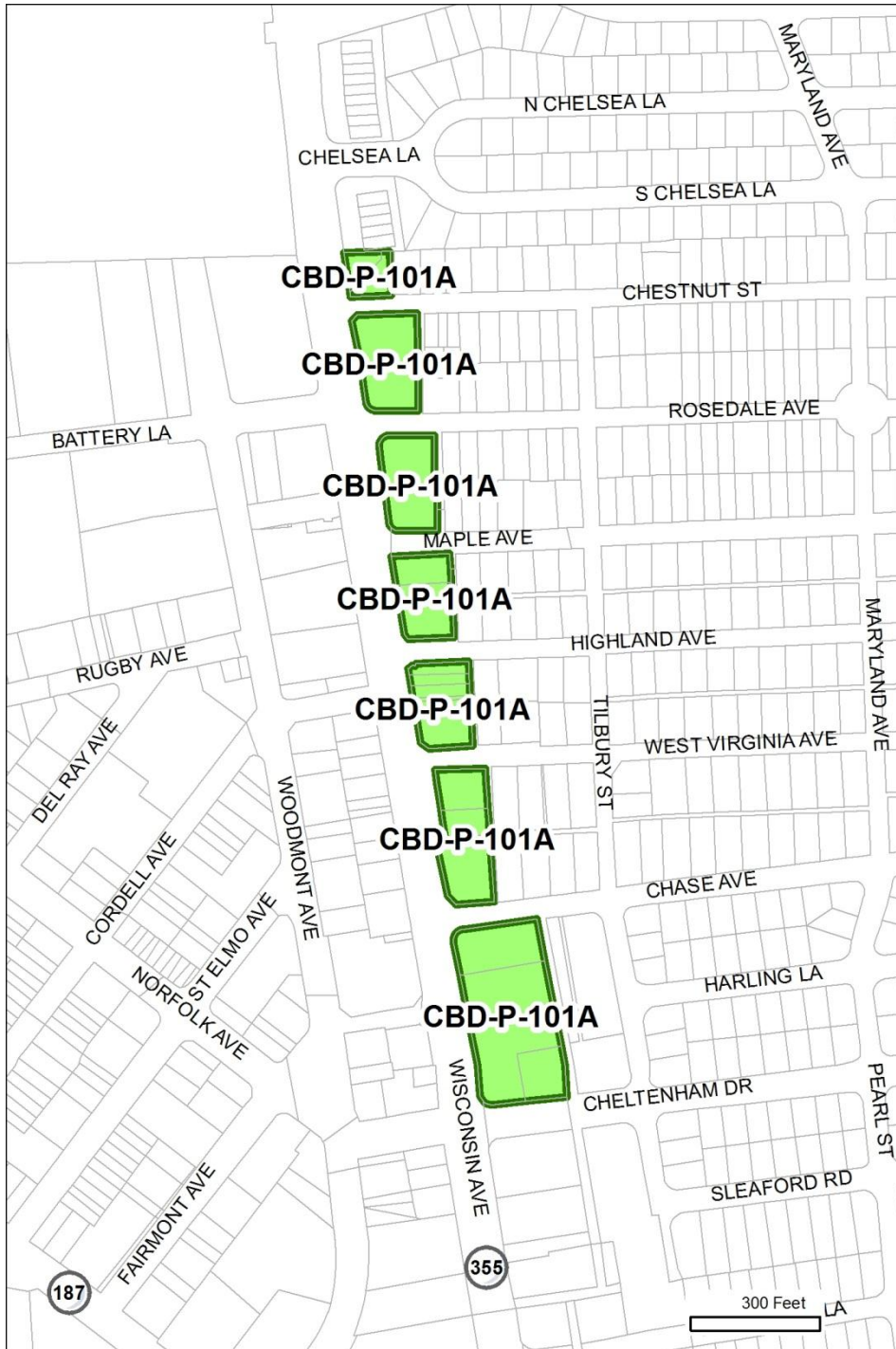
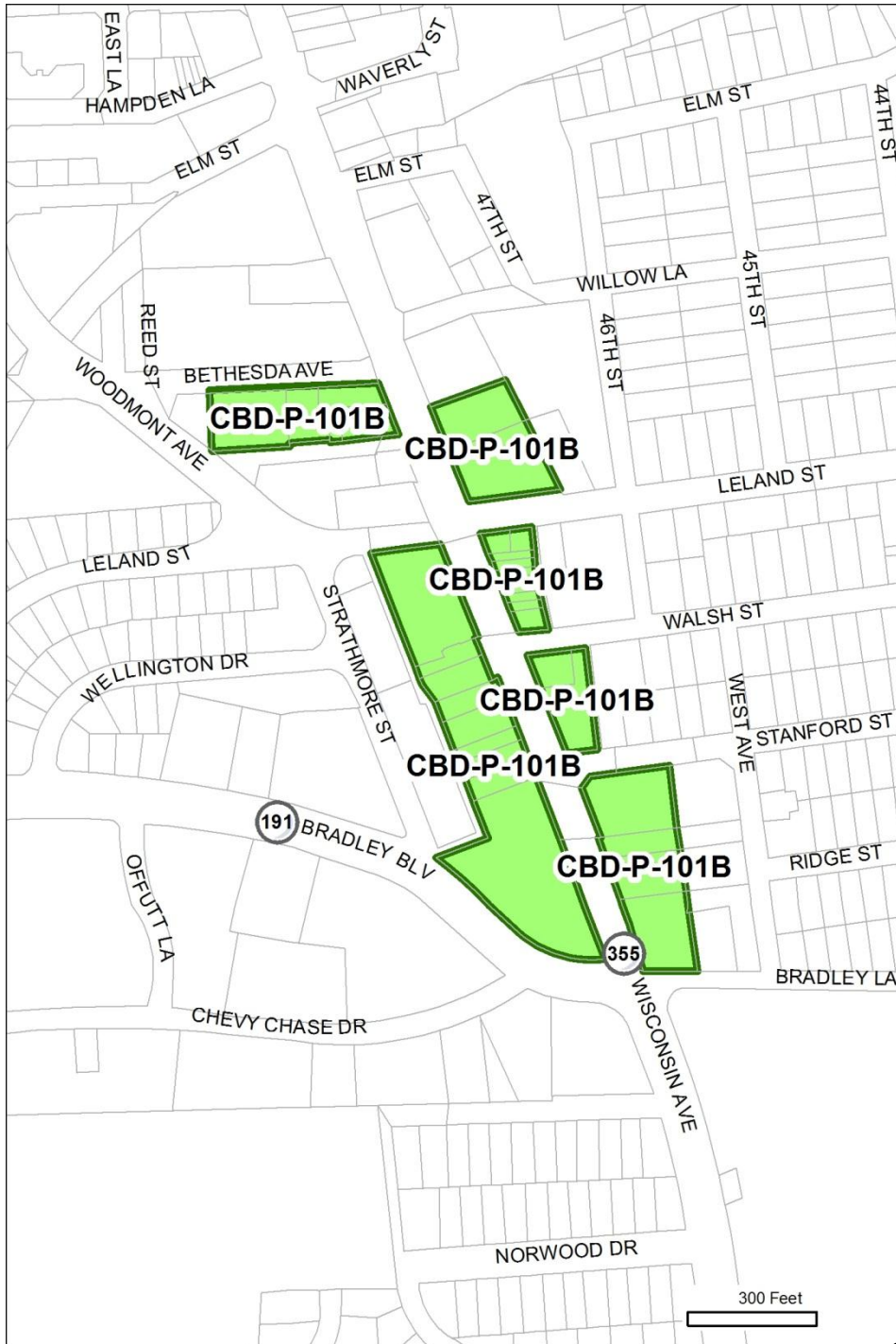


## **PHED Changes**

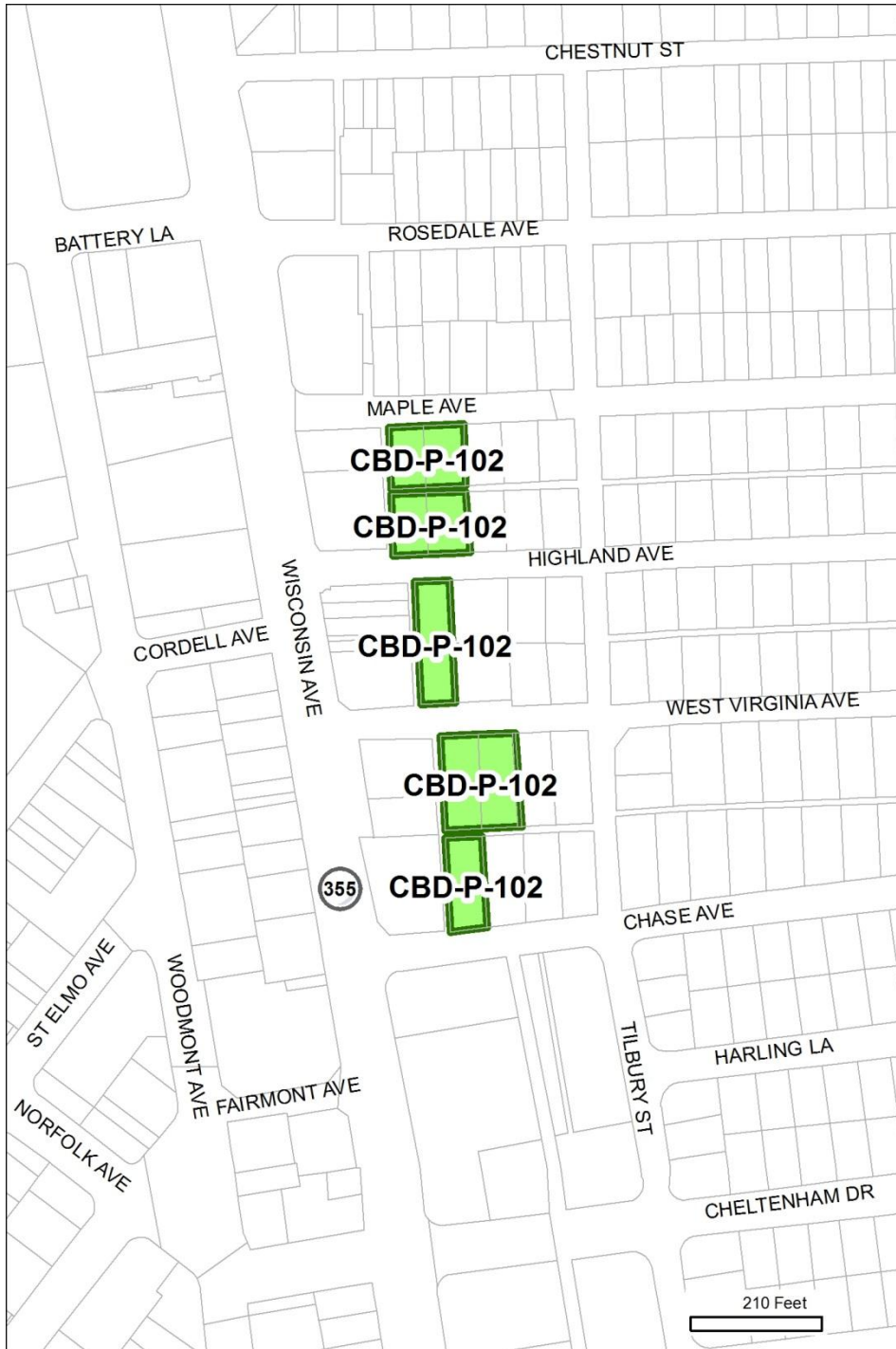
This section covers the proposal by the PHED Committee to map all master plan recommendations regarding height and density.



<b>Unique ID:</b> CBD-P-101A		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 75'.</i></p>		

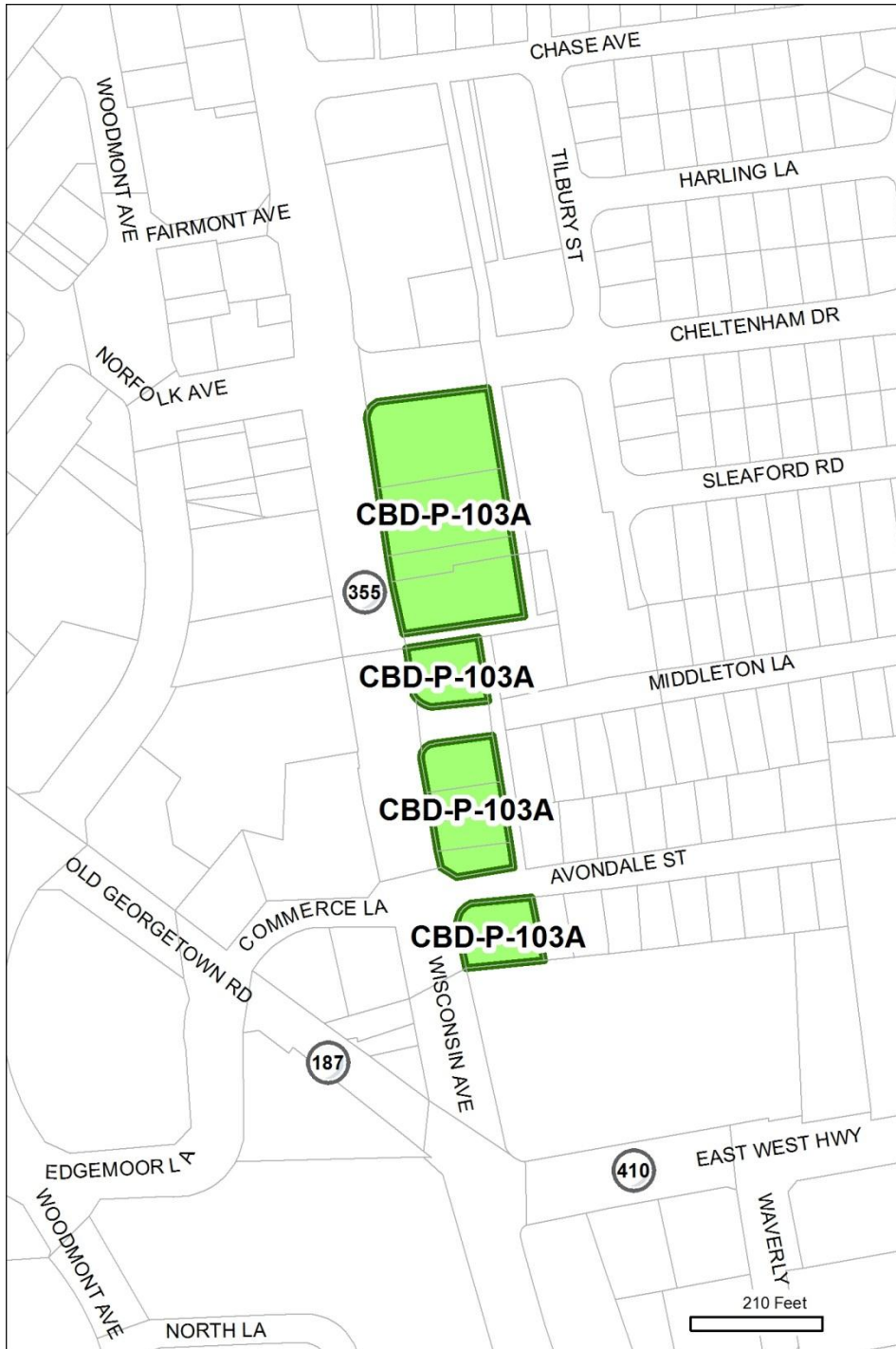


<b>Unique ID:</b> CBD-P-101B		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv: (5/2)</b>	CR-3.0 C-2.0 R-2.5 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 75'.</i></p>		



<b>Unique ID:</b> CBD-P-102		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv: (5/2)</b>	CR-3.0 C-2.0 R-2.5 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 60'.</i></p>		





<b>Unique ID:</b> CBD-P-103A		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	CR-5.0 C-3.0 R-4.5 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 90'.</i></p>		



<b>Unique ID:</b> CBD-P-103B		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	CR-5.0 C-3.0 R-4.5 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 90'.</i></p>		



<b>Unique ID:</b> CBD-P-104		PHED
<b>Master Plan ID:</b> 4		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		CBD-2
<b>Proposed Conv: (5/2)</b>		CR-5.0 C-3.0 R-4.5 H-145 T
<b>Prop. Revised Conv:</b>		CR-5.0 C-3.0 R-4.5 H-60 T
<b>Category:</b>		PHED
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 60'.</i></p>		



