non-residential density limited to 1.0 FAR, recommends residential density limited to 20 du/ac, recommends heights limited to 55'.



Unique ID: MXU-P-136			PHED
Mas	ster Plan ID: 3		
Mas	ster Plan:	Damascus	
Loca	ation:	Town Center (outer)	
Exis	ting Zone:	MXTC	
Proposed Conv: (5/2)		CRT 2.0 C 1.0 R 1.5 H 70 T	
Prop. Revised Conv:		CRT-1.0 C-0.5 R-0.5 H-55 T	
Category:		PHED	
SI	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 1.0	
fica	€ Comm'l FAR:	Reduced to 0.5	
lodi	Resid'l FAR:	Reduced to 0.5	
N	Height:	Reduced to 55'	
Posson for change:		_	

The 5/2 conversion gave the standard conversion to all MXTC properties, which included the statutory limits on density and height. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

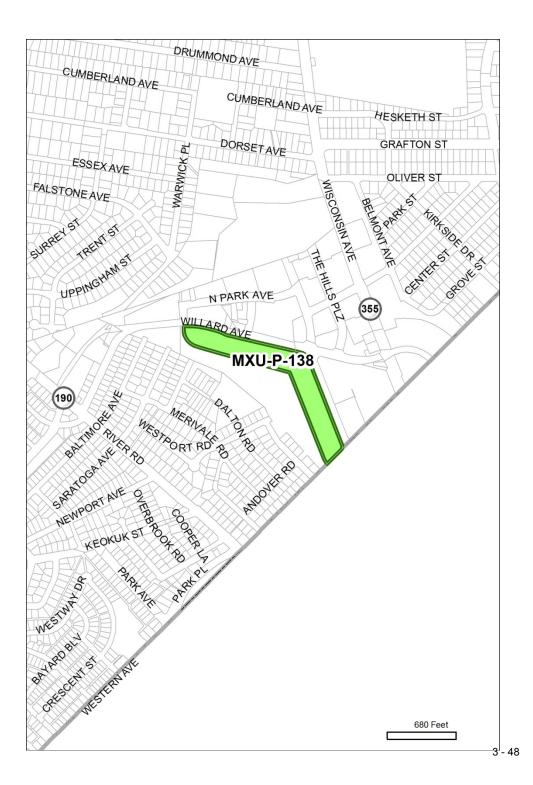
The Master Plan recommends non-residential density limited to 0.5 FAR, recommends residential density limited to 20 du/ac, recommends heights limited to 55'.



Unique ID: MXU-P-137			PHED
Mas	ster Plan ID: 4		
Mas	ter Plan:	Damascus	
Loca	ation:	Town Center (inner)	
Exis	ting Zone:	MXTC	
Proposed Conv: (5/2)		CRT 2.0 C 1.0 R 1.5 H 70 T	
Prop. Revised Conv:		CRT-1.5 C-1.0 R-0.5 H-55 T	
Category:		PHED	
IS	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 1.5	
ું Comm'l FAR:		No change	
lod	Resid'l FAR:	Reduced to 0.5	
2	Height:	Reduced to 55'	
_			

The 5/2 conversion gave the standard conversion to all MXTC properties, which included the statutory limits on density and height. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

Master Plan recommends non-residential density limited to 1.0 FAR, recommends residential density limited to 20 du/ac, recommends heights limited to 55'.

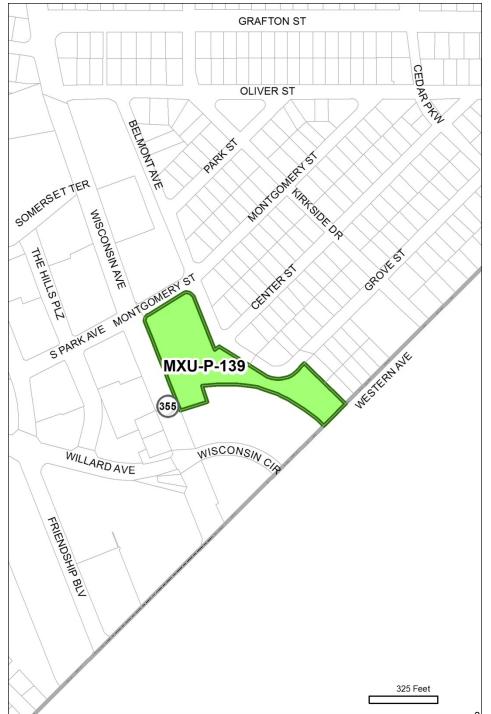


Unique ID: MXU-P-138			PHED
Master Plan ID: 2			
Mas	ster Plan:	Friendship Heights	
Loca	ation:	GEICO site	
Exis	ting Zone:	TS-M	
Proposed Conv: (5/2)		CR 3.0 C 2.5 R 2.5 H 200 T	
Prop. Revised Conv:		CR-2.5 C-2.0 R-1.0 H-90 T	
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 2.5	
္မ်ဳိ Comm'l FAR:		Reduced to 2.0	
lodi	Resid'l FAR:	Reduced to 1.0	
2	Height:	Reduced to 90'	

The 5/2 conversion gave the standard conversion to all TS-M properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The site is 445,970.90 SF. The Master Plan recommends non-residential density limited to 810,000 SF [1.82 FAR], residential limited to 272 units [@1,250 SF/du = 0.76 FAR].

The Master Plan recommends a maximum height of 9 stories on the site, with the greatest height near Willard Avenue, stepping down to 5 stories at Western.

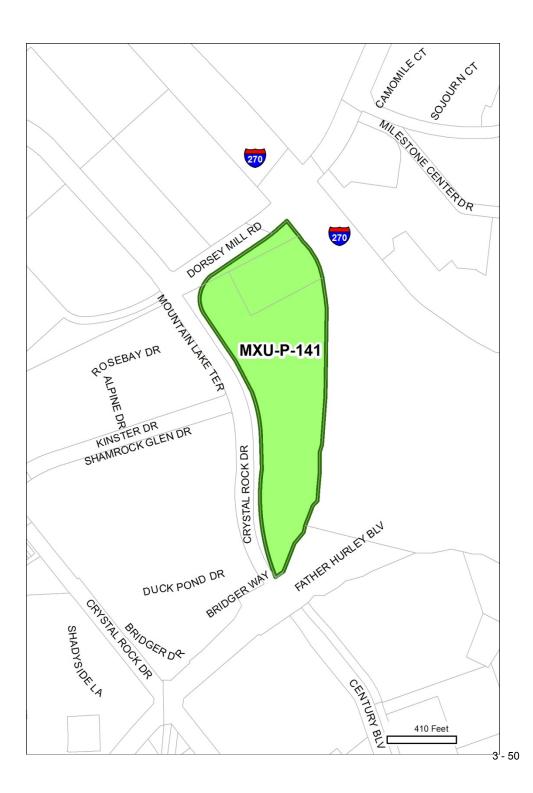


Unique ID: MXU-P-139			PHED
Mas	ter Plan ID: 6		
Mas	ter Plan:	Friendship Heights	
Loca	ation:	Lot 10A, CC Land Co. Parking Lot	
Exis	ting Zone:	TS-M	
Prop	oosed Conv: (5/2)	CR 3.0 C 2.5 R 2.5 H 200 T	
Prop. Revised Conv:		CR-0.75 C-0.75 R-0.5 H-40 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.75	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	Reduced to 0.75		
	Resid'l FAR:	Reduced to 0.5	
	Height:	Reduced to 40'	
D			

The 5/2 conversion gave the standard conversion to all TS-M properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The site is 195,060.11 SF. The Master Plan recommends total development limited o 112,000 SF [0.57 FAR], height limited to 3 floors, ground floor retail required.

Residential FAR allowed to 0.5 FAR to mandate ground floor retail for full density.



Unique ID: MXU-P-141			PHED
Mas	ster Plan ID: 1		
Mas	ster Plan:	Germantown TC	
Loca	ation:	E corner of Crystal Rock at Dorsey	y Mill
Exis	ting Zone:	TMX-2	
Proj	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.5 H-75 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Overall FAR: Comm'l FAR: Resid'l FAR:	Reduced to 0.75		
	Resid'l FAR:	Reduced to 0.5	
2	Height:	Reduced to 75'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall FAR to 1.0, calls for a min of 60% employment, maximum of 40% residential, max height of 72'.