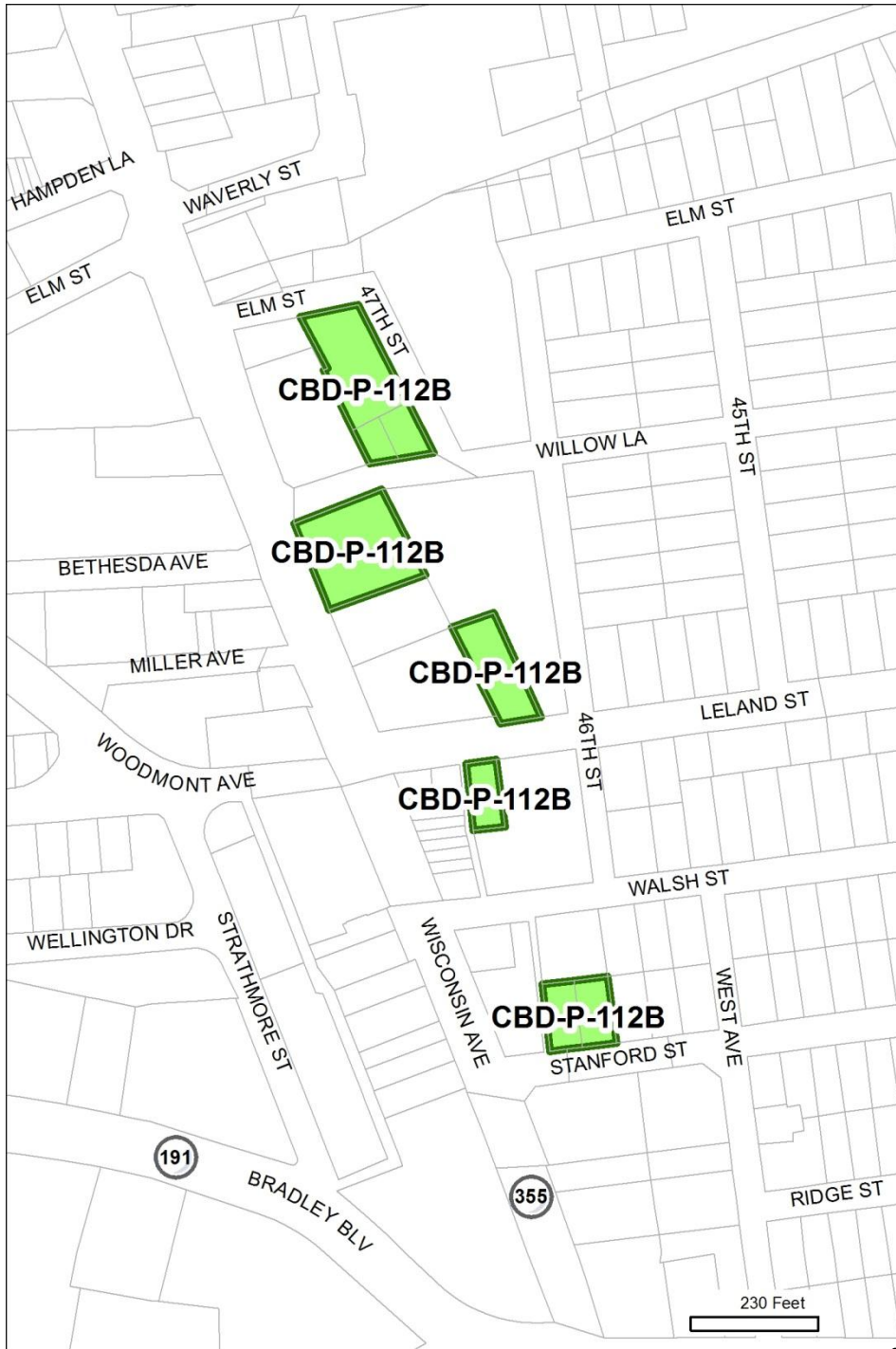
<b>Unique ID:</b> CBD-P-105		PHED
<b>Master Plan ID:</b> 8		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-5.0 C-3.0 R-4.5 H-145 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 90'.</i></p>		





<b>Unique ID:</b> CBD-P-112A		PHED
<b>Master Plan ID:</b> 17		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-35 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 35'.</i></p>		

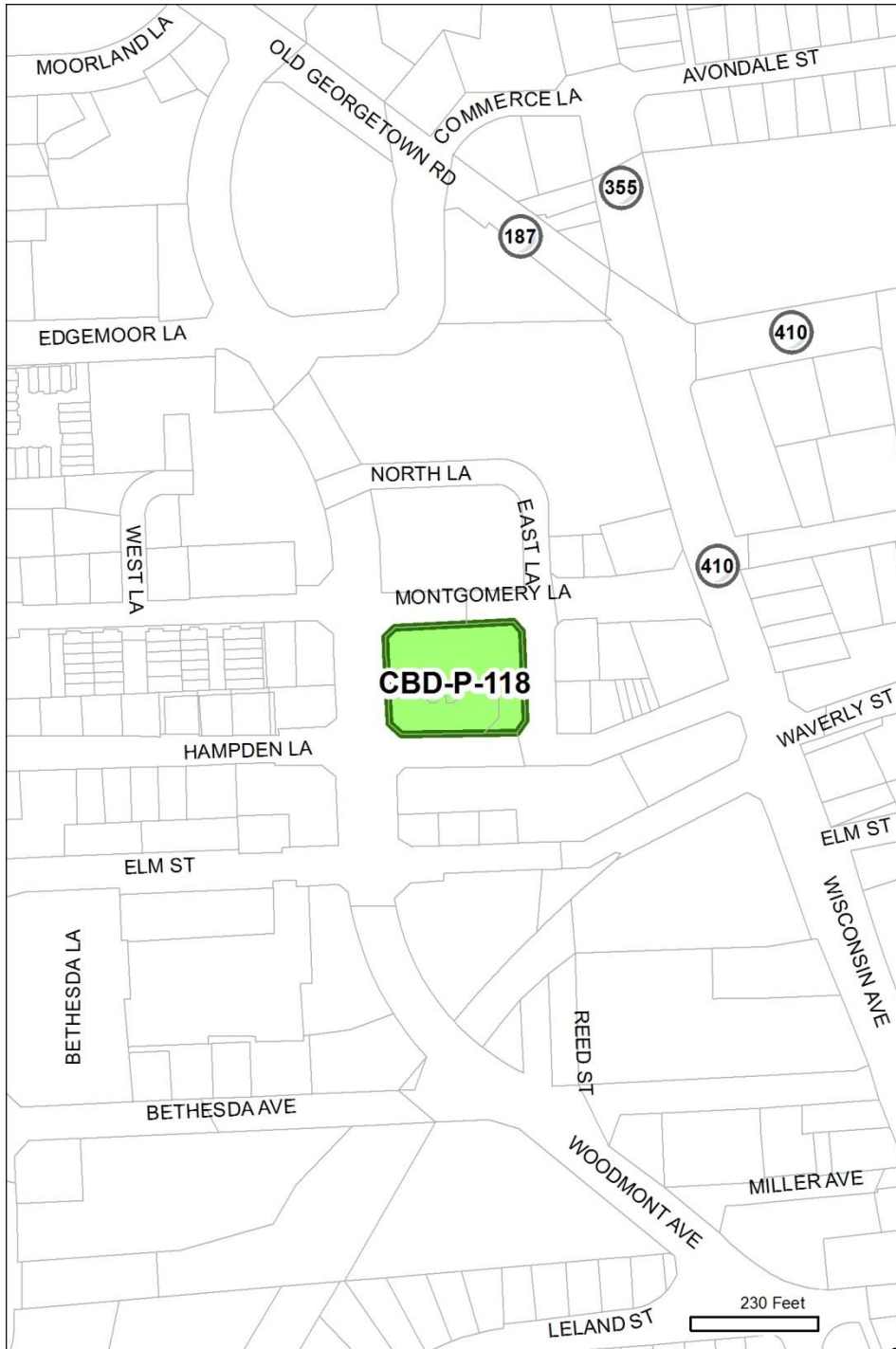




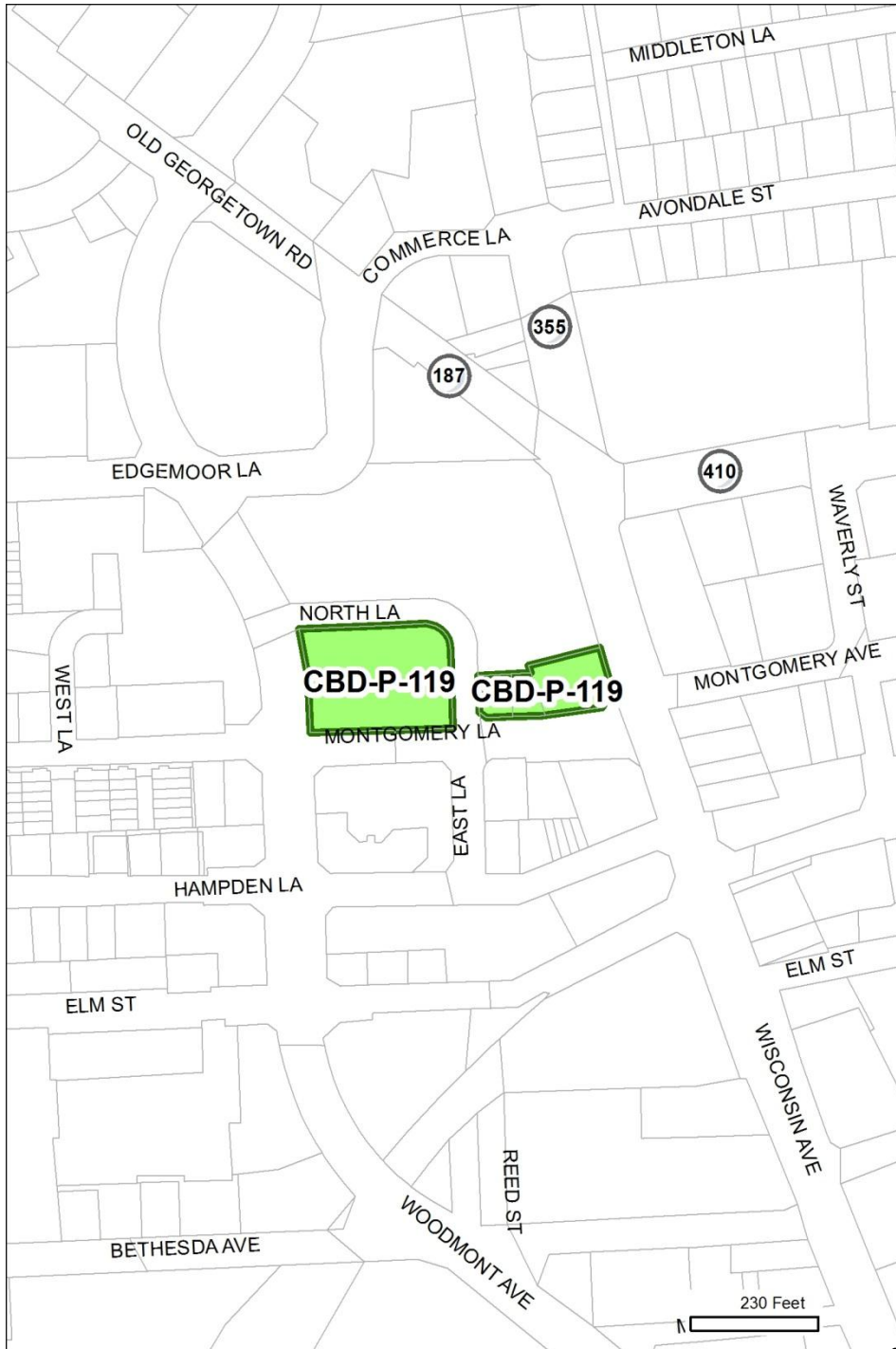
<b>Unique ID:</b> CBD-P-112B		PHED
<b>Master Plan ID:</b> 17		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-2.0 R-2.5 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-35 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 35'.</i></p>		



<b>Unique ID:</b> CBD-P-115		PHED
<b>Master Plan ID:</b> 19		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	NW corner of Woodmont and Wisconsin	
<b>Existing Zone:</b>	CBD-R2	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-1.0 R-3.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-1.0 R-3.0 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 75'.</i></p>		

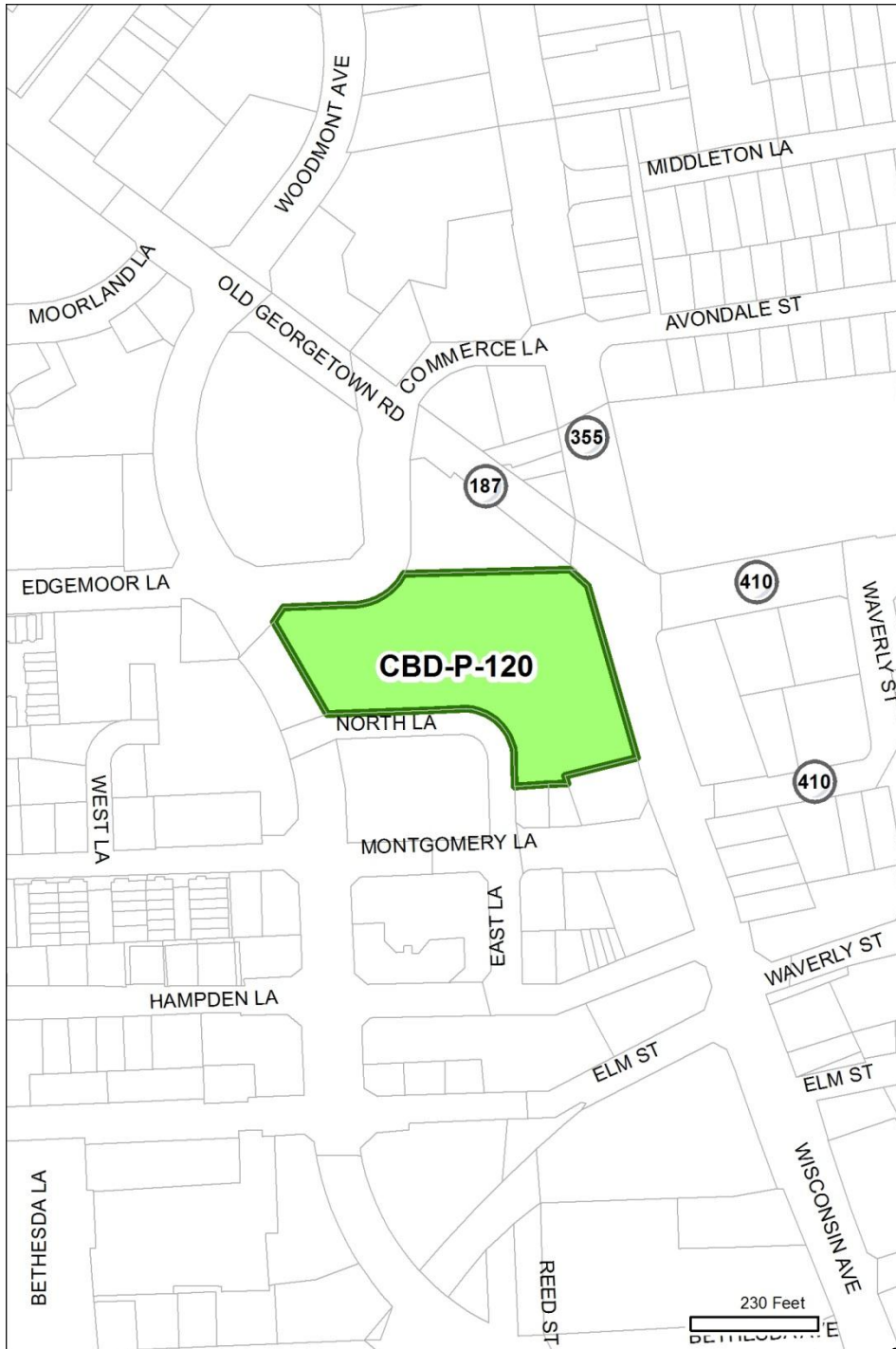


<b>Unique ID:</b> CBD-P-118		PHED
<b>Master Plan ID:</b> 22		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	CR-5.0 C-3.0 R-4.5 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-125 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 125'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 125'</i></p>		