#### Notes:

40% of development is 0.4 FAR. So 0.5 FAR residential meets the mix.



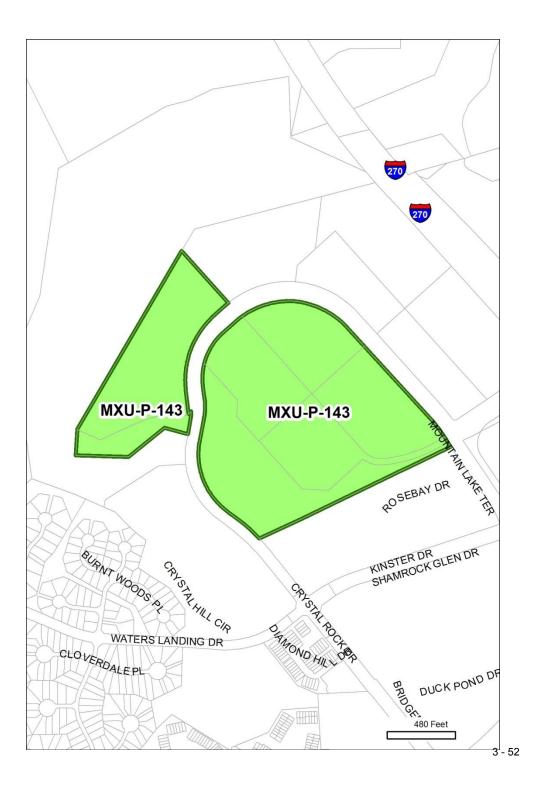
Unique ID: MXU-P-142			PHED
Mas	ster Plan ID: 2		
Mas	ster Plan:	Germantown TC	
Loca	ation:	East side/north side of Crystal Ro	ck, north of
		Dorsey Mill	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR-2.0 C-1.5 R-1.5 H-150 T	
Pro	p. Revised Conv:	CR-0.75 C-0.5 R-0.5 H-145 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.75	
Modifications	Comm'l FAR:	Reduced to 0.5	
	Resid'l FAR:	Reduced to 0.5	
	Height:	Reduced to 145'	
Reason for change:			

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

Master Plan limits overall FAR to 0.7, limits height to 145'.

#### Notes:

No mix of uses is specified by the MP. An even 0.5 was given to each.



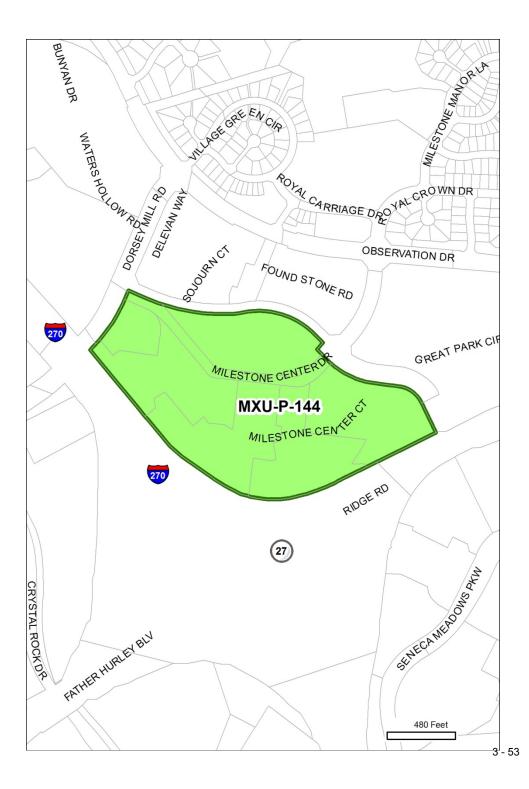
Unique ID: MXU-P-143			PHED
Mas	ster Plan ID: 3		
Mas	ster Plan:	Germantown TC	
Loca	ation:	West side of Crystal Rock, north o	f Dorsey Mill
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR-2.0 C-1.5 R-1.5 H-150 T	
Prop. Revised Conv:		CR-0.75 C-0.5 R-0.5 H-145 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.75	
Overall FAR: Comm'l FAR: Resid'l FAR:	Reduced to 0.5		
	Resid'l FAR:	Reduced to 0.5	
2	Height:	Reduced to 145'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

Master Plan limits overall FAR to 0.7, limits height to 145'.

#### Notes:

No mix of uses is specified by the MP. An even 0.5 was given to each.



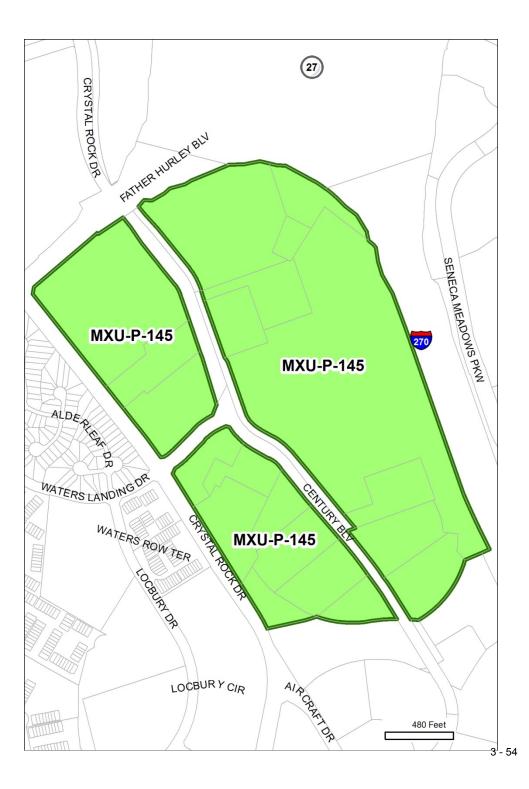
Unique ID: MXU-P-144		PHED	
Mas	ster Plan ID: 4		
Mas	ster Plan:	Germantown TC	
Loca	ation:	Milestone Center	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-1.0 R-0.25 H-125 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tior	Overall FAR:	Reduced to 1.0	
Modifications	Comm'l FAR:	Reduced to 1.0	
	Resid'l FAR:	Reduced to 0.25	
	Height:	Reduced to 125'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.0, limits heights to 125', limits residential to 20% of total density.

#### Notes:

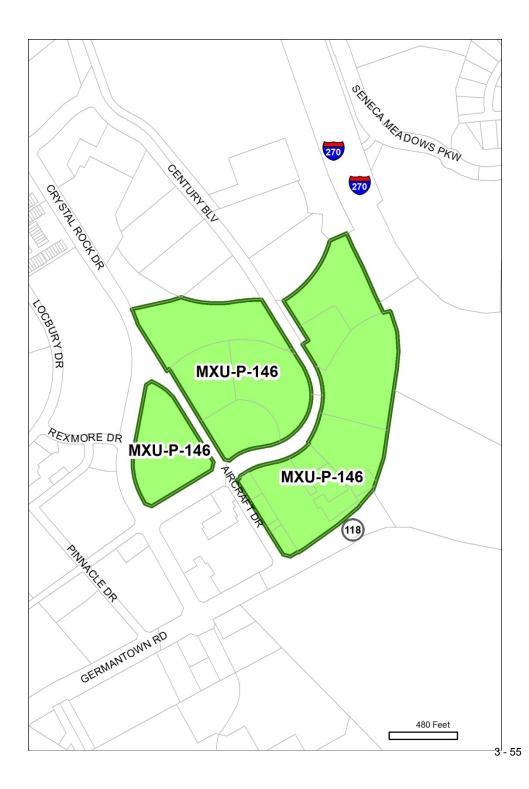
20% of overall density for residential would be 0.2 FAR. 0.25 is closest available increment.