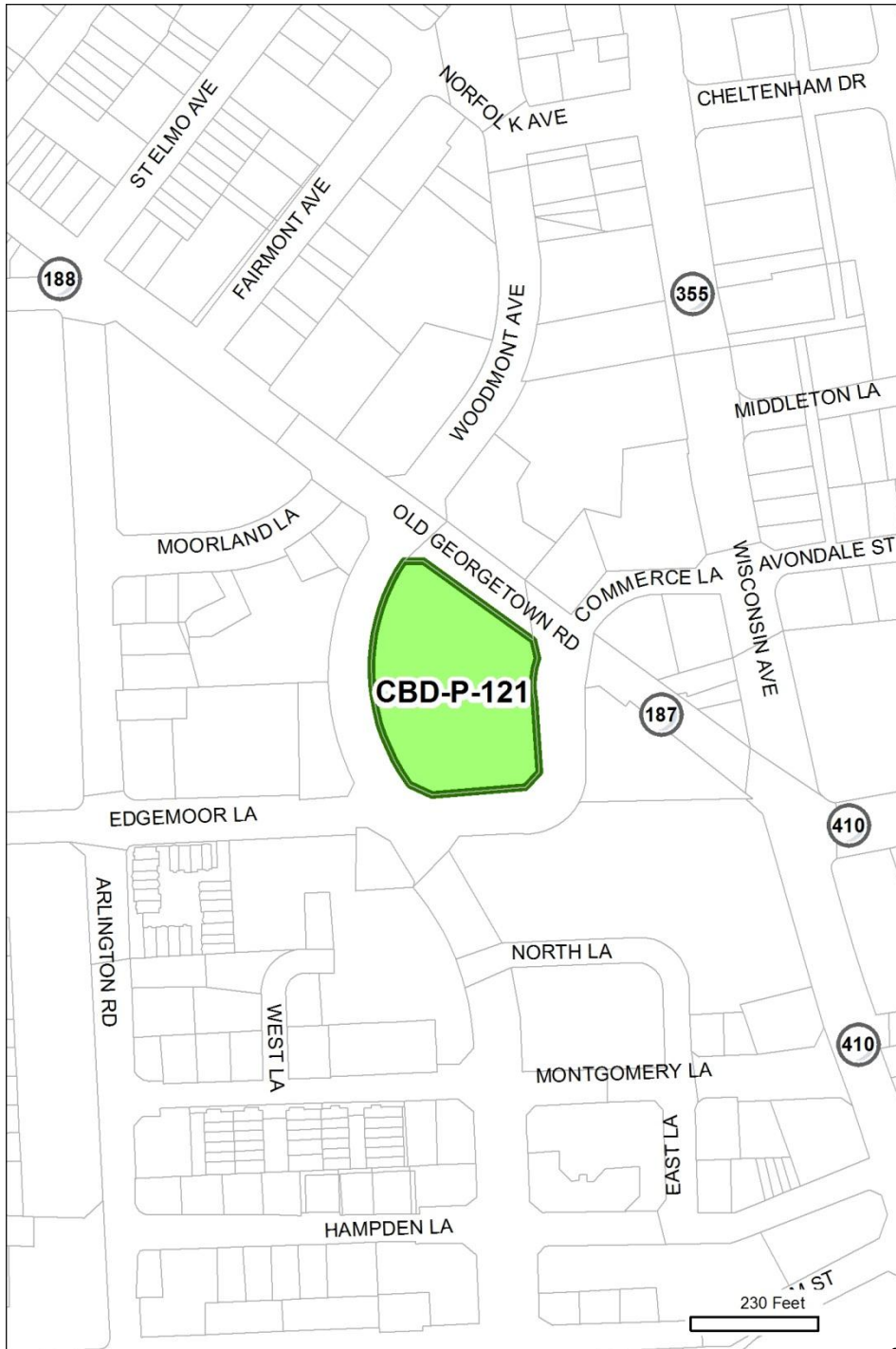
<b>Unique ID:</b> CBD-P-119		PHED
<b>Master Plan ID:</b> 23		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-3	
<b>Proposed Conv: (5/2)</b>	CR-8.0 C-5.0 R-7.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-8.0 C-5.0 R-7.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 143'</i></p>		



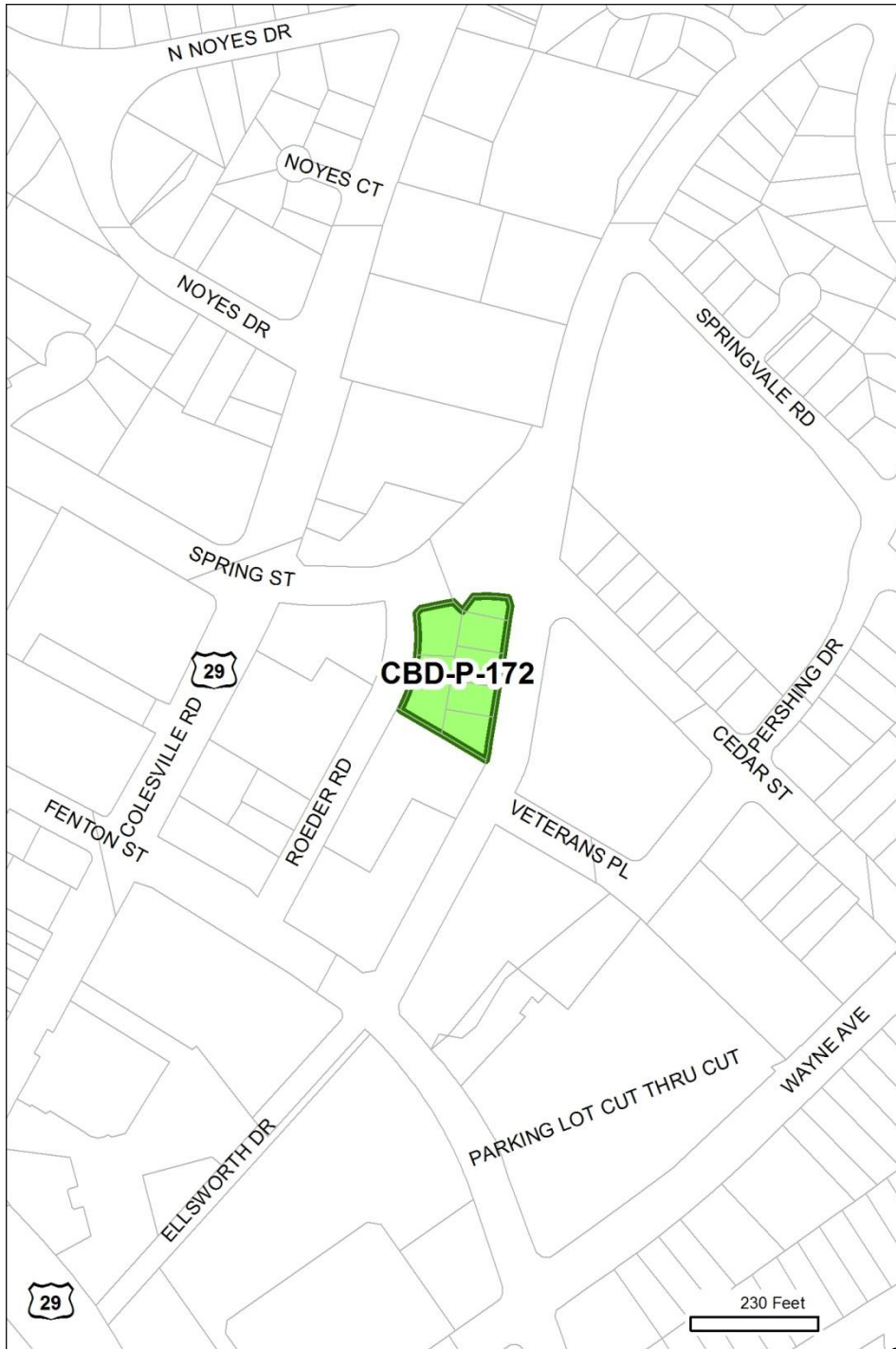


<b>Unique ID:</b> CBD-P-120		PHED
<b>Master Plan ID:</b> 24		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-3	
<b>Proposed Conv: (5/2)</b>	CR-8.0 C-5.0 R-7.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-8.0 C-5.0 R-7.5 H-175 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 175'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 175'</i></p>		





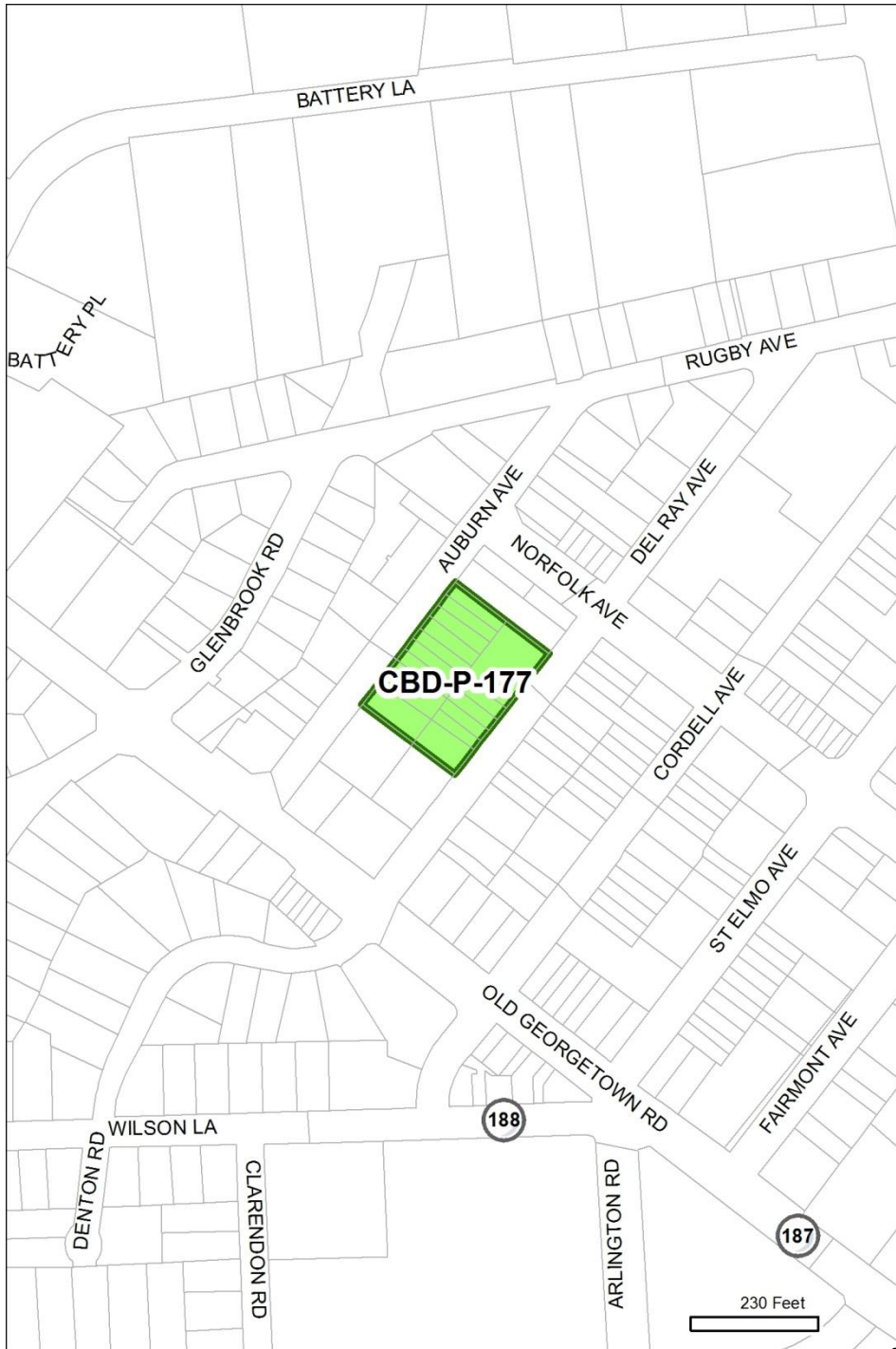
<b>Unique ID:</b> CBD-P-121		PHED
<b>Master Plan ID:</b> 25		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	Woodmont, Edgemoor, Old Georgetown	
<b>Existing Zone:</b>	CBD-R2	
<b>Proposed Conv: (5/2)</b>	CR-5.0 C-1.0 R-5.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-1.0 R-5.0 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 143'</i></p>		



<b>Unique ID:</b> CBD-P-172		PHED
<b>Master Plan ID:</b> 7		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>	SW Corner Ellsworth and Spring	
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	CR-5.0 C-3.0 R-4.5 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 75'.</i></p>		

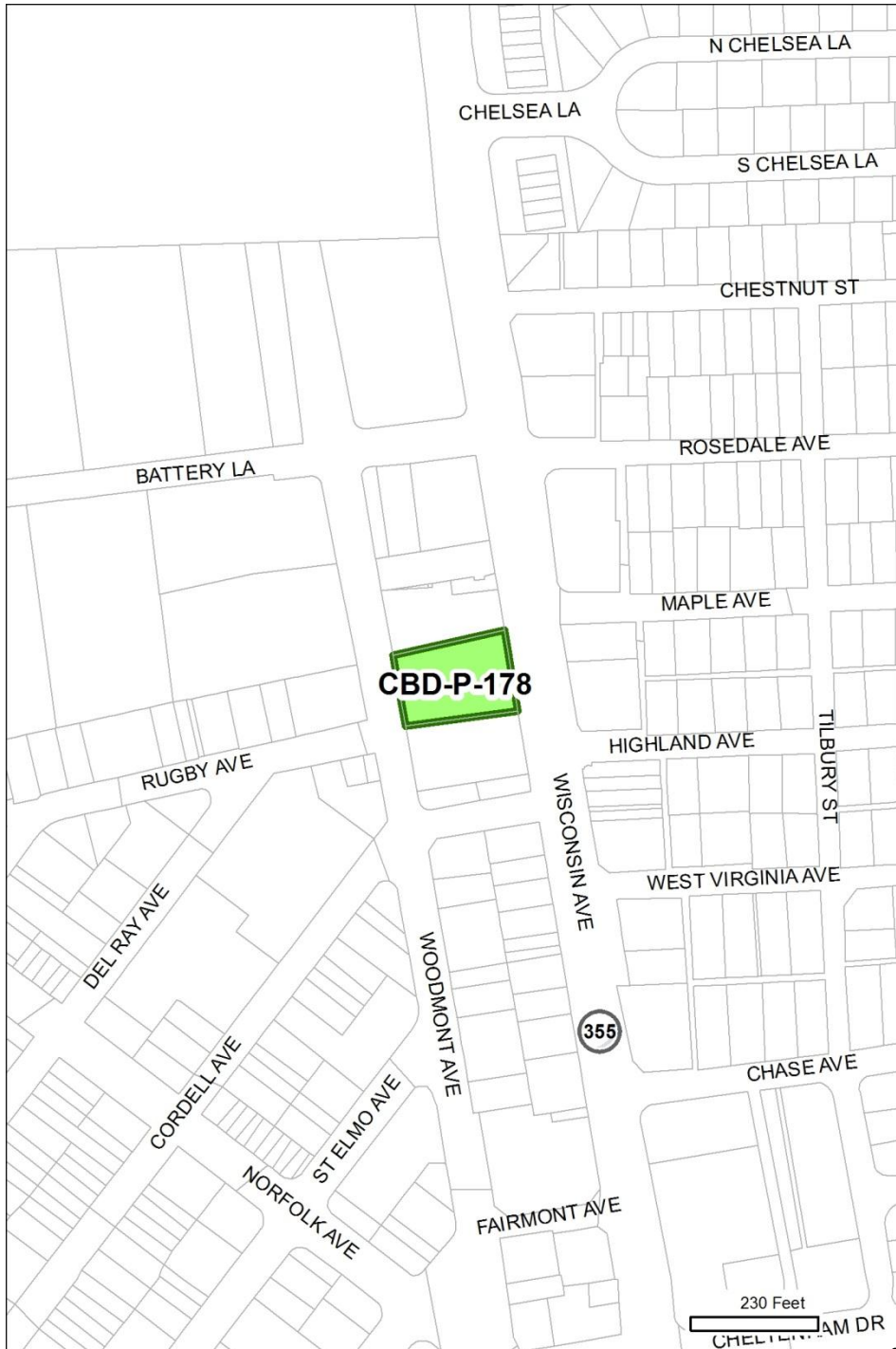


<b>Unique ID:</b> CBD-P-176		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Woodmont Triangle	
<b>Location:</b>	NE of Norfolk Ave between Auburn and St Elmo.	
<b>Existing Zone:</b>	CBD-R2	
<b>Proposed Conv:</b> (5/2)	<del>CR-5.0 C-1.0 R-5.0 H-200 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-1.0 R-5.0 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 143'.</i></p>		



<b>Unique ID:</b> CBD-P-177		PHED
<b>Master Plan ID:</b> 7		
<b>Master Plan:</b>	Woodmont Triangle	
<b>Location:</b>	Block surrounded by Auburn, Norfolk, Delray, Old G'town.	
<b>Existing Zone:</b>	CBD-R1	
<b>Proposed Conv: (5/2)</b>	<del>CR-3.0 C-0.75 R-3.0 H-145 T</del>	
<b>Prop. Revised Conv:</b>	CR-3.0 C-0.75 R-3.0 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 90'.</i></p>		





<b>Unique ID:</b> CBD-P-178		staff rec. change	PHED
<b>Master Plan ID:</b> 2			
<b>Master Plan:</b>		Woodmont Triangle	
<b>Location:</b>		American Inn property	
<b>Existing Zone:</b>		CBD-1	
<b>Proposed Conv:</b> (5/2)		CR-3.0 C-2.0 R-2.5 H-110 T	
<b>Prop. Revised Conv:</b>		CR-3.0 C-1.0 R-2.5 H-120 T	
<b>Category:</b>		PHED/Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	No change	
	<b>Comm'l FAR:</b>	Reduced to 1.0	
	<b>Resid'l FAR:</b>	No change	
	<b>Height:</b>	Increased to 120'	
<b>Reason for change:</b>			
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 118'.</i></p> <p><i>Additionally, the Master Plan recommends limiting non-residential FAR to 1.0. The 5/2 conversion gave 2.0 non-residential FAR in error.</i></p>			