Unio	Unique ID: MXU-P-145		
Master Plan ID: 7			
Mas	ster Plan:	Germantown TC	
Loca	ation:	Both sides of Century Bl, south of	f Father
		Hurley 2 blocks	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.5 H-145 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Modifications	Comm'l FAR:	Reduced to 0.75	
	Resid'l FAR:	Reduced to 0.5	
	Height:	Reduced to 145'	
Pos	Reason for change:		

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

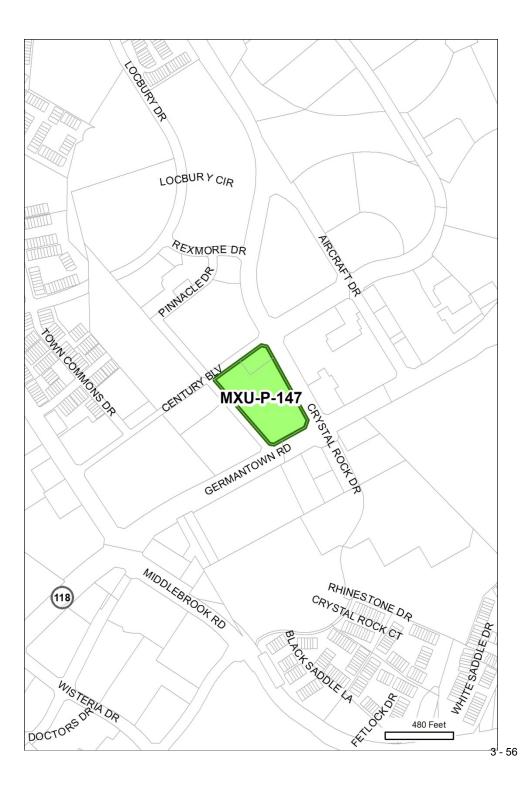
The Master Plan limits overall density to 1.0, limits heights to 143', limits residential to 40-50% of total, limits commercial to 50-60% of total.



Unio	Unique ID: MXU-P-146		
Master Plan ID: 30			
Mas	ster Plan:	Germantown TC	
Loca	ation:	Both sides of Century Bl, north of	Crystal Rock
		Dr 2 blocks	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Pro	p. Revised Conv:	CR-2.0 C-1.5 R-1.5 H-145 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
fica	Comm'l FAR:	No change	
Modifications	Resid'l FAR:	No change	
	Height:	Reduced to 145'	
Reason for change:			

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

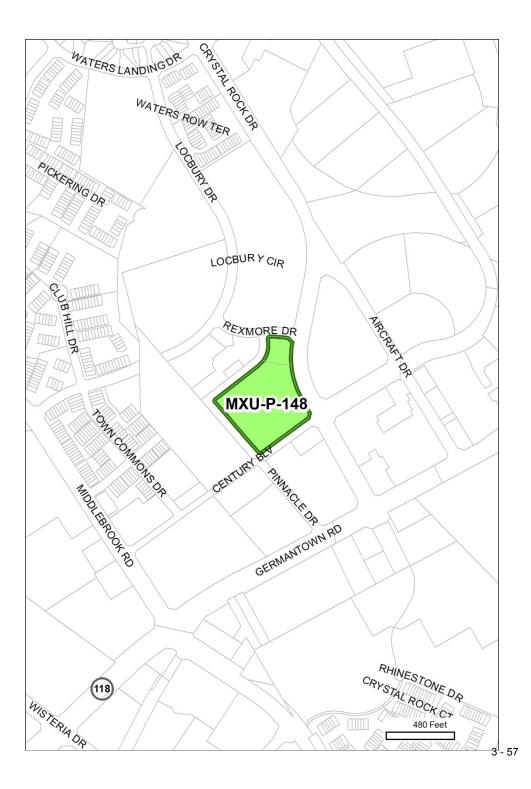
MP limits heights to 143'.



Unique ID: MXU-P-147			PHED
Mas	ster Plan ID: 9		
Mas	ster Plan:	Germantown TC	
Loca	ation:	Crystal Rock, Pinnacle, Century, ar	ıd
		Germantown Rd	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.5 C-1.0 R-1.0 H-145 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Modifications	Comm'l FAR:	Reduced to 1.0	
	Resid'l FAR:	Reduced to 1.0	
	Height:	Reduced to 145'	
Pos	Reason for change:		

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

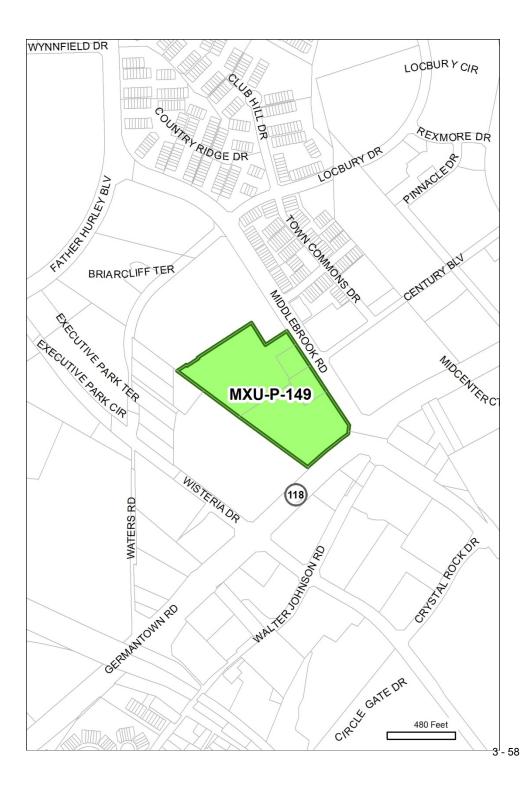
Master Plan limits overall density to 1.5 FAR, height limited to 143'. Commercial and Residential components limited to 1.0 to force a mixed use development for full density.



Unique ID: MXU-P-148			PHED
Mas	ster Plan ID: 10A		
Mas	ter Plan:	Germantown TC	
Loca	ation:	Crystal Rock, Pinnacle, and Century	,
Exis	ting Zone:	TMX-2	
Prop	oosed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.75 H-60 T	
Cate	egory:	PHED	
15	Zone Group:	No change	
tior	Overall FAR:	Reduced to 1.0	
Overall FAR: Comm'l FAR: Resid'l FAR:	Reduced to 0.75		
	Resid'l FAR:	Reduced to 0.75	
2	Height:	Reduced to 60'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

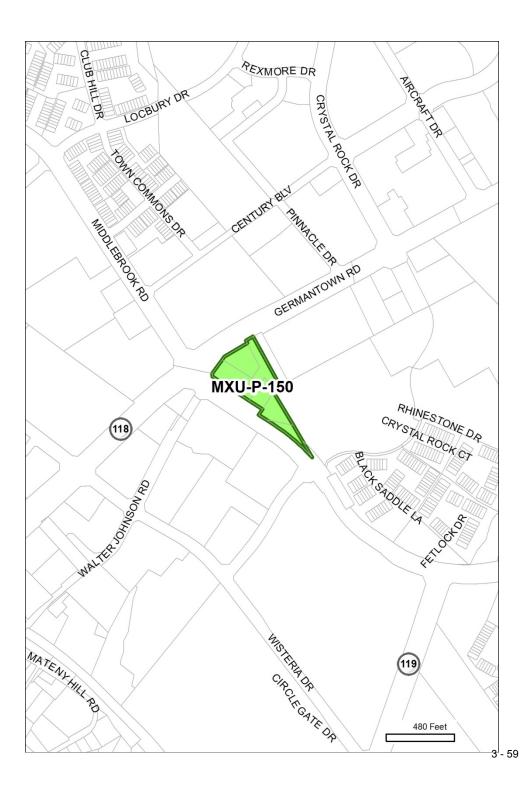
The Master Plan limits overall density to 1.0, heights limited to 60'. Commercial and Residential components limited to 0.75 to force a mixed use development for full density.



Unique ID: MXU-P-149			PHED
Mas	ster Plan ID: 10B		
Mas	ter Plan:	Germantown TC	
Loca	ation:	NW corner Middlebrook and Ger	mantown Rd
Exis	ting Zone:	TMX-2	
Prop	oosed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop	o. Revised Conv:	CR-1.0 C-0.75 R-0.75 H-100 T	
Cate	egory:	PHED	
15	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	Reduced to 0.75		
	Resid'l FAR:	Reduced to 0.75	
	Height:	Reduced to 100'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

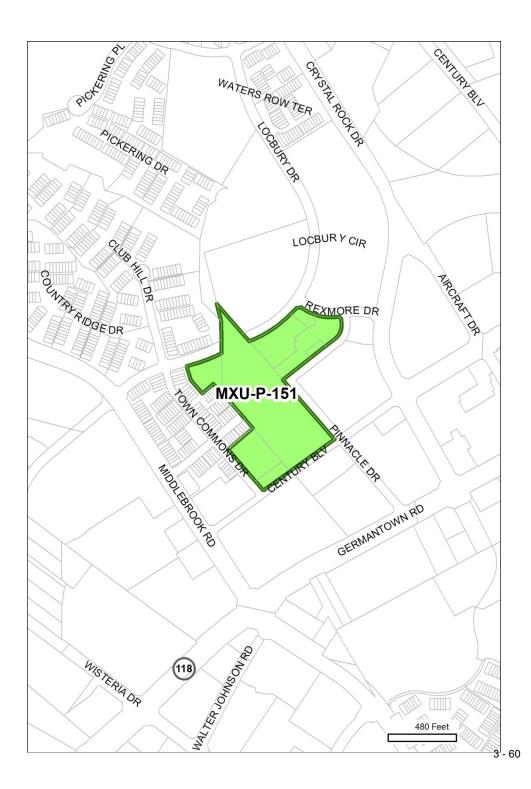
The Master Plan limits overall density to 1.0, heights limited to 100'. Commercial and Residential components limited to 0.75 to force a mixed use development for full density.



Unique ID: MXU-P-150			PHED
Mas	ster Plan ID: 10C		
Mas	ster Plan:	Germantown TC	
Loca	ation:	SE corner Middlebrook and Germa	antown Rd
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.75 H-100 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
Overall FAR: Comm'l FAR: Resid'l FAR:	Reduced to 0.75		
	Resid'l FAR:	Reduced to 0.75	
2	Height:	Reduced to 100'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.0, heights limited to 100'. Commercial and Residential components limited to 0.75 to force a mixed use development for full density.

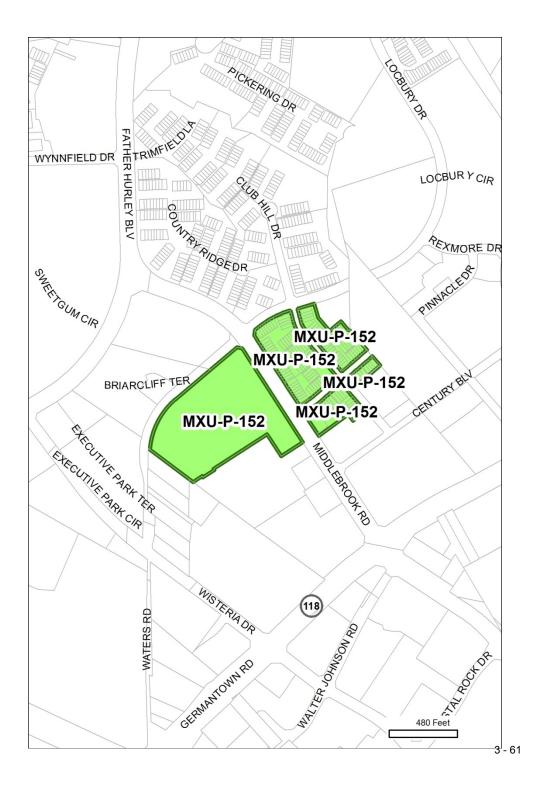


Unique ID: MXU-P-151			PHED
Mas	ster Plan ID: 11		
Mas	ster Plan:	Germantown TC	
Loca	ation:	NW corner of Pinacle and Century	
Exis	ting Zone:	TMX-2	
Pro	posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-0.5 C-0.5 R-0.25 H-60 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.5	
Modifications	Comm'l FAR:	Reduced to 0.5	
	Resid'l FAR:	Reduced to 0.25	
۷	Height:	Reduced to 60'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 0.5 FAR, limits heights to 60'.

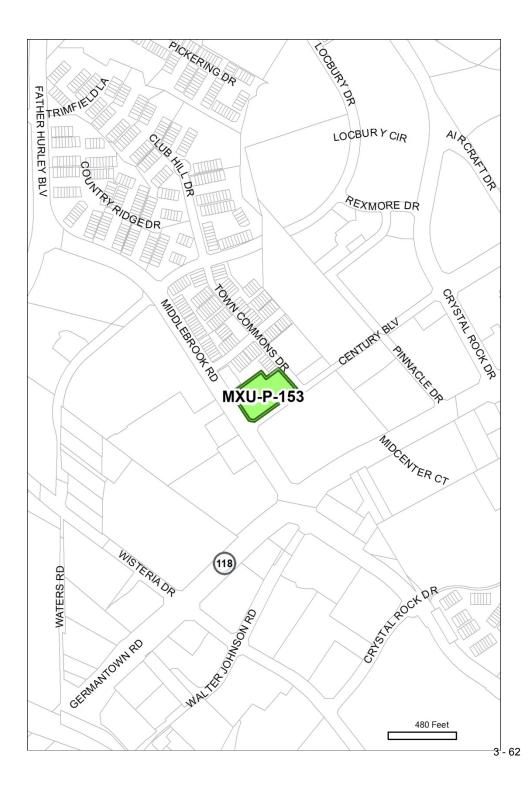
MP does not expect existing uses to change, so full density given for Commercial.



Unique ID: MXU-P-152			PHED
Mas	ster Plan ID: 12		
Master Plan:		Germantown TC	
Loca	ation:	Town Commons Way Dr and Celebration Way.	
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.75 H-60 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
1odifica	Comm'l FAR:	Reduced to 0.75	
	Resid'l FAR:	Reduced to 0.75	
2	Height:	Reduced to 60'	
Modifications	Overall FAR: Comm'l FAR: Resid'l FAR:	Reduced to 1.0 Reduced to 0.75 Reduced to 0.75	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

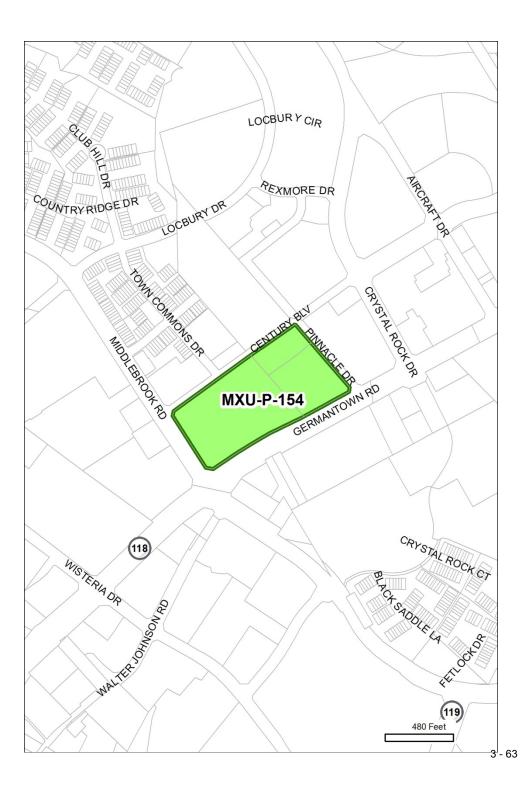
The Master Plan limits overall density to 1.0 FAR, limits heights to 60'. Commercial and Residential components limited to 0.75 to force a mixed use development for full density.