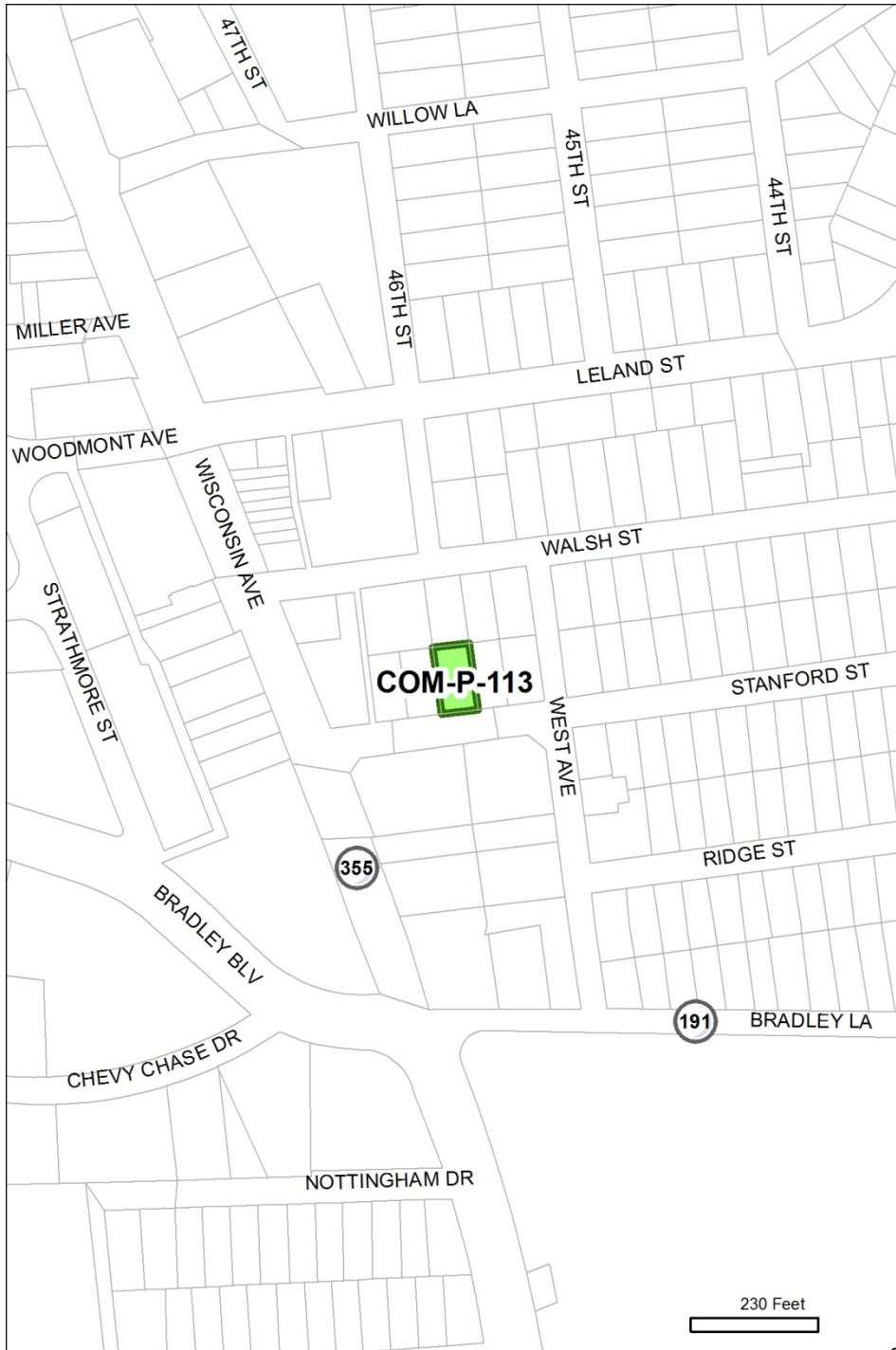




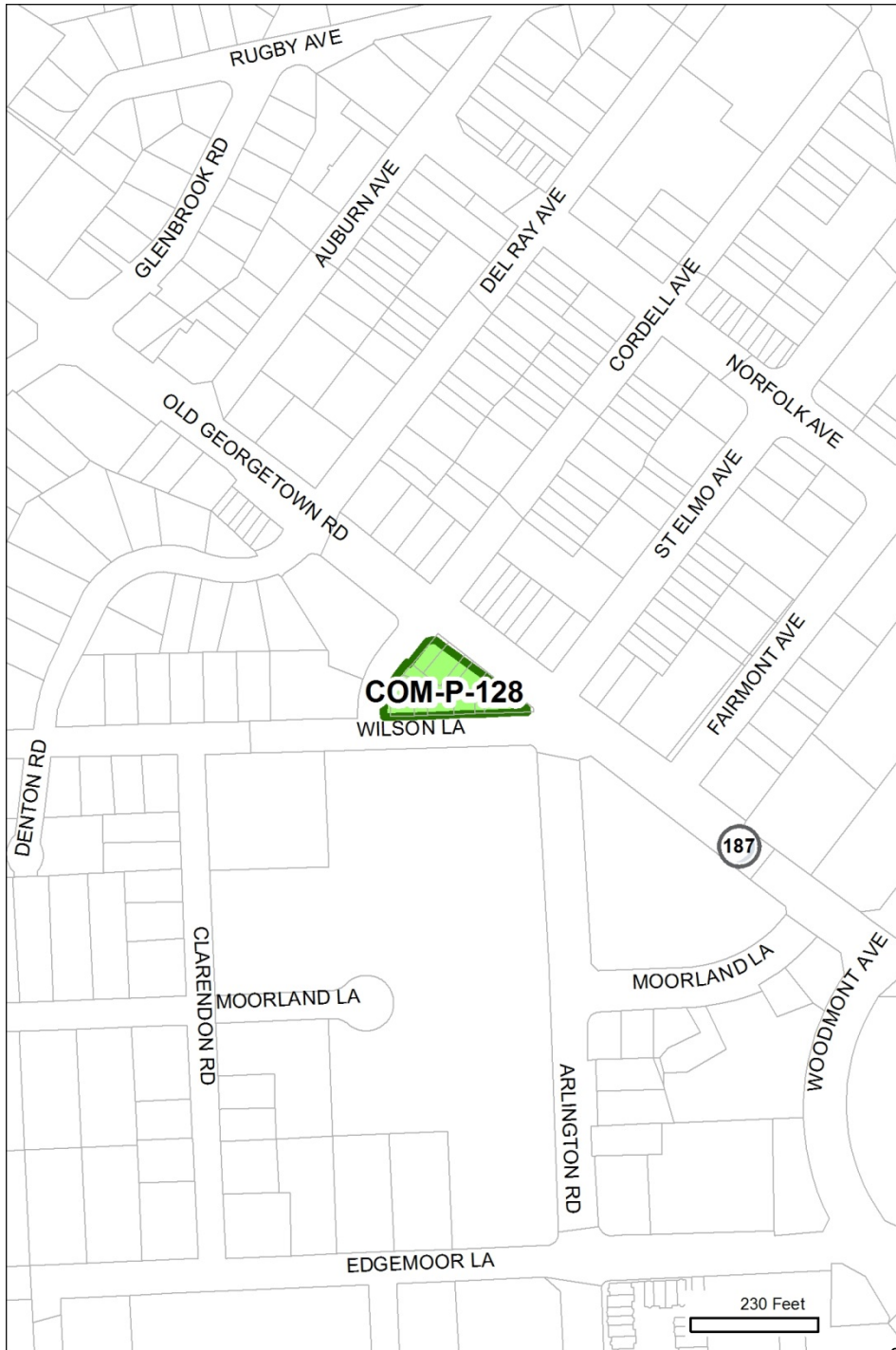
<b>Unique ID:</b> CBD-P-179		staff rec. change	PHED
<b>Master Plan ID:</b> 2			
<b>Master Plan:</b>		Woodmont Triangle	
<b>Location:</b>		American Inn property	
<b>Existing Zone:</b>		CBD-1	
<b>Proposed Conv: (5/2)</b>		CR-3.0 C-2.0 R-2.5 H-110 T	
<b>PHED revised Conv:</b>		CR-3.0 C-1.0 R-2.5 H-120 T	
<b>Category:</b>		PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	No change	
	<b>Comm'l FAR:</b>	Reduced to 1.0	
	<b>Resid'l FAR:</b>	No change	
	<b>Height:</b>	Increased to 120'	
<b>Reason for change:</b>			
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 118'.</i></p> <p><i>Additionally, the Master Plan recommends limiting non-residential FAR to 1.0. The 5/2 conversion gave 2.0 non-residential FAR in error.</i></p>			



<b>Unique ID:</b> CBD-P-181		PHED
<b>Master Plan ID:</b> 8		
<b>Master Plan:</b>	Woodmont Triangle	
<b>Location:</b>	West of Woodmont between Rugby and Battery	
<b>Existing Zone:</b>	CBD-R1	
<b>Proposed Conv: (5/2)</b>	<del>CR-3.0 C-0.75 R-3.0 H-145 T</del>	
<b>Proposed Rev. Conv:</b>	CR-3.0 C-0.75 R-3.0 H-120 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Decreased to 120'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion used the statutory heights for converting the CBD zones. The PHED Committee requested that Master Plan recommended heights be codified.</i></p> <p><i>In this case, the Master Plan recommends a height of 118'.</i></p>		

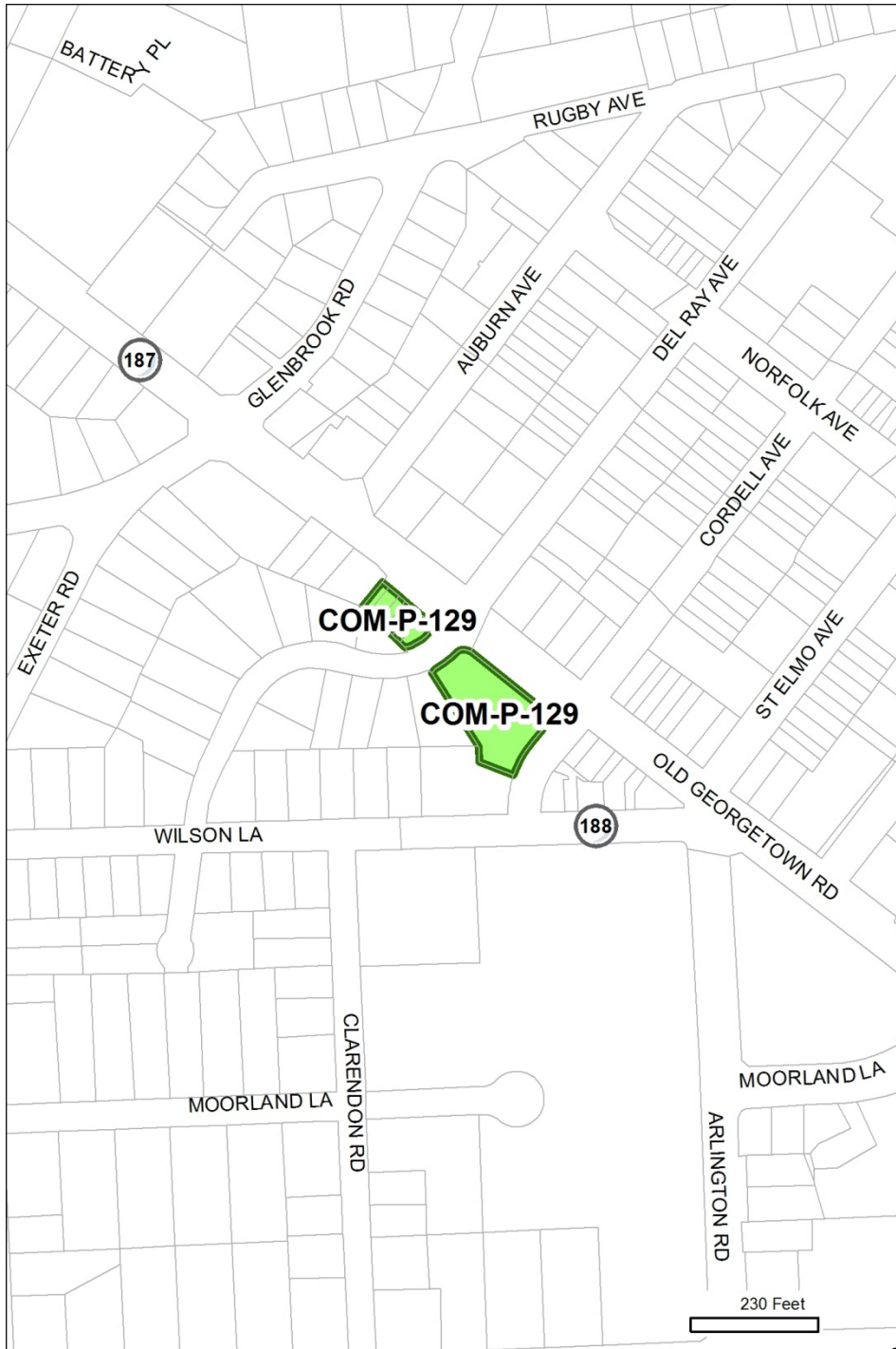


<b>Unique ID:</b> COM-P-113		staff rec. change	PHED
<b>Master Plan ID:</b> 18			
<b>Master Plan:</b>		Bethesda CBD	
<b>Location:</b>			
<b>Existing Zone:</b>		C-2	
<b>Proposed Conv: (5/2)</b>		CRT-1.5 C-1.5 R-1.0 H-45	
<b>Prop. Revised Conv:</b>		CRT-1.5 C-1.5 R-0.75 H-35	
<b>Category:</b>		PHED/Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	No change	
	<b>Comm'l FAR:</b>	No change	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 35'	
<b>Reason for change:</b>			
<p><i>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.</i></p> <p><i>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'.</i></p>			



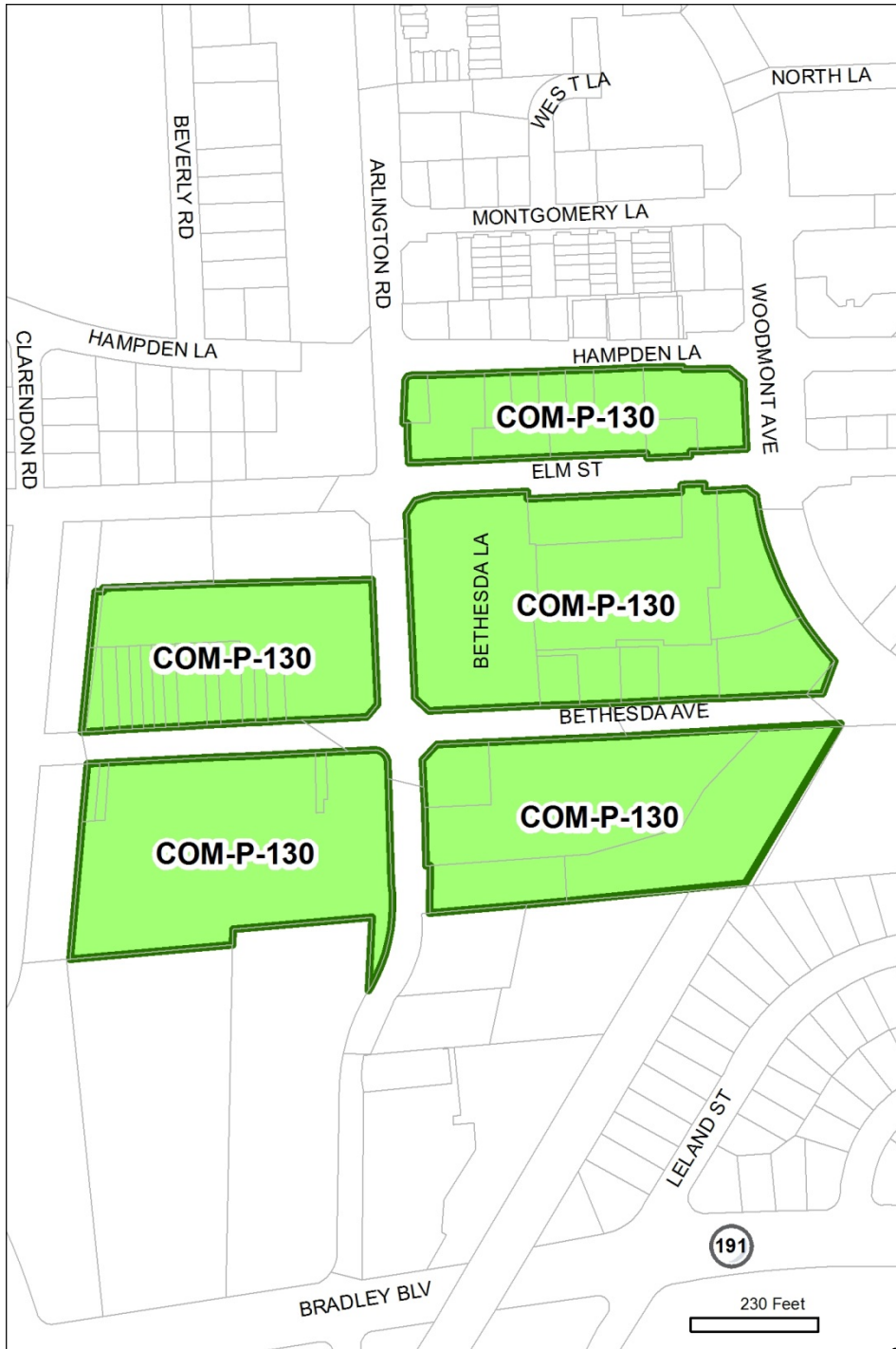
<b>Unique ID:</b> COM-P-128		staff rec. change	PHED
<b>Master Plan ID:</b> 33			
<b>Master Plan:</b>		Bethesda CBD	
<b>Location:</b>			
<b>Existing Zone:</b>		C-2	
<b>Proposed Conv:</b> (5/2)		CRT-2.0 C-1.0 R-1.5 H-45	
<b>PHED Conv:</b>		CRT-2.0 C-1.5 R-0.75 H-35	
<b>Category:</b>		PHED/Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	No change	
	<b>Comm'l FAR:</b>	Increased to 1.5	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 35'	
<b>Reason for change:</b>			
<p>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.</p> <p>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</p> <p>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'.</p>			



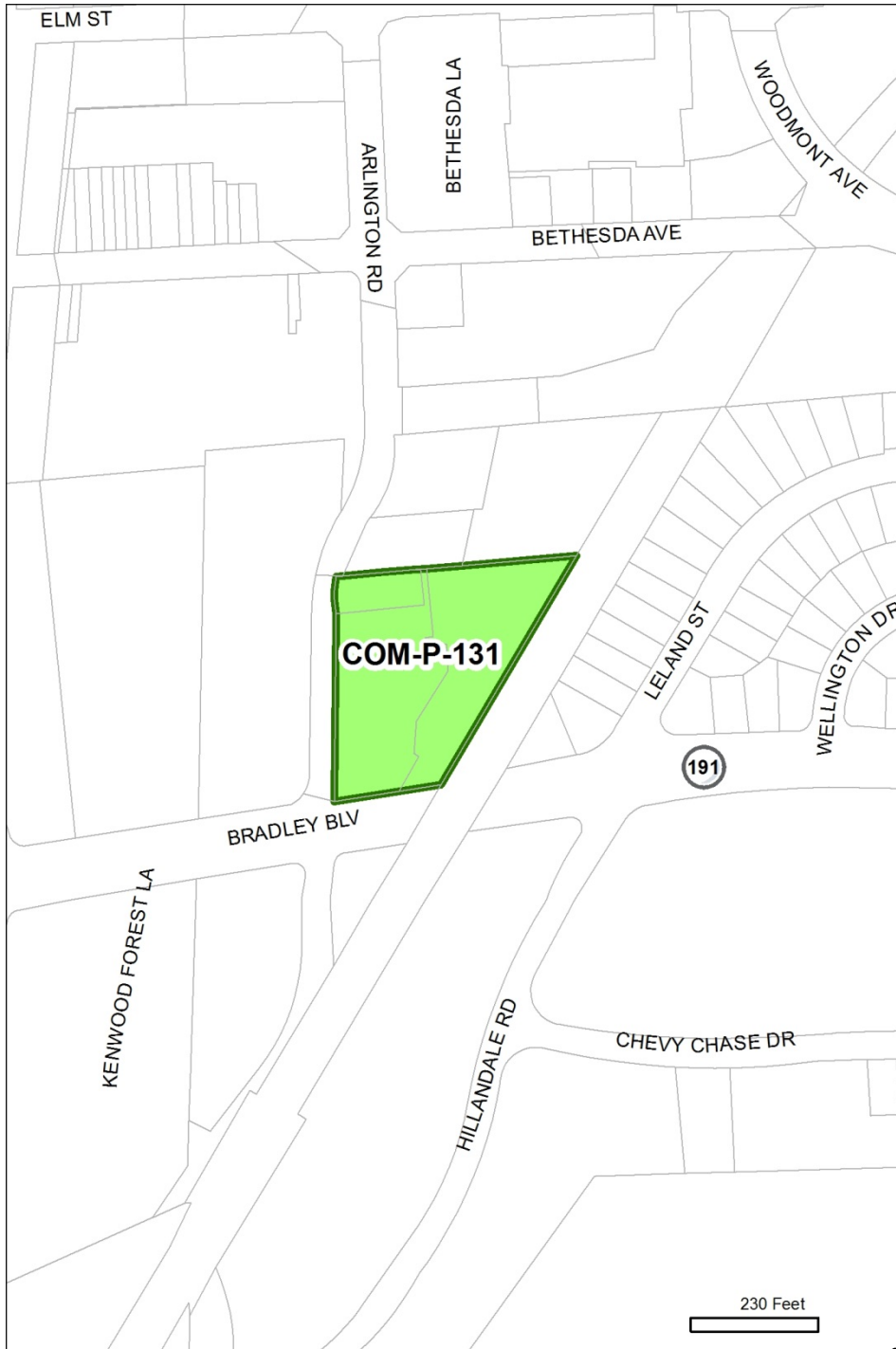


<b>Unique ID:</b> COM-P-129		staff rec. change	PHED
<b>Master Plan ID:</b> 34			
<b>Master Plan:</b>		Bethesda CBD	
<b>Location:</b>			
<b>Existing Zone:</b>		C-2	
<b>Proposed Conv:</b> (5/2)		CRT 1.5 C-1.5 R 1.0 H 45	
<b>PHED Conv:</b>		CRT-1.5 C-1.5 R-0.75 H-35	
<b>Category:</b>		PHED/Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	No change	
	<b>Comm'l FAR:</b>	No change	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 35'	
<b>Reason for change:</b>			
<p><i>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.</i></p> <p><i>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'.</i></p>			

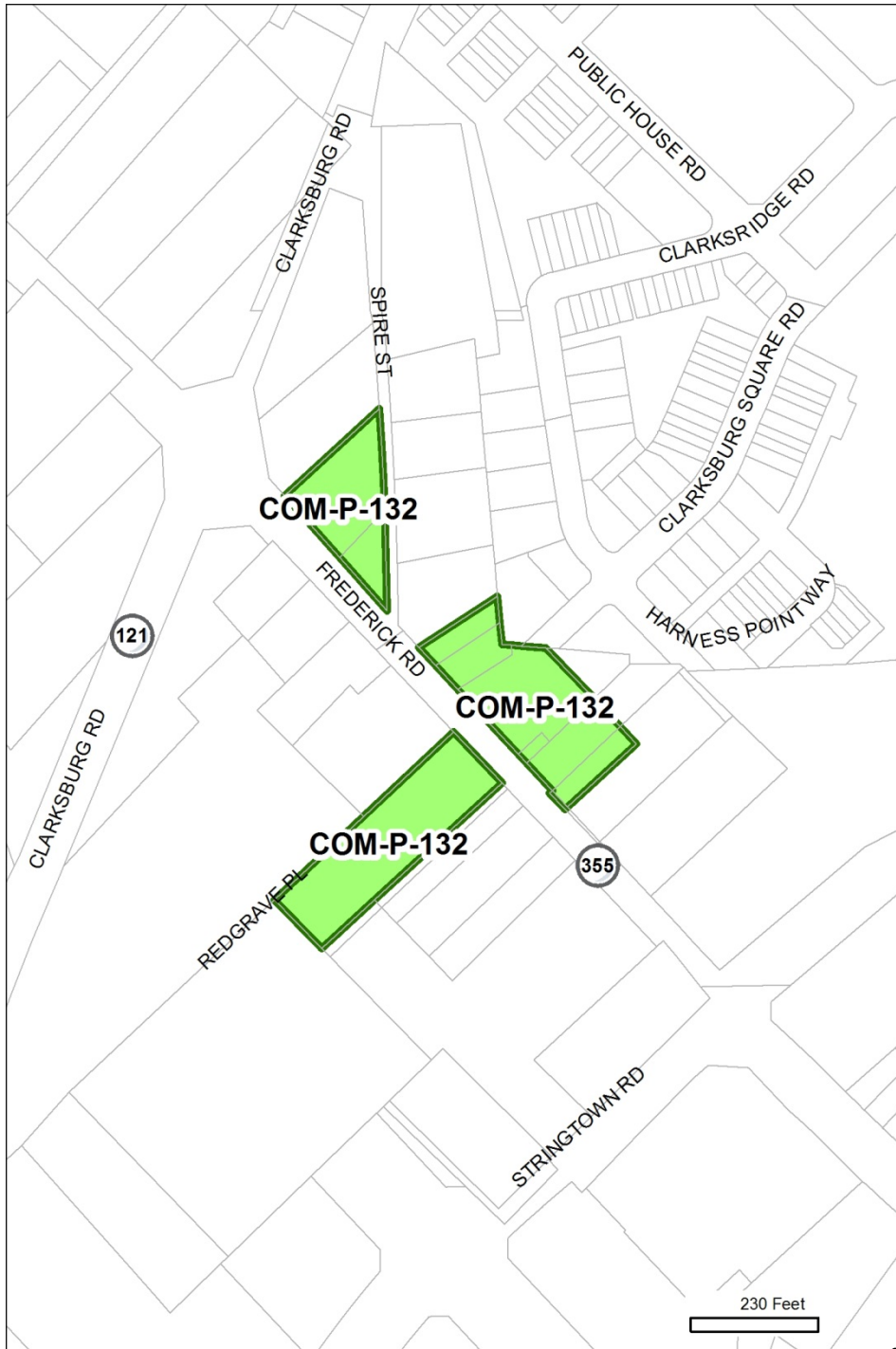




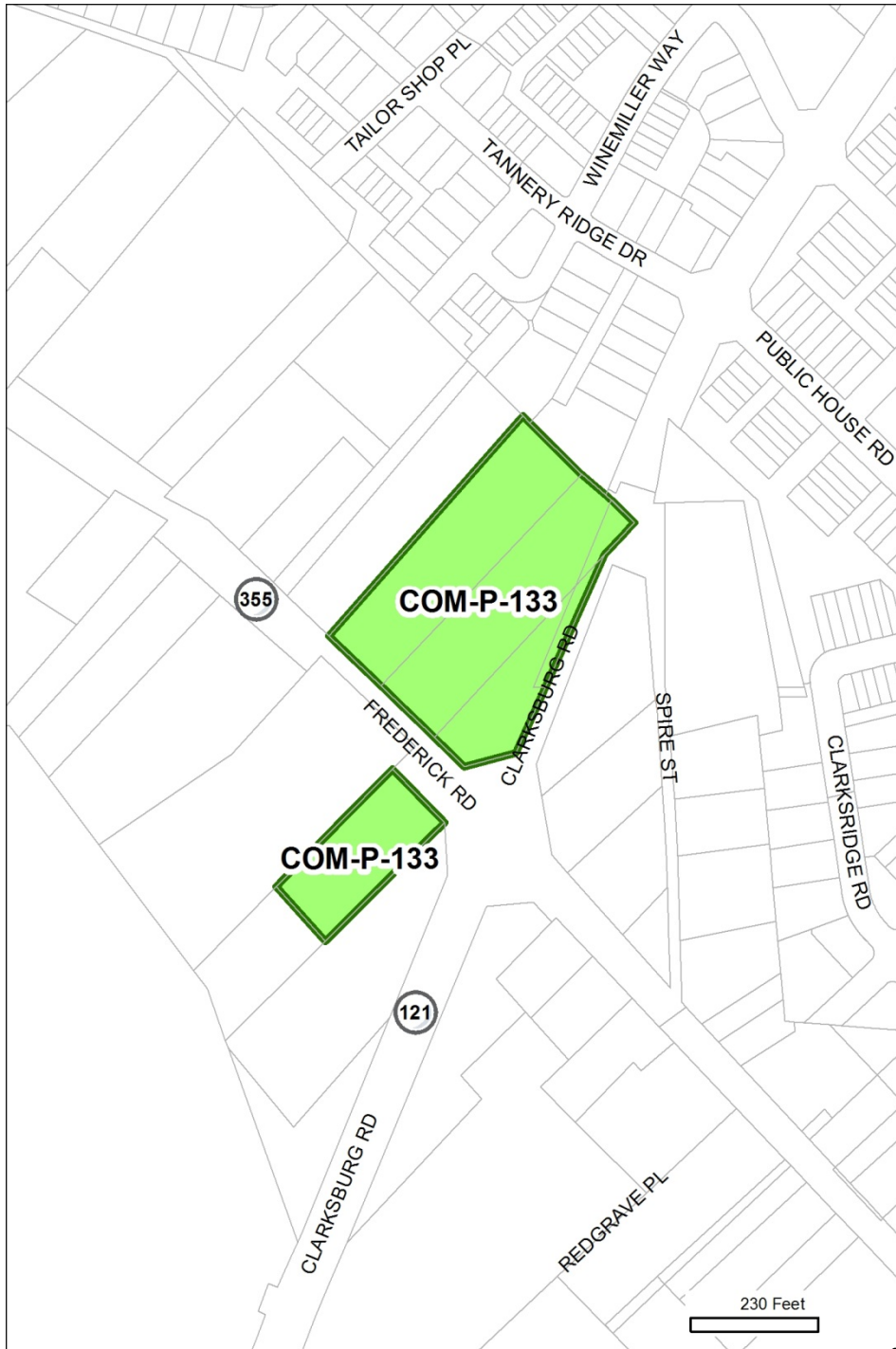
<b>Unique ID:</b> COM-P-130		staff rec. change	PHED
<b>Master Plan ID:</b> 35			
<b>Master Plan:</b>		Bethesda CBD	
<b>Location:</b>			
<b>Existing Zone:</b>		C-2	
<b>Proposed Conv:</b> (5/2)		CRT-2.5 C-1.5 R-1.5 H-75	
<b>PHED Conv:</b>		CRT-2.25 C-1.5 R-0.75 H-45	
<b>Category:</b>		PHED/Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	Reduced to 2.25	
	<b>Comm'l FAR:</b>	No change	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 45'	
<b>Reason for change:</b>			
<p>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.</p> <p>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'.</p>			



<b>Unique ID:</b> COM-P-131		staff rec. change	PHED
<b>Master Plan ID:</b> 37			
<b>Master Plan:</b>		Bethesda CBD	
<b>Location:</b>			
<b>Existing Zone:</b>		C-2	
<b>Proposed Conv:</b> (5/2)		CRT-2.5 C-1.5 R-1.5 H-75	
<b>PHED Conv:</b>		CRT-2.25 C-1.5 R-0.75 H-45	
<b>Category:</b>		PHED/Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	Reduced to 2.25	
	<b>Comm'l FAR:</b>	No change	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 45'	
<b>Reason for change:</b>			
<p>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.</p> <p>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'.</p>			



<b>Unique ID:</b> COM-P-132		PHED
<b>Master Plan ID:</b> 4		
<b>Master Plan:</b>	Clarksburg	
<b>Location:</b>	Historic District C-1 parcels	
<b>Existing Zone:</b>	C-1	
<b>Proposed Conv: (5/2)</b>	NR-1.0 H-45	
<b>Prop. Revised Conv:</b>	NR-1.0 H-30	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 30'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>30' should be enough height to accommodate 2 stories.</i></p>		



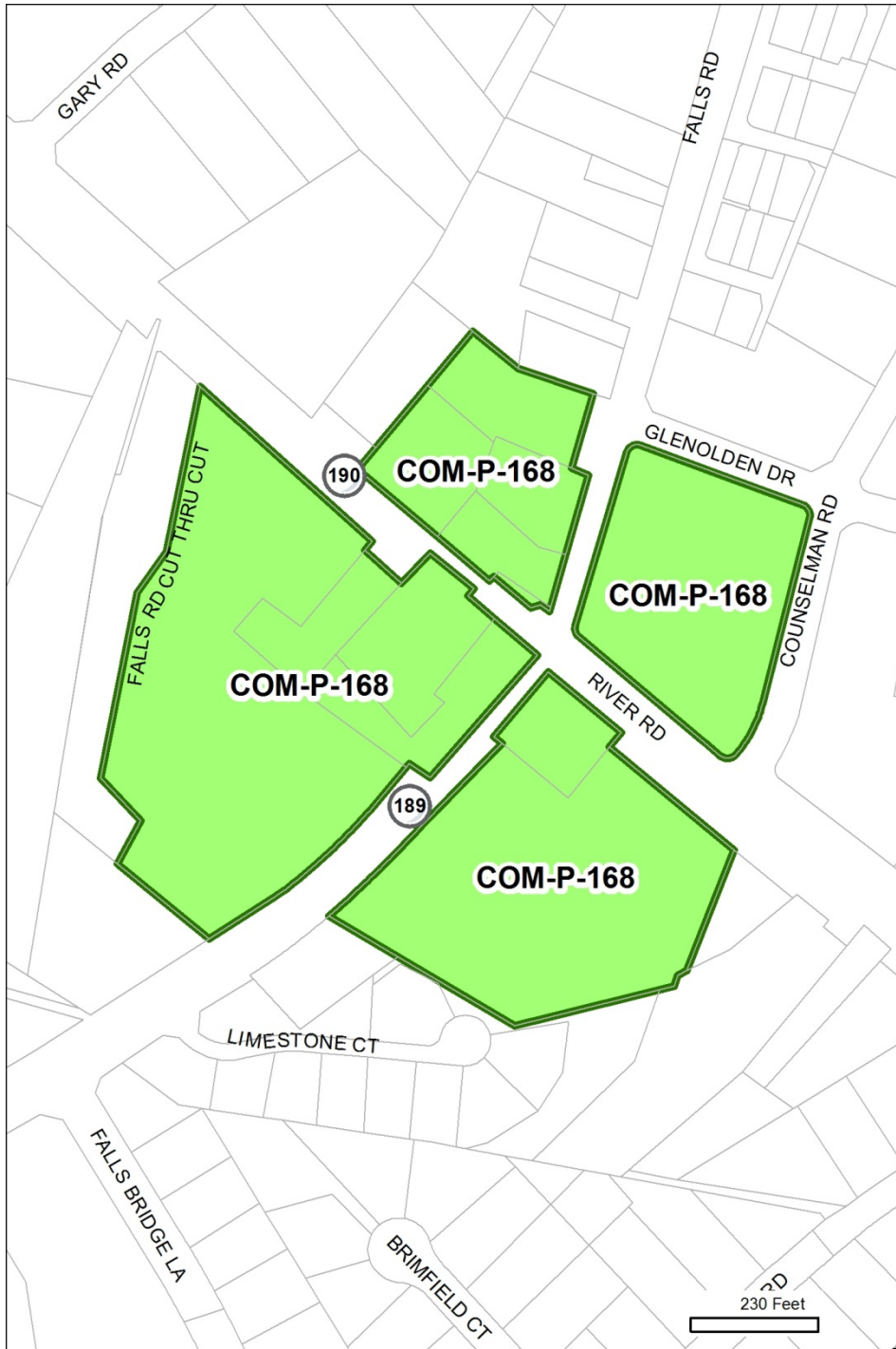
<b>Unique ID:</b> COM-P-133		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Clarksburg	
<b>Location:</b>	Historic District C-1 parcels	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv: (5/2)</b>	GR-1.5 H-65	
<b>Prop. Revised Conv:</b>	GR-1.5 H-30	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 30'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>30' should be enough height to accommodate 2 stories.</i></p>		
<b>Notes:</b>		
See above.		