Unique ID: MXU-P-153			PHED
Mas	ster Plan ID: 13		
Master Plan:		Germantown TC	
Loca	ation:	NE corner Middlebrook & Centur	У
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.5 C-1.0 R-1.0 H-60 T	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
lodifica	Comm'l FAR:	Reduced to 1.0	
	Resid'l FAR:	Reduced to 1.0	
2	Height:	Reduced to 60'	
Prop. Revised Conv: Category:  Zone Group: Overall FAR: Comm'l FAR: Resid'l FAR:		TMX-2  CR 2.0 C 1.5 R 1.5 H 150 T  CR-1.5 C-1.0 R-1.0 H-60 T  PHED  No change  Reduced to 1.5  Reduced to 1.0  Reduced to 1.0	у

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

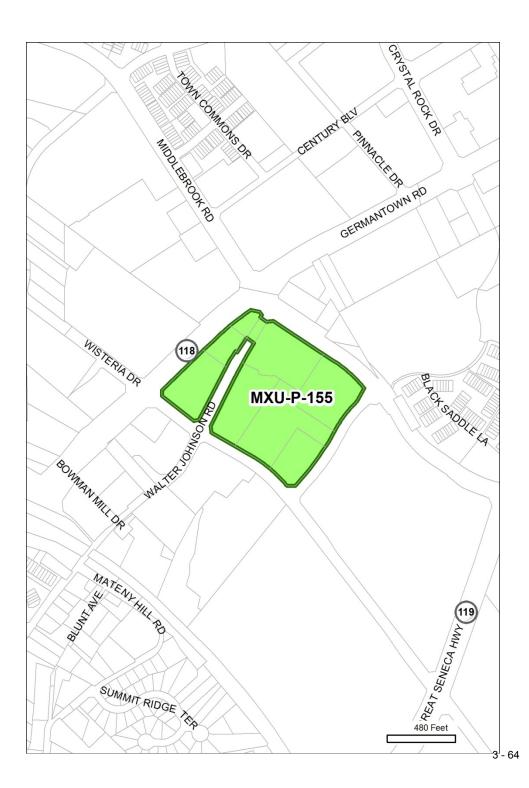
The Master Plan limits overall density to 1.5 FAR, limits heights to 60'. Commercial and Residential components limited to 1.0 to force a mixed use development for full density.



Unique ID: MXU-P-154			PHED
Master Plan ID: 14			
Mas	ster Plan:	Germantown TC	
Loca	ation:	Middlebrook, Century, Pinnacle,	Germantown
		Road	
Existing Zone:		TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.5 C-1.0 R-1.0 H-100 T	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Modifications	Comm'l FAR:	Reduced to 1.0	
	Resid'l FAR:	Reduced to 1.0	
	Height:	Reduced to 100'	
Reason for change:			

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.5 FAR, limits heights to 100'. Commercial and Residential components limited to 1.0 to force a mixed use development for full density.



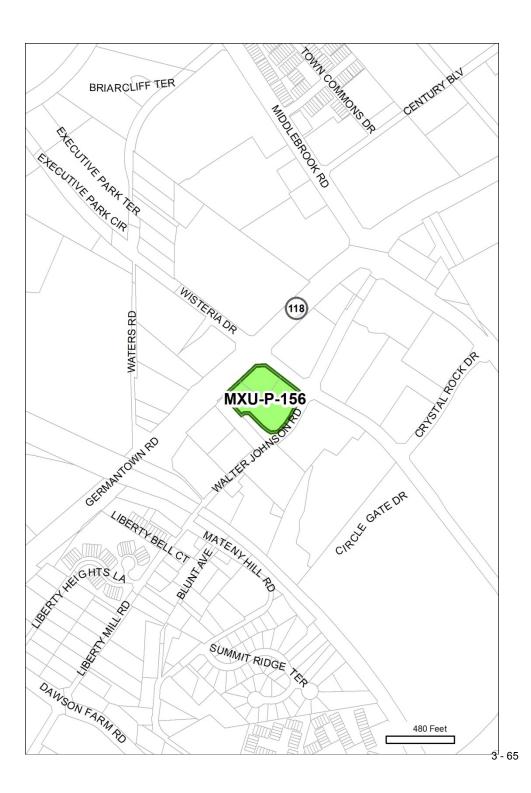
Unique ID: MXU-P-155			PHED
Master Plan ID: 15			
Master Plan:		Germantown TC	
Loca	ation:	SW corner Germantown Rd & Westeria Dr.	
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.5 H-100 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.0	
_ <u> </u>	Comm'l FAR:	Reduced to 0.75	
	Resid'l FAR:	Reduced to 0.5	
2	Height:	Reduced to 100'	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.0 FAR, limits heights to 100', calls for minimum of 65% Commercial, maximum of 35% Residential.

#### Notes:

Residential given 0.5 to allow for up to 35% development. Commercial given 0.75 to allow for up to 65% development.



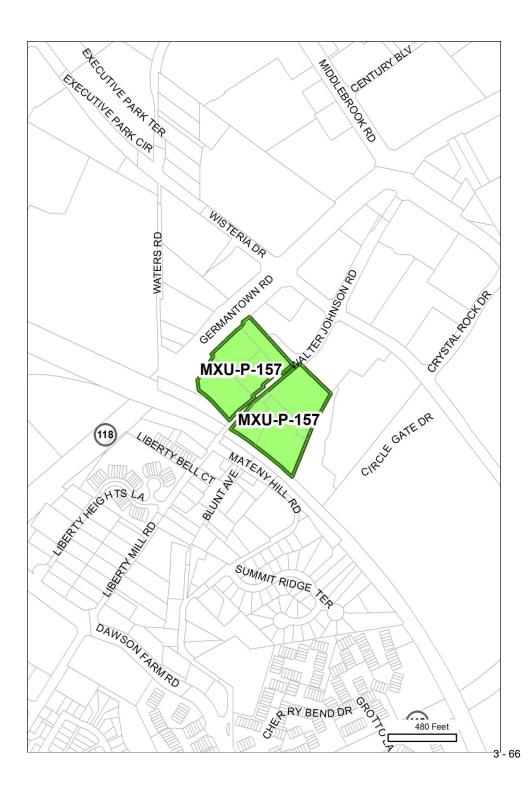
Unique ID: MXU-P-156			PHED
Master Plan ID: 20A			
Mas	ster Plan:	Germantown TC	
Loca	ation:	SW corner of Germantown Road	l & Wisteria
		Dr	
Existing Zone:		TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-0.5 C-0.25 R-0.25 H-60 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 0.5	
fica	Comm'l FAR:	Reduced to 0.25	
lodi	Resid'l FAR:	Reduced to 0.25	
N	Height:	Reduced to 60'	
Peason for change:			

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 0.5 FAR, limits heights to 60', calls for mixed use.

#### Notes:

Commercial and Residential components limited to 0.25 to force a mixed use development for full density.



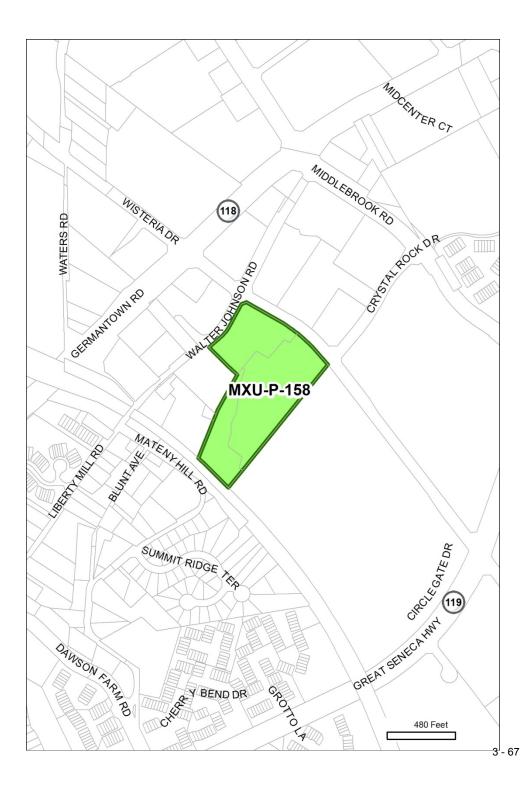
que ID: MXU-P-157		PHED
ster Plan ID: 20B		
ster Plan:	Germantown TC	
ation:	SE corner of Germantown Rd @ CS	SX
ting Zone:	TMX-2	
posed Conv: (5/2)	CR 2.0 C 1.5 R 1.5 H 150 T	
p. Revised Conv:	CR-0.5 C-0.25 R-0.25 H-40 T	
egory:	PHED	
Zone Group:	No change	
Overall FAR:	Reduced to 0.5	
Comm'l FAR:	Reduced to 0.25	
Resid'l FAR:	Reduced to 0.25	
Height:	Reduced to 40'	
	ster Plan ID: 20B ster Plan: ation: ation: ting Zone: posed Conv: (5/2) p. Revised Conv: egory: Zone Group: Overall FAR: Comm'l FAR: Resid'l FAR:	ster Plan ID: 20B ster Plan: ation: SE corner of Germantown Rd @ CS ting Zone: Dosed Conv: (5/2) CR-2.0 C 1.5 R 1.5 H 150 T CR-0.5 C-0.25 R-0.25 H-40 T PHED  Zone Group: No change Overall FAR: Reduced to 0.5 Resid'l FAR: Reduced to 0.25 Resid'l FAR: Reduced to 0.25

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 0.5 FAR, limits heights to 40', calls for mixed use.

#### Notes:

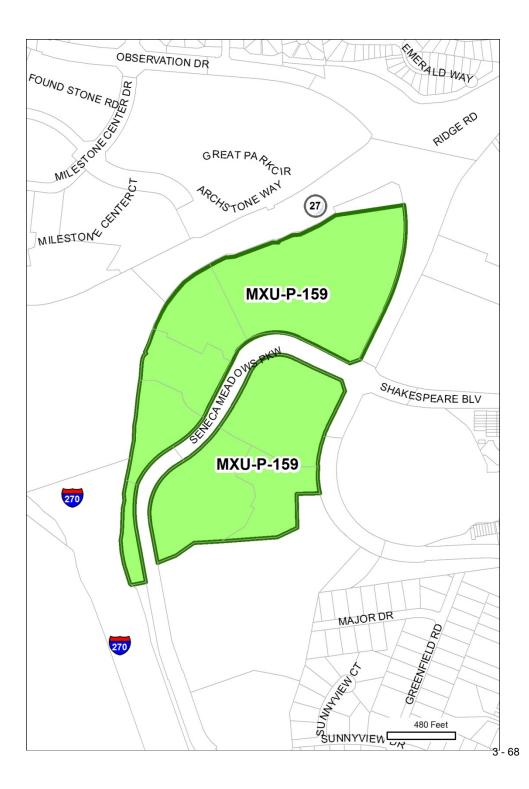
Commercial and Residential components limited to 0.25 to force a mixed use development for full density.



Unique ID: MXU-P-158		PHED	
Mas	Master Plan ID: 21		
Mas	ster Plan:	Germantown TC	
Loca	ation:	South corner of Walter Johnson [	Or and
		Wisteria	
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-0.75 C-0.5 R-0.75 H-60 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.75	
Modifications	Comm'l FAR:	Reduced to 0.5	
	Resid'l FAR:	Reduced to 0.75	
	Height:	Reduced to 60'	
Poo	Peason for change:		

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

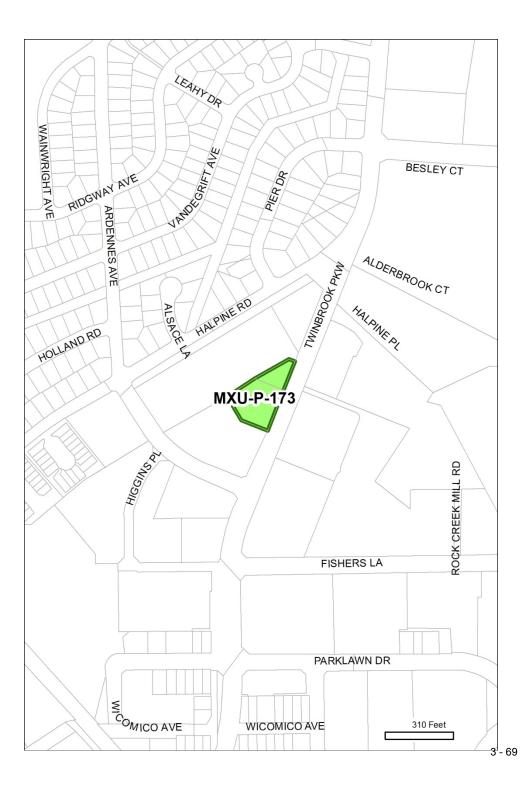
The Master Plan limits overall density to 0.75 FAR, limits residential density to 18 du/ac ( $\sim$ 0.6 FAR), limits heights to 60′, calls for mixed use.



Unique ID: MXU-P-159			PHED
Mas	Master Plan ID: 24		
Mas	ster Plan:	Germantown TC	
Loca	ation:	Both sides of Seneca Meadows v	vest of
		Observation	
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.0 C-0.75 R-0.5 H-145 T	
Category:		PHED	
S	Zone Group:	No change	
Modifications	Overall FAR:	Reduced to 1.0	
fica	Comm'l FAR:	Reduced to 0.75	
lodi	Resid'l FAR:	Reduced to 0.5	
2	Height:	Reduced to 145	
Rea	Reason for change:		

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.0, limits height to 143', recommends a minimum commercial component of 70%, recommends a maximum residential component of 30%.



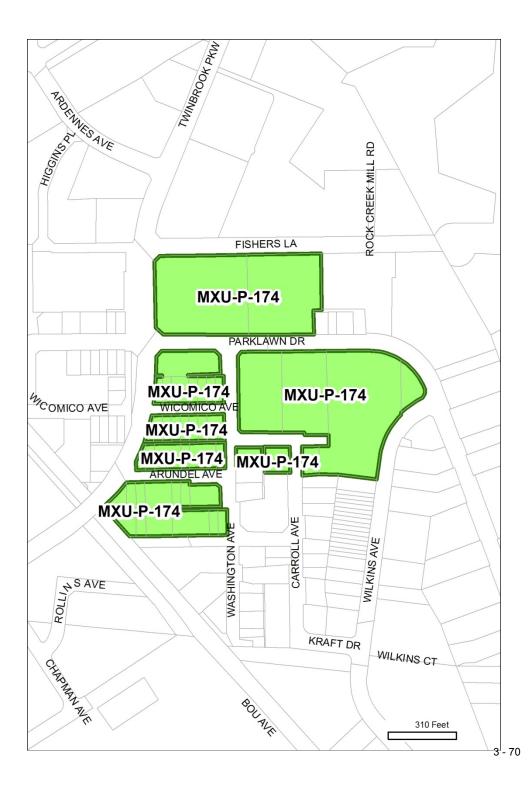
Unique ID: MXU-P-173			PHED
Mas	ter Plan ID: 1		
Master Plan:		Twinbrook	
Loca	ation:	Twinbrook Parkway north of Arc	dennes Ave
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR-2.0 C-1.5 R-1.5 H-150 T	
Prop. Revised Conv:		CR-1.5 C-1.0 R-1.5 H-150 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Modifications	Comm'l FAR:	Reduced to 1.0	
	Resid'l FAR:	No change	
2	Height:	No change	

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 1.5 FAR, calls for minimum of 25% Residential

#### Notes:

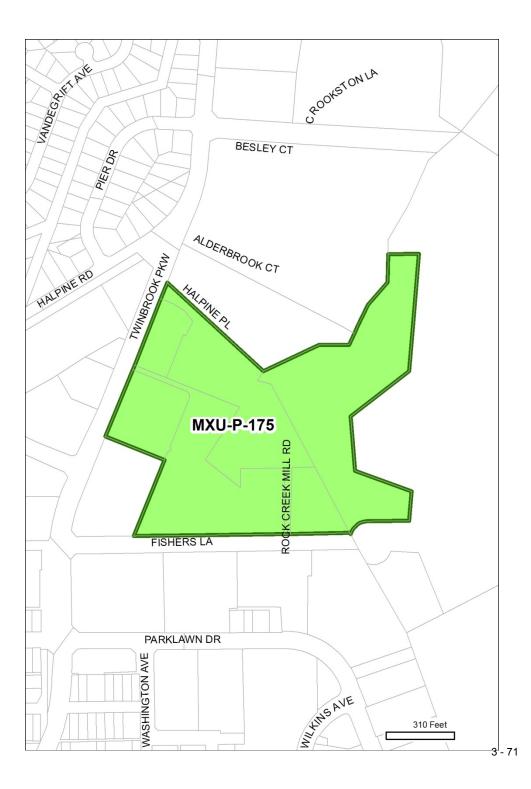
By limiting Commercial FAR to 1.0, full build out would require constructing more than 25% of the density as residential.