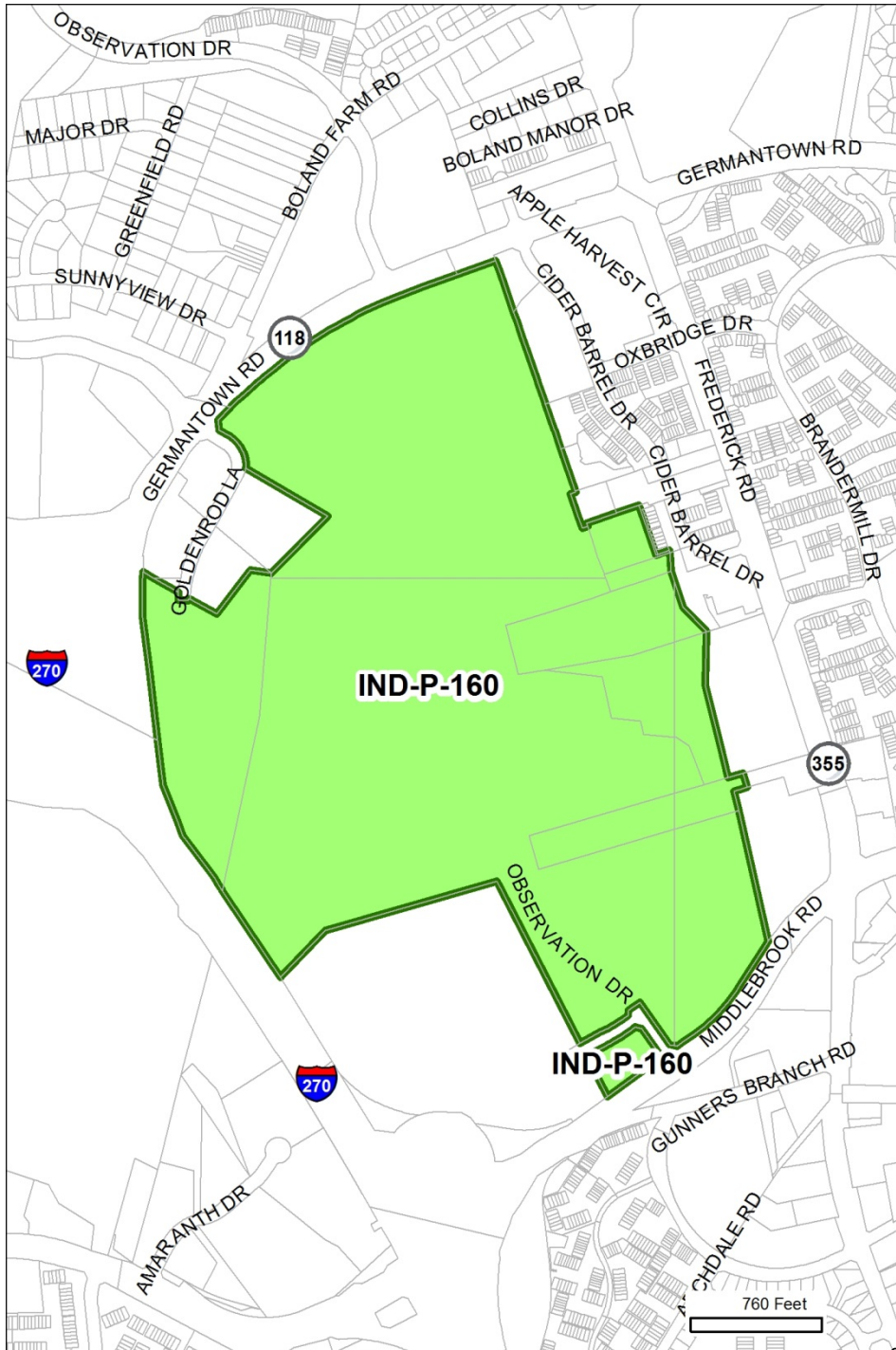


<b>Unique ID:</b> COM-P-161		staff rec. change	PHED
<b>Master Plan ID:</b> 27			
<b>Master Plan:</b>		Germantown TC	
<b>Location:</b>		SW corner Gunner's Branch & 355	
<b>Existing Zone:</b>		C-2	
<b>Default Conv:</b> (5/2)		CRT 2.5 C 1.5 R 1.5 H 75	
<b>PHED Conv:</b>		CRT-2.25 C-1.5 R-0.75 H-60	
<b>Category:</b>		PHED/Staff Recommendations	
<b>Modifications</b>	<b>Zone Group:</b>	No change	
	<b>Overall FAR:</b>	Reduced to 2.25	
	<b>Comm'l FAR:</b>	No change	
	<b>Resid'l FAR:</b>	Reduced to 0.75	
	<b>Height:</b>	Reduced to 60'	
<b>Reason for change:</b>			
<p><i>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.</i></p> <p><i>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'.</i></p>			

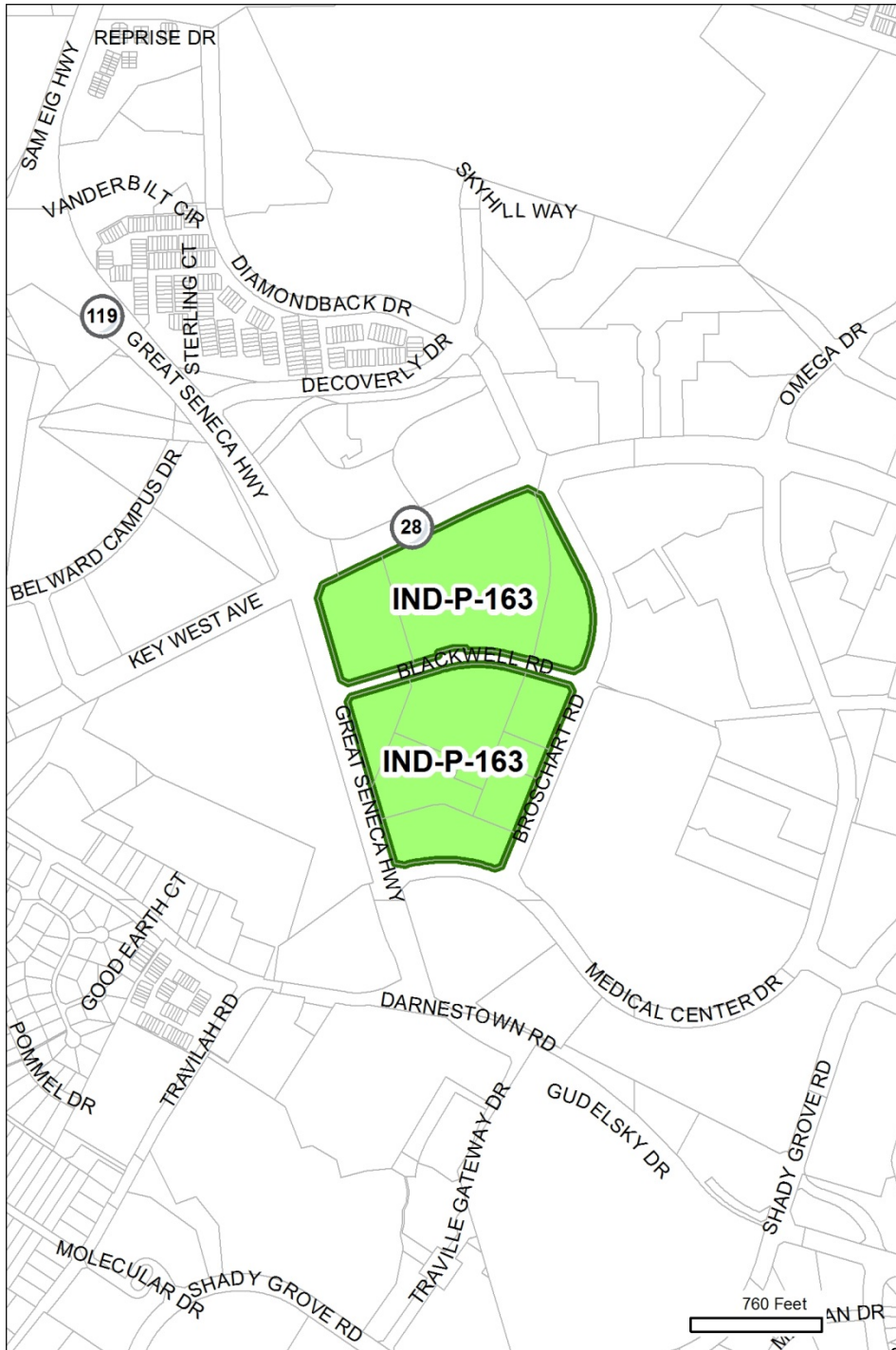




<b>Unique ID:</b> COM-P-168		PHED
<b>Master Plan ID:</b> 6		
<b>Master Plan:</b>	Potomac Sub	
<b>Location:</b>	Potomac Town Center	
<b>Existing Zone:</b>	C-1	
<b>Proposed Conv: (5/2)</b>	NR-1.0 H-45	
<b>Prop. Revised Conv:</b>	NR-1.0 H-35	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>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'.</i></p>		

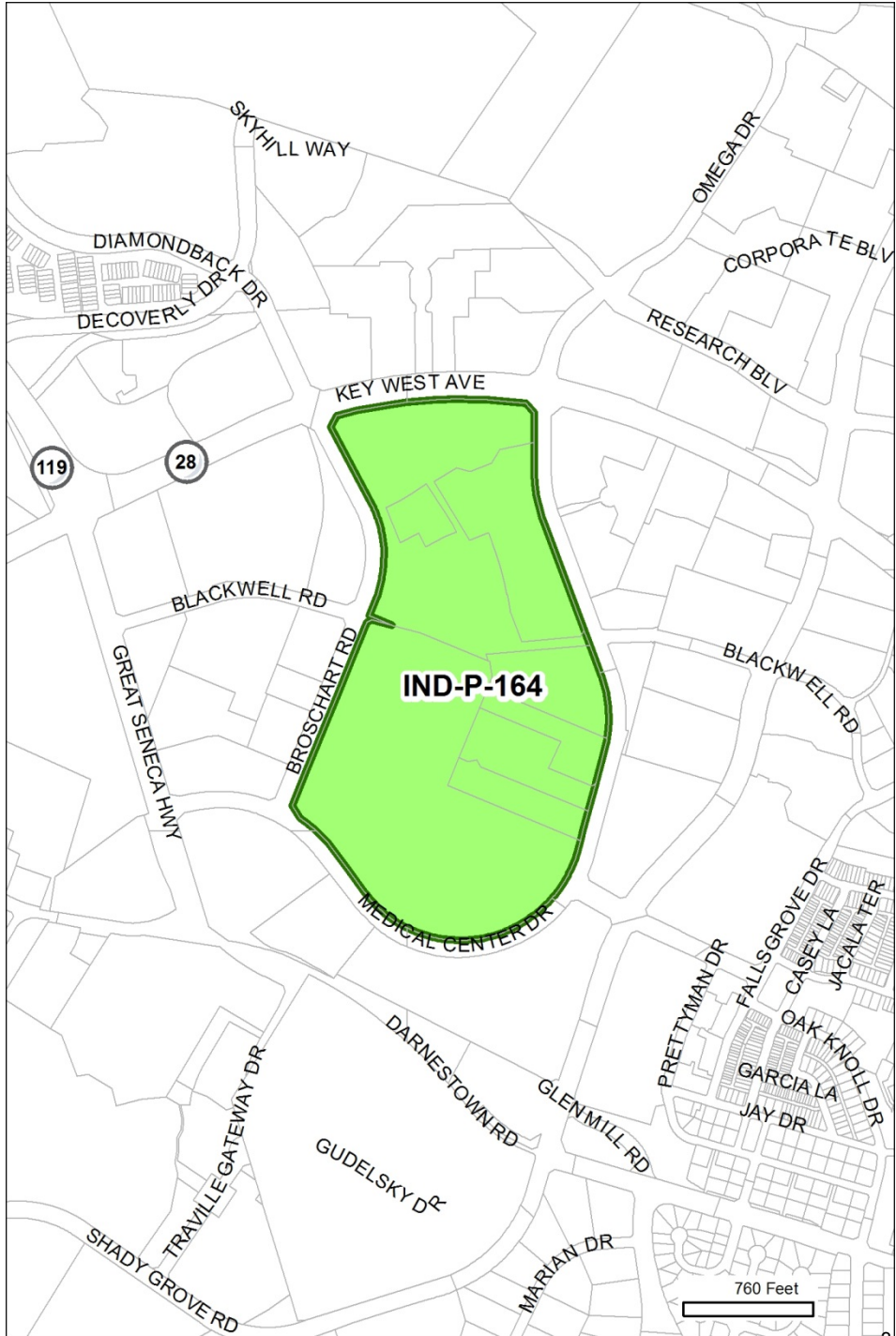


<b>Unique ID:</b> IND-P-160		PHED
<b>Master Plan ID:</b> 26		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Montgomery College site	
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv: (5/2)</b>	LSC-2.0 H-200	
<b>Prop. Revised Conv:</b>	LSC-2.0 H-100	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 100'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits height to 100'.</i></p>		



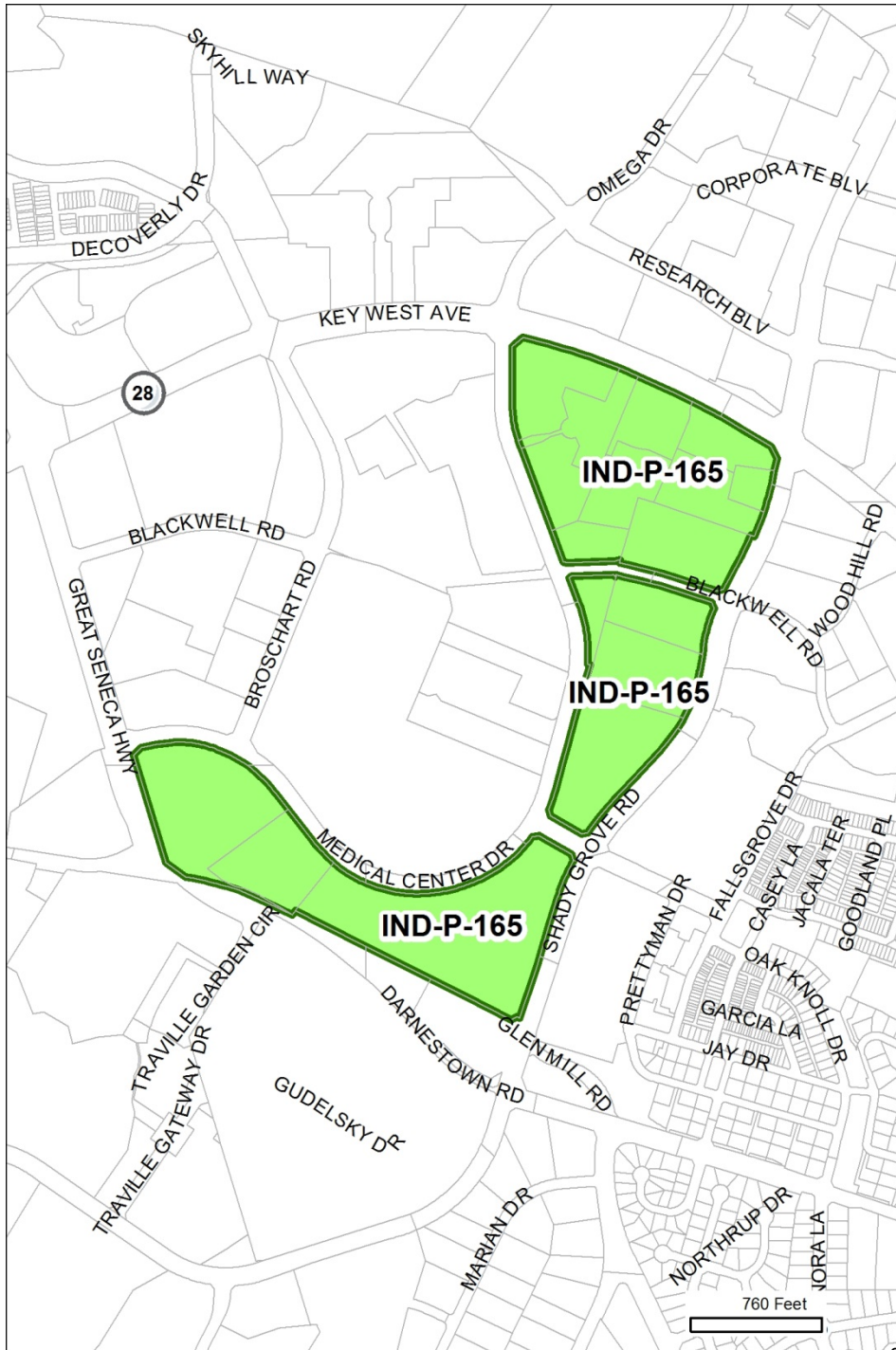
<b>Unique ID:</b> IND-P-163		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>	Great Seneca, Key West, Brochart, Medical Center Dr	
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv: (5/2)</b>	<del>LSC-2.0 H-200</del>	
<b>Prop. Revised Conv:</b>	LSC-1.0 H-150	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 150'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits density to 1.0 FAR, limits heights to 150'.</i></p>		