Unique ID: MXU-P-174			PHED
Master Plan ID: 3			
Mas	ster Plan:	Twinbrook	
Loca	ation:	Twinbrook south of Parklawn, ea	ast of
		Twinbrook Pky	
Existing Zone:		TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-2.0 C-1.5 R-2.0 H-150 T	
Cate	egory:	PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	No change	
	Resid'l FAR:	Increased to 2.0	
	Height:	No change	
Reason for change:			

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

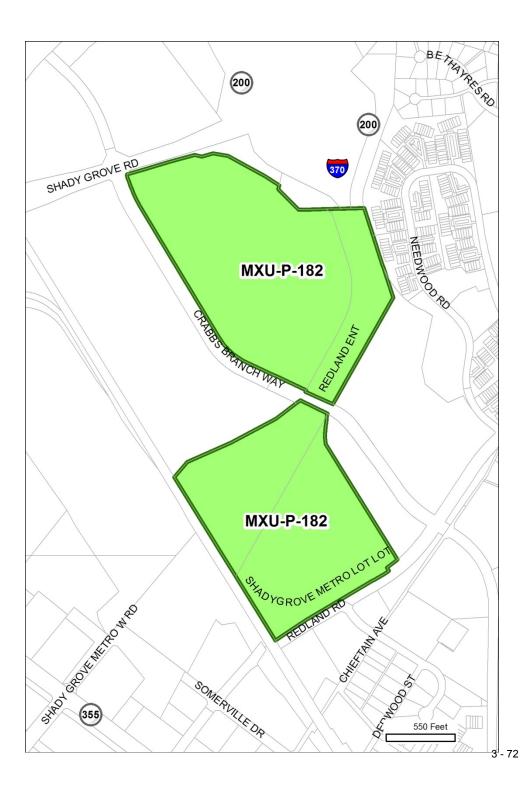
The Master Plan limits commercial FAR to 1.5, allows residential FAR to 2.0.



Unique ID: MXU-P-175			PHED
Mas	ster Plan ID: 2		
Master Plan:		Twinbrook	
Loca	ation:	USP Site	
Exis	ting Zone:	TMX-2	
Proposed Conv: (5/2)		CR 2.0 C 1.5 R 1.5 H 150 T	
Prop. Revised Conv:		CR-1.5 C-1.5 R-1.5 H-150 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	No change		
	Resid'l FAR:	No change	
	Height:	No change	
Poscon for change:			·

The 5/2 conversion gave the standard conversion to all TMX-2 properties. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits all development to 1.5 FAR.



Unique ID: MXU-P-182			PHED
Mas	ster Plan ID: 6, 7		
Mas	ster Plan:	Shady Grove	
Loca	ation:	CSP Jeremiah / Metro North (WMATA)	
Exis	ting Zone:	TOMX-2/TDR	
Proposed Conv: (5/2)		CRT 1.0 C 0.25 R 1.0 H 60 T	
Prop. Revised Conv:		CRT-1.0 C-0.25 R-1.0 H-70 T	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	Comm'l FAR:	No change	
	Resid'l FAR:	No change	
	Height:	Increased to 70'	
Reason for change:			

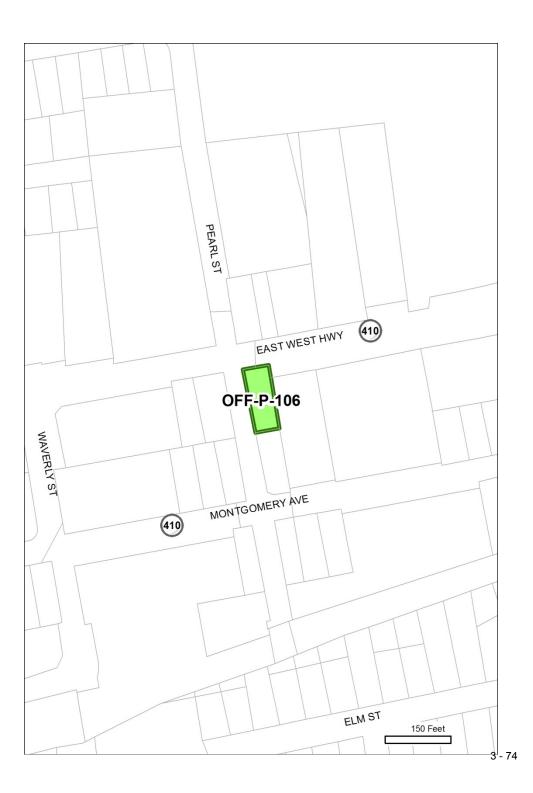
The 5/2 conversion gave these parcels 60' in height. The Master Plan recommends buildings up to 6 stories, and the height should therefore be 70'.



Unique ID: OFF-P-100			PHED
Mas	ster Plan ID: 2		
Mas	ter Plan:	Aspen Hill	
Loca	ation:	NW corner, Connecticut & Aspen	Hill
Exis	ting Zone:	C-O	
Proposed Conv: (5/2)		EOF 3.0 H 100	
Prop. Revised Conv:		EOF-3.0 H-60	
Category:		PHED	
IS	Zone Group:	No change	
Modifications	Overall FAR:	No change	
© Comm'l FAR:		1	
lodi	Resid'l FAR:	-	
2	Height:	Reduced to 60'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan recommends that no building should be more than 2 stories taller than the existing 3-story building.



Unique ID: OFF-P-106			PHED
Mas	ter Plan ID: 9		
Mas	ter Plan:	Bethesda CBD	
Loca	ation:	SE corner E/West and Pearl.	
Exis	ting Zone:	C-O	
Proposed Conv: (5/2)		EOF 3.0 H 100	
Prop. Revised Conv:		EOF-1.5 H-60	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Overall FAR: Comm'l FAR: Resid'l FAR: Height:	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 60'	
_			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan recommends a max of 1.5 FAR and the height map recommends 60'.



Unique ID: OFF-P-107			PHED
Master Plan ID: 10			
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	Bwtn Montgomery & E/West Hv	vy, east of
		Pearl.	
Existing Zone: O-M			
Proposed Conv: (5/2)		EOF 1.5 H 75	
Prop. Revised Conv:		EOF-1.5 H-60	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
fica	Comm'l FAR:	-	
Modifications	Resid'l FAR:	-	
	Height:	Reduced to 60'	
Reason for change:		·	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan height map recommends 60'.



Unique ID: OFF-P-108			PHED
Mas	ster Plan ID: 11		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	SE corner Montgomery and Pearl	
Exis	ting Zone:	C-O	
Proposed Conv: (5/2)		EOF 3.0 H 100	
Prop. Revised Conv:		EOF-1.5 H-100	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
fica	Comm'l FAR:	-	
Modifications	Resid'l FAR:	-	
	Height:	No change	
December des changes			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan recommends a limit of 1.5 FAR.



Uni	Unique ID: OFF-P-109		
Mas	ster Plan ID: 12		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	NE corner of East/West and Pearl	
Exis	ting Zone:	C-O	
Pro	posed Conv: (5/2)	EOF 3.0 H 100	
Prop. Revised Conv:		EOF-1.5 H-50	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 1.5	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 50'	
December for shores.			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

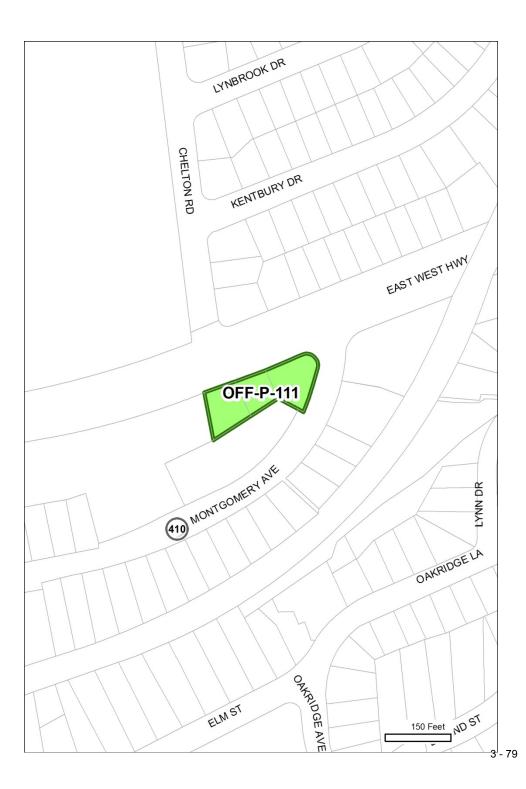
The Master Plan recommends a limit of 1.5 FAR, the height map recommends a max height of 50'.