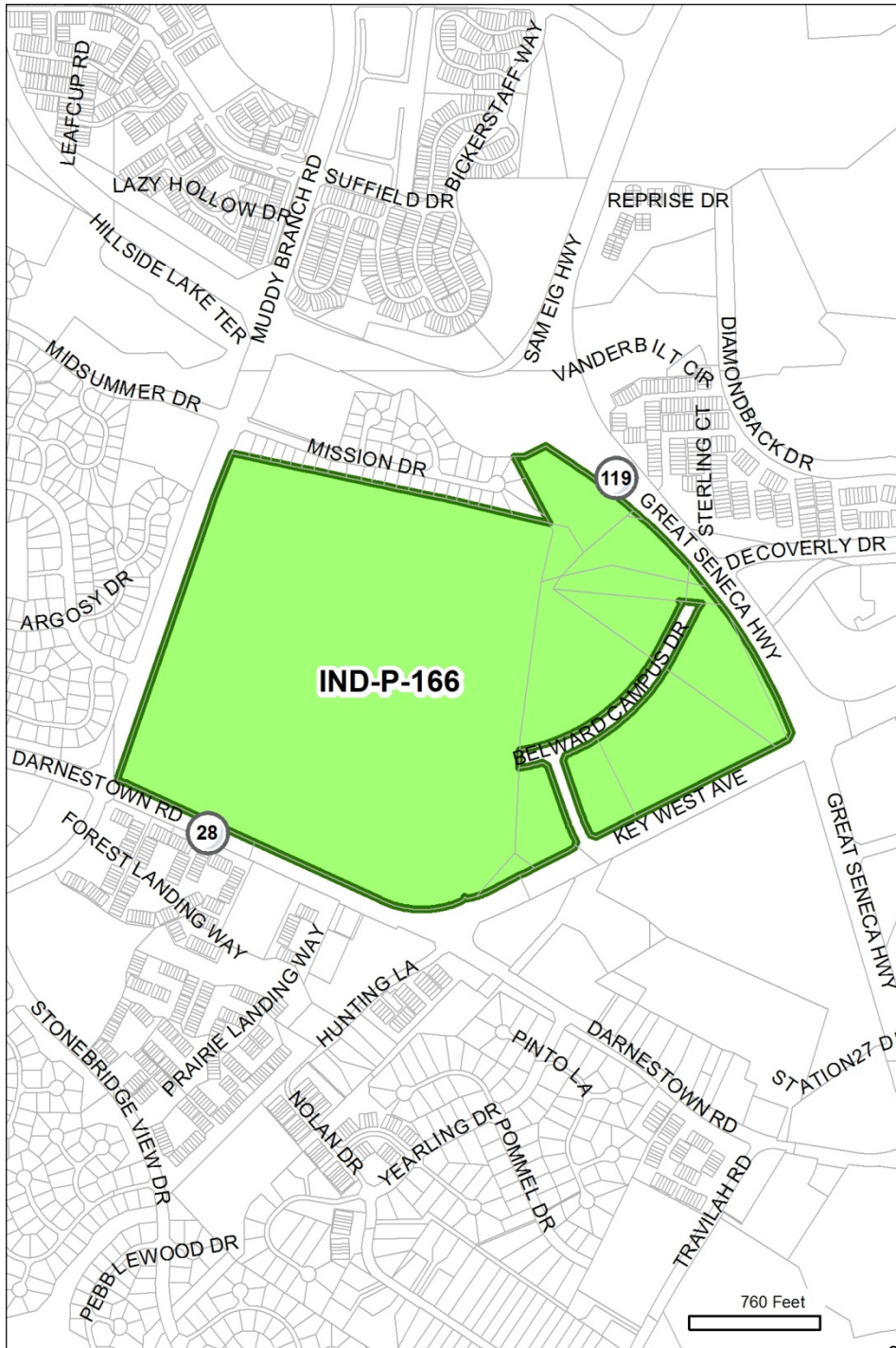


<b>Unique ID:</b> IND-P-164		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>	Broschart, Key West, Medical Center Dr	
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv:</b> (5/2)	LSC-2.0 H-200	
<b>Prop. Revised Conv:</b>	LSC-1.5 H-150	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 150'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits density to 1.5 FAR, limits heights to 150'.</i></p>		





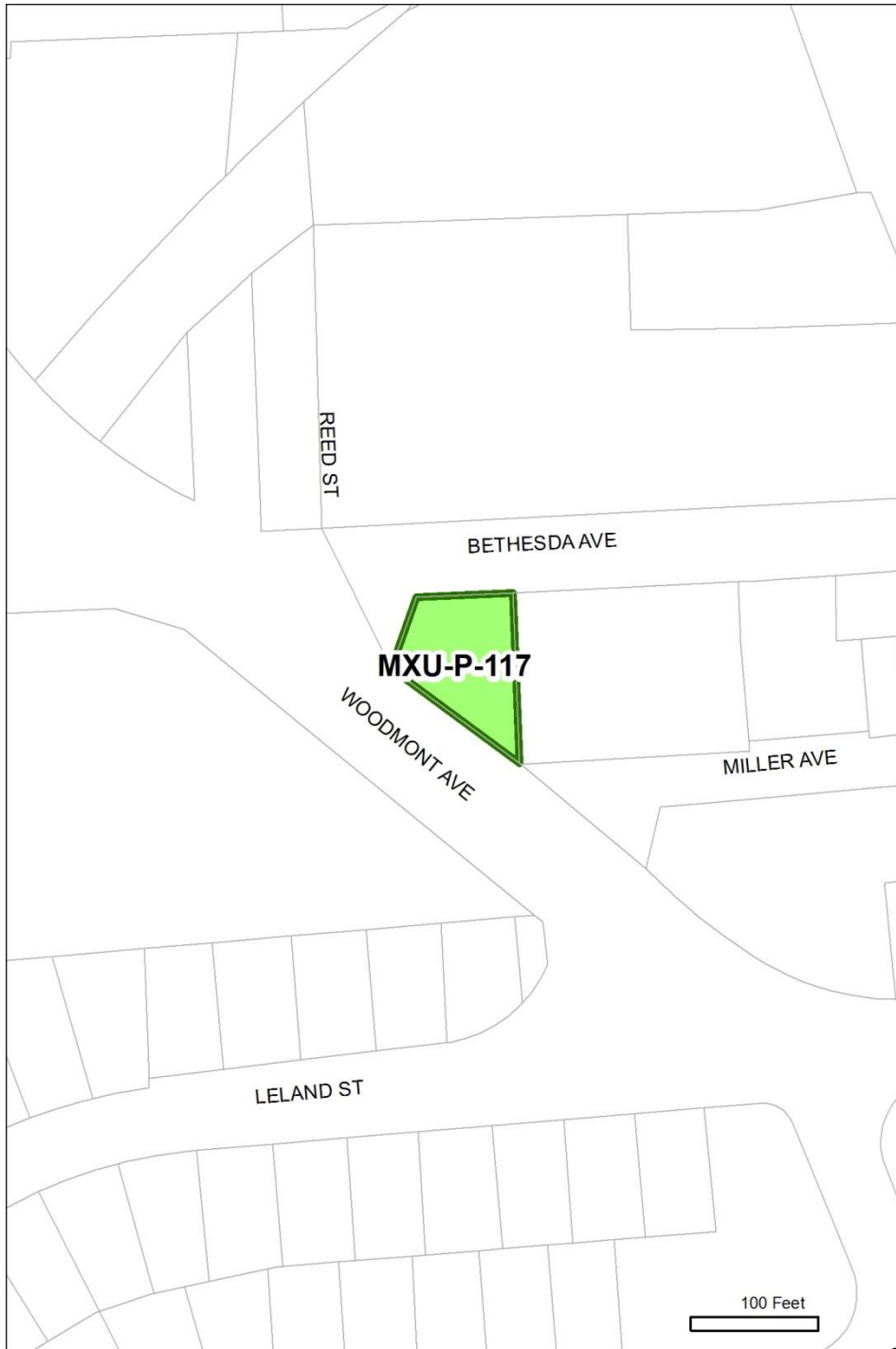
<b>Unique ID:</b> IND-P-165		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>	East, south sides of Medical Center Dr.	
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv: (5/2)</b>	<del>LSC-2.0 H-200</del>	
<b>Prop. Revised Conv:</b>	LSC-1.0 H-110	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 110'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits density to 1.0 FAR, MP limits heights to 110'.</i></p>		



<b>Unique ID:</b> IND-P-166		PHED
<b>Master Plan ID:</b> 4		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>	Belward Campus	
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv: (5/2)</b>	LSC-2.0 H-200	
<b>Prop. Revised Conv:</b>	LSC-1.0 H-150	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 150'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits density to 1.0 FAR, limits heights to 150'.</i></p>		

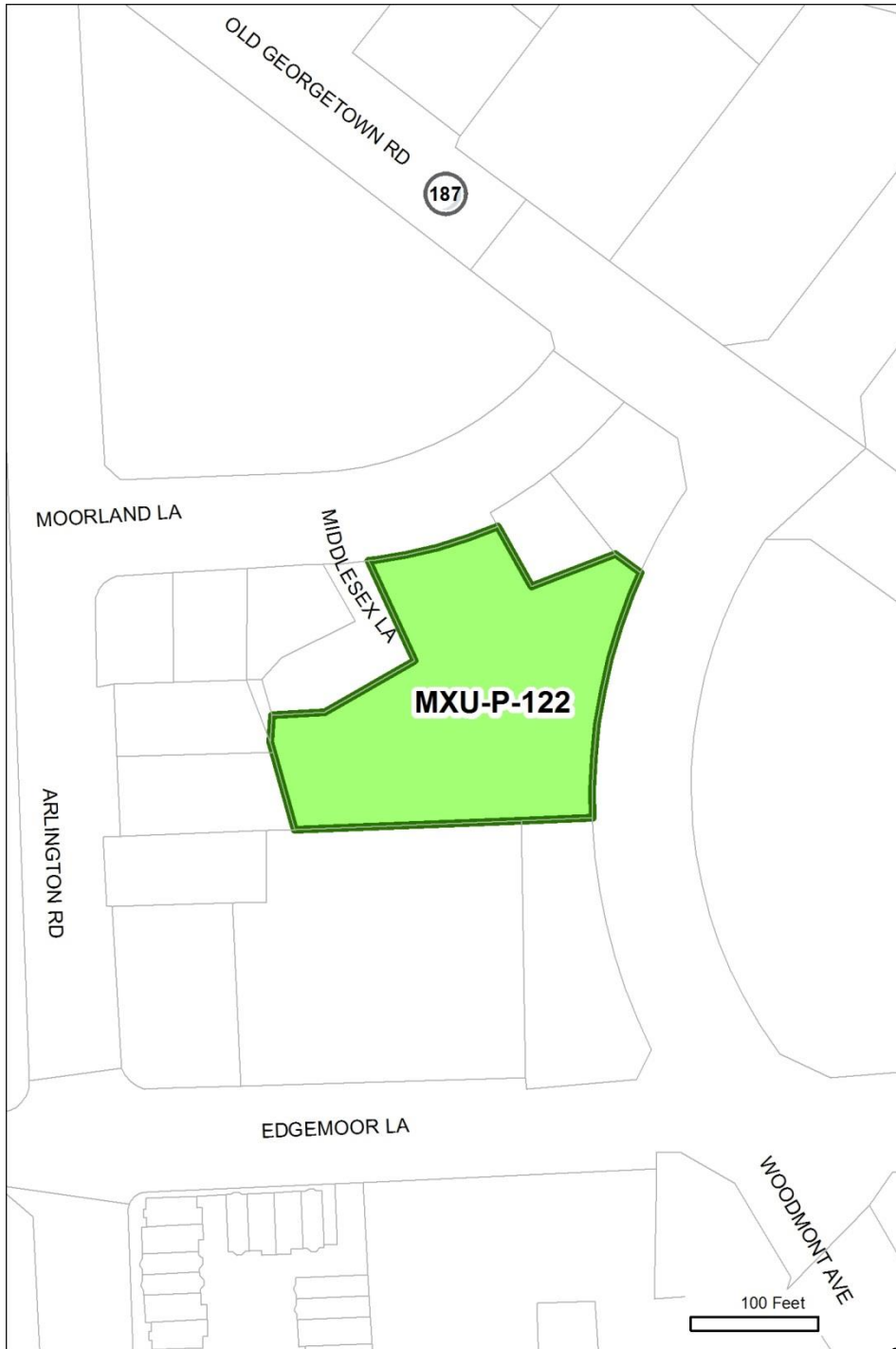


<b>Unique ID:</b> MXU-P-116		PHED
<b>Master Plan ID:</b> 20		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	Lot 31	
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-2.5 R-2.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.5 R-2.5 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 5 stories.</i></p>		

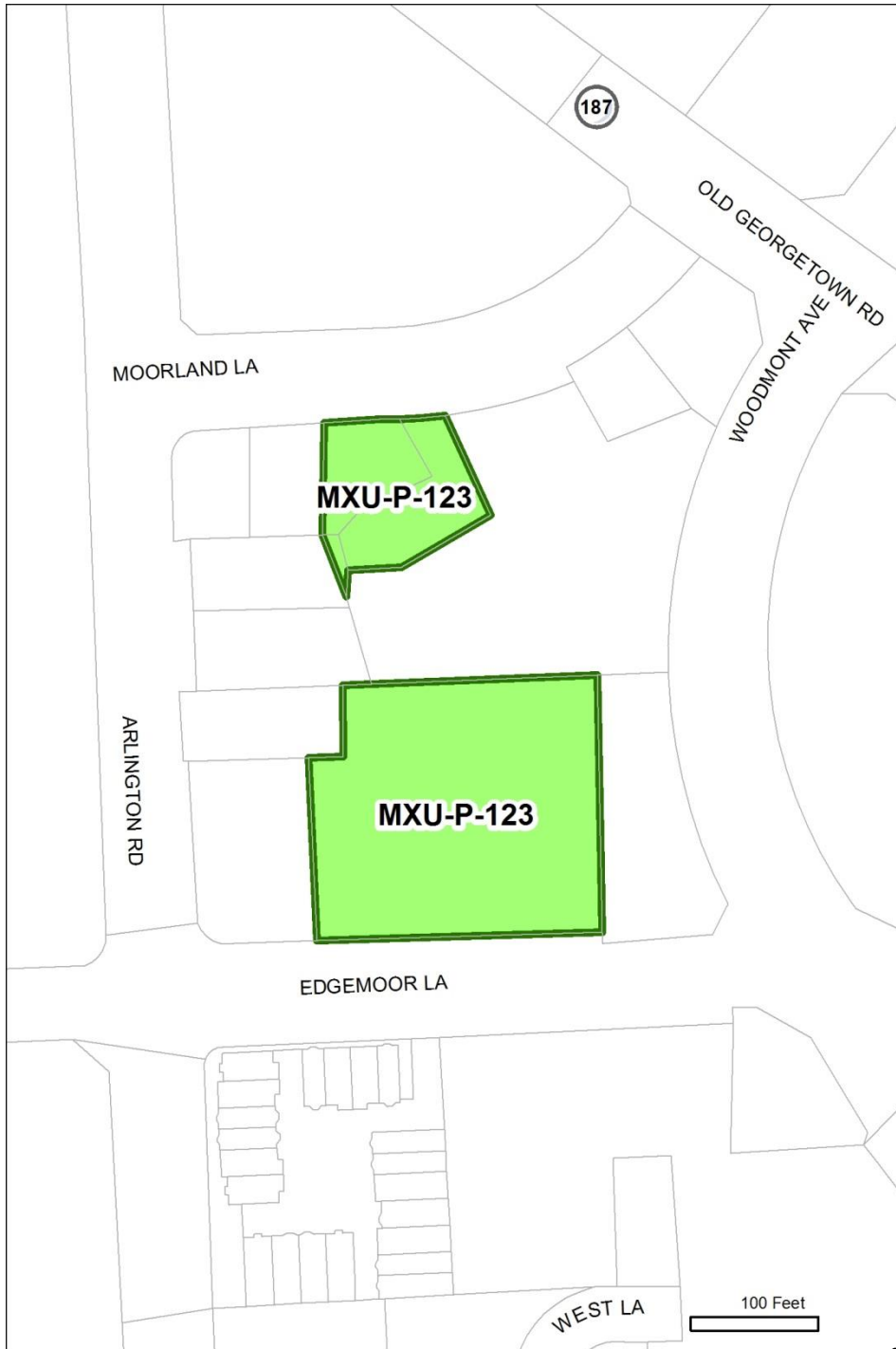


<b>Unique ID:</b> MXU-P-117		PHED
<b>Master Plan ID:</b> 21		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	Lot 31A	
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv: (5/2)</b>	CR-3.0 C-2.5 R-2.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.5 R-2.5 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 75'.</i></p>		