Unique ID: OFF-P-110			PHED
Mas	Master Plan ID: 13		
Master Plan: Bethesda CBD			
Loca	ation:	North side of Montgomery Ave 1/2	blk east of
		Pearl.	
Existing Zone: O-M			
Proposed Conv: (5/2)		<del>EOF 1.5 H 60</del>	
Prop. Revised Conv:		EOF-1.5 H-45	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 45'	
Rea	Reason for change:		

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan height map recommends a max height of 45'.



Unique ID: OFF-P-111			PHED
Mas	Master Plan ID: 14		
Mas	ster Plan:	Bethesda CBD	
Loca	ation:	North side of Montgomery Ave 1/2	blk east of
		Pearl.	
Exis	ting Zone:	O-M	
Pro	posed Conv: (5/2)	EOF 1.5 H 60	
Prop. Revised Conv:		EOF-1.5 H-50	
Category:		PHED	
S	Zone Group:	No change	
tion	Overall FAR:	No change	
Overall FAR: Comm'l FAR: Resid'l FAR:	-		
	Resid'l FAR:	-	
≥ Height:		Reduced to 50'	
Rea	Reason for change:		

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan height map recommends a max height of 50'.



Unique ID: OFF-P-114			PHED
Mas	ter Plan ID: 15B		
Mas	ter Plan:	Bethesda CBD	
Loca	ation:	South side Chevy Chase Drive	
Exis	ting Zone:	C-O	
Proposed Conv: (5/2)		EOF 3.0 H 100	
Prop. Revised Conv:		EOF-3.0 H-35	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 35'	
Description sharps:			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan height map recommends a max height of 35'.



Unique ID: OFF-P-140			PHED
Mas	Master Plan ID: 1		
Master Plan:		Germantown (1989)	
Loca	ation:	W of Germantown Rd at CSX Rail	road
Exis	ting Zone:	I-3	
Proposed Conv: (5/2)		<del>EOF 0.75 H 100</del>	
Prop. Revised Conv:		EOF-0.25 H-100	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.25	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	No change	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan recommends a maximum density of 0.25 FAR, and recommends against optional method density.



Unique ID: OFF-P-162			PHED
Mas	ster Plan ID: 29		
Mas	ster Plan:	Germantown TC	
Loca	ation:	South side Blunt Road	
Exis	ting Zone:	O-M	
Pro	posed Conv: (5/2)	<del>EOF 1.5 H 75</del>	
Prop. Revised Conv:		EOF-1.5 H-60	
Category:		PHED	
SI	Zone Group:	No change	
tion	Overall FAR:	No change	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 60'	
December showers			

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

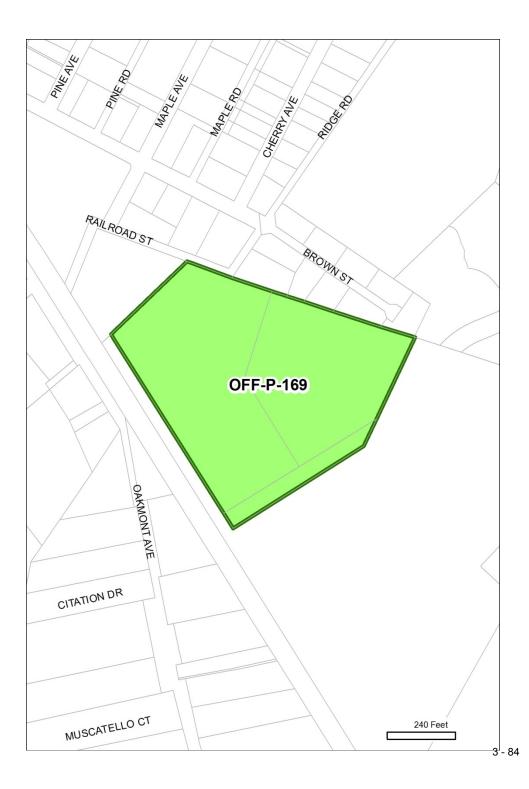
The Master Plan limits height to 60'.



Unique ID: OFF-P-167			PHED
Master P	Master Plan ID: 1		
Master Plan:		North Bethesda	
Location	:	NE corner Democracy and Rockle	dge
Existing 2	Zone:	O-M	
Proposed Conv: (5/2)		<del>EOF 1.5 H 60</del>	
Prop. Revised Conv:		EOF-0.5 H-60	
Category:		PHED	
ي Zon	e Group:	No change	
evO të	erall FAR:	Reduced to 0.5	
ij Con	nm'l FAR:	-	
Ove Con Resi	id'l FAR:	-	
Hei	ght:	No change	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

The Master Plan limits overall density to 0.5 FAR.



Unique ID: OFF-P-169			PHED
Mas	ster Plan ID: 1		
Mas	ster Plan:	Shady Grove	
Location:		Railroad Street at Washington Gr Limit	ove Town
Existing Zone:		I-3	
Proposed Conv: (5/2)		<del>EOF 0.75 H 100</del>	
Prop. Revised Conv:		EOF-0.5 H-45	
Cate	egory:	PHED	
S	Zone Group:	No change	
tion	Overall FAR:	Reduced to 0.5	
Modifications	Comm'l FAR:	-	
	Resid'l FAR:	-	
Height:		Reduced to 45'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

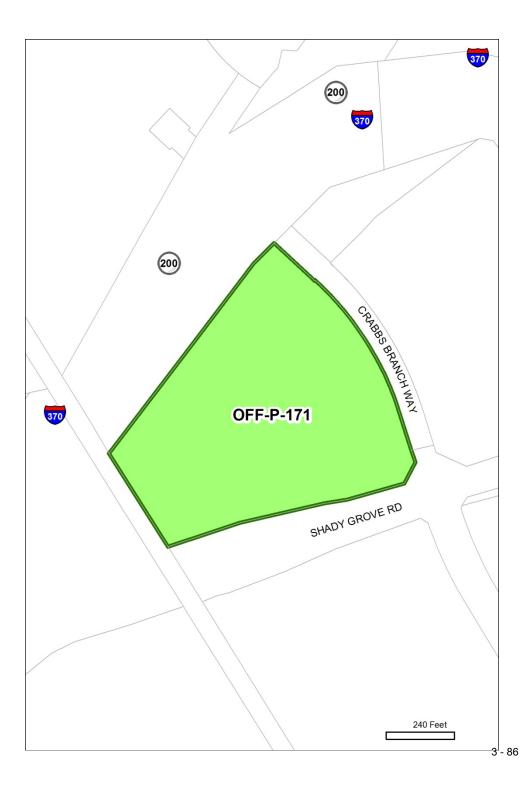
The Master Plan limits density to 0.3 FAR and limits height to 42'.



Unio	que ID: OFF-P-170		PHED
Mas	ster Plan ID: 2		
Master Plan:		Shady Grove	
Location:		Railroad Street at MD-200	
Existing Zone:		I-3	
Proposed Conv: (5/2)		EOF 0.75 H 100	
Prop. Revised Conv:		EOF-0.5 H-50	
Category:		PHED	
Modifications	Zone Group:	No change	
	Overall FAR:	Reduced to 0.5	
	Comm'l FAR:	-	
	Resid'l FAR:	-	
	Height:	Reduced to 50'	

The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

Master Plan limits density to 0.3 FAR and limits height to 4 stories.



Unique ID: OFF-P-171			PHED	
Mas	ster Plan ID: 3			
Master Plan:		Shady Grove		
Location:		NW corner Crabbs Branch at Shady Grove Rd		
Existing Zone:		I-3		
Proposed Conv: (5/2)		EOF 0.75 H 100		
Prop. Revised Conv:		EOF-0.75 H-60		
Category:		PHED		
Modifications	Zone Group:	No change		
	Overall FAR:	No change		
	Comm'l FAR:	-		
	Resid'l FAR:	-		
	Height:	Reduced to 60'		
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The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.

Master Plan limits heights to 5 stories.