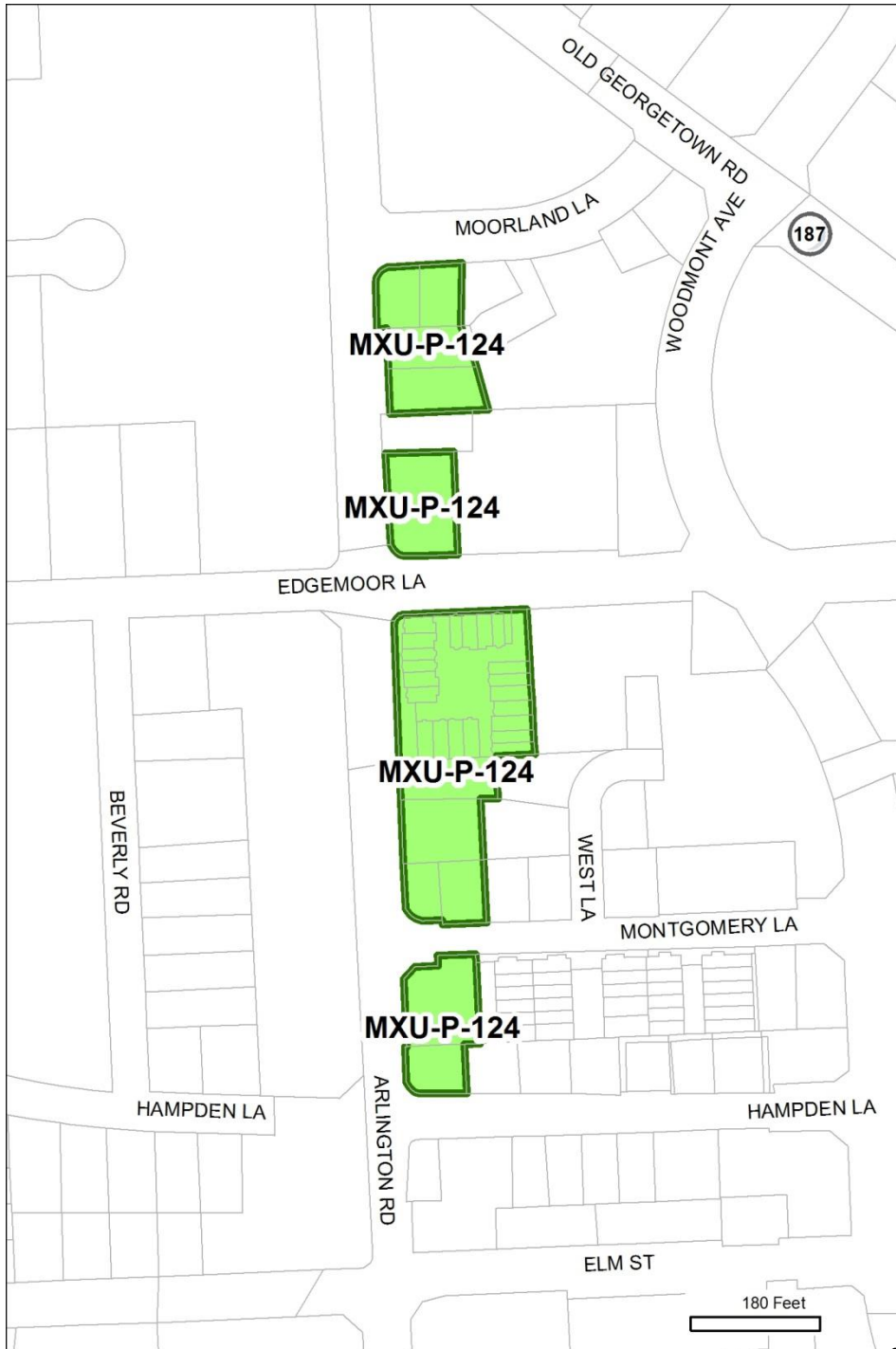




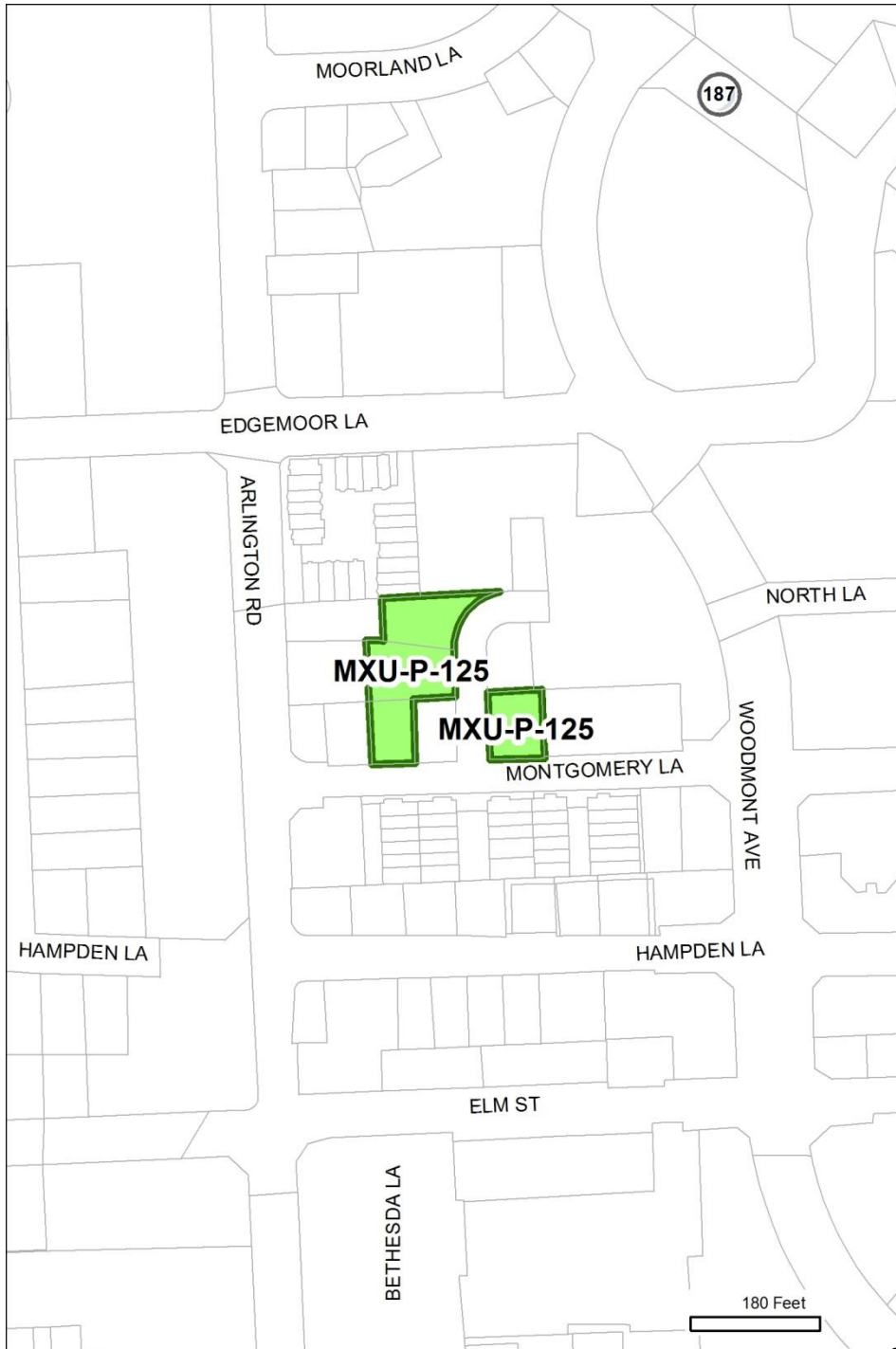
<b>Unique ID:</b> MXU-P-122		PHED
<b>Master Plan ID:</b> 27		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv: (5/2)</b>	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-125 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 125'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 122'.</i></p>		
<b>Notes:</b>		
<p><i>See above.</i></p>		



<b>Unique ID:</b> MXU-P-123		PHED
<b>Master Plan ID:</b> 28		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv: (5/2)</b>	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 90'.</i></p>		

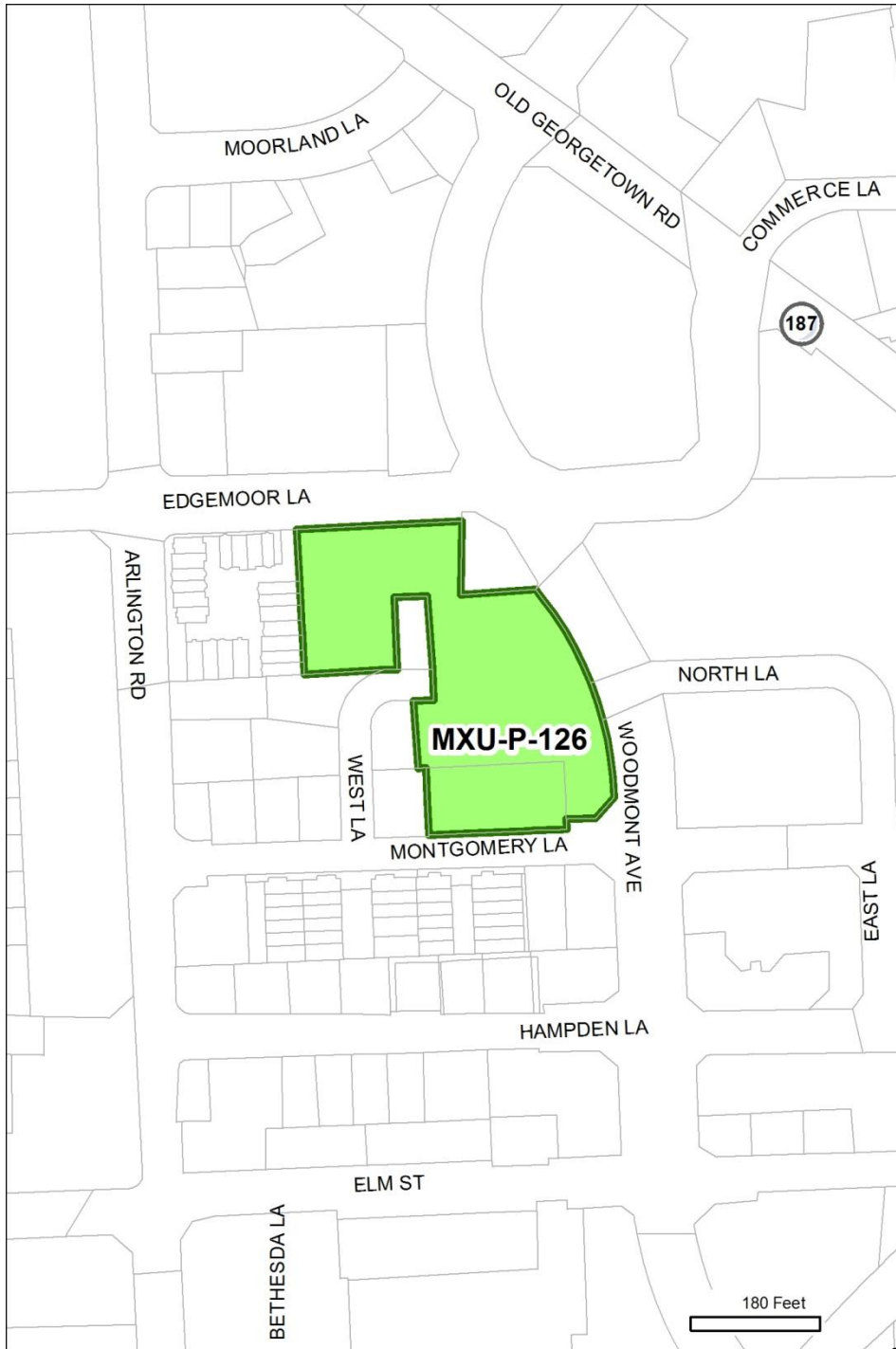


<b>Unique ID:</b> MXU-P-124		PHED
<b>Master Plan ID:</b> 29		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv: (5/2)</b>	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-35 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 35'.</i></p>		

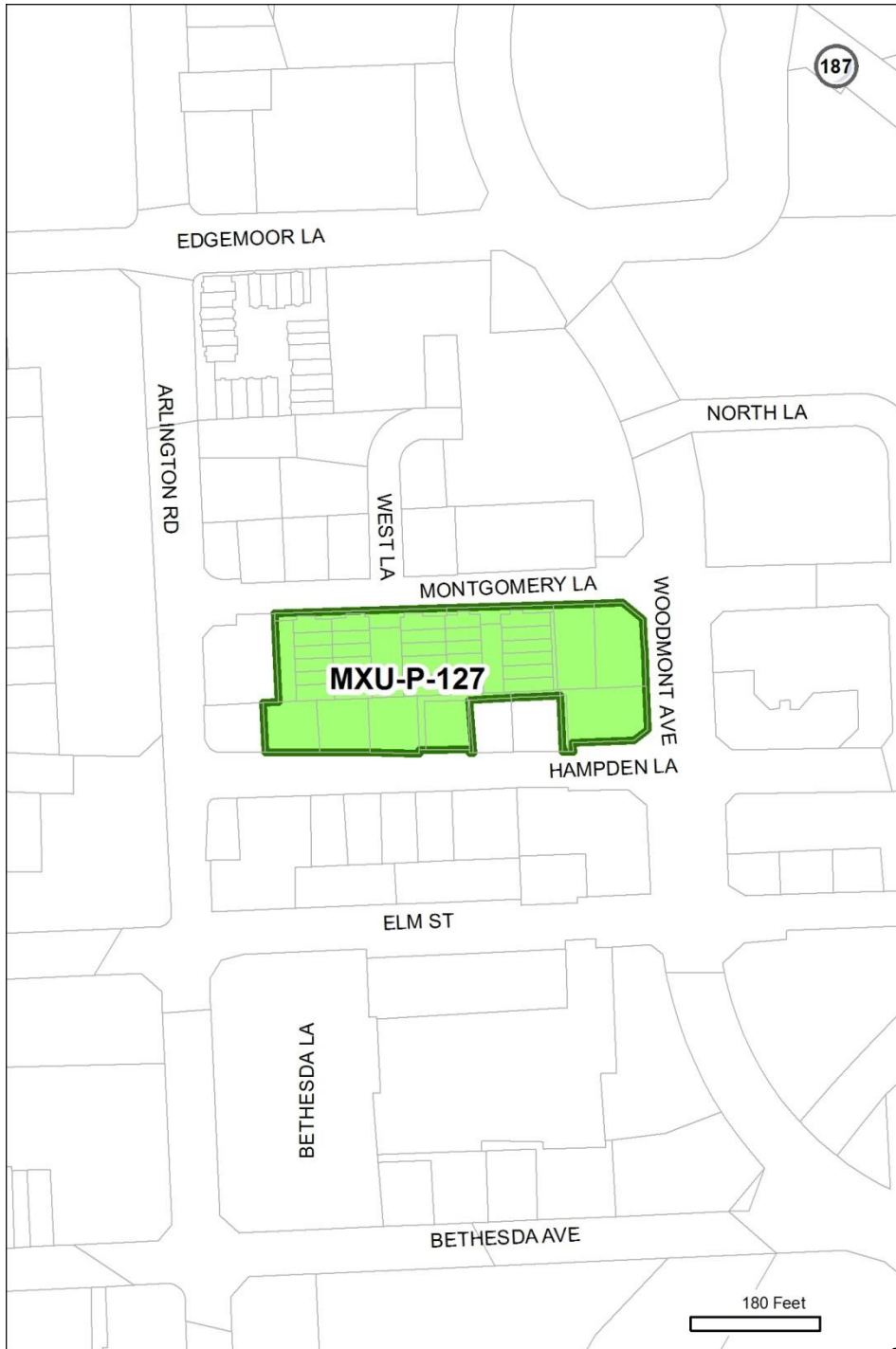


<b>Unique ID:</b> MXU-P-125		PHED
<b>Master Plan ID:</b> 30		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv: (5/2)</b>	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-65 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 65'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 65'.</i></p>		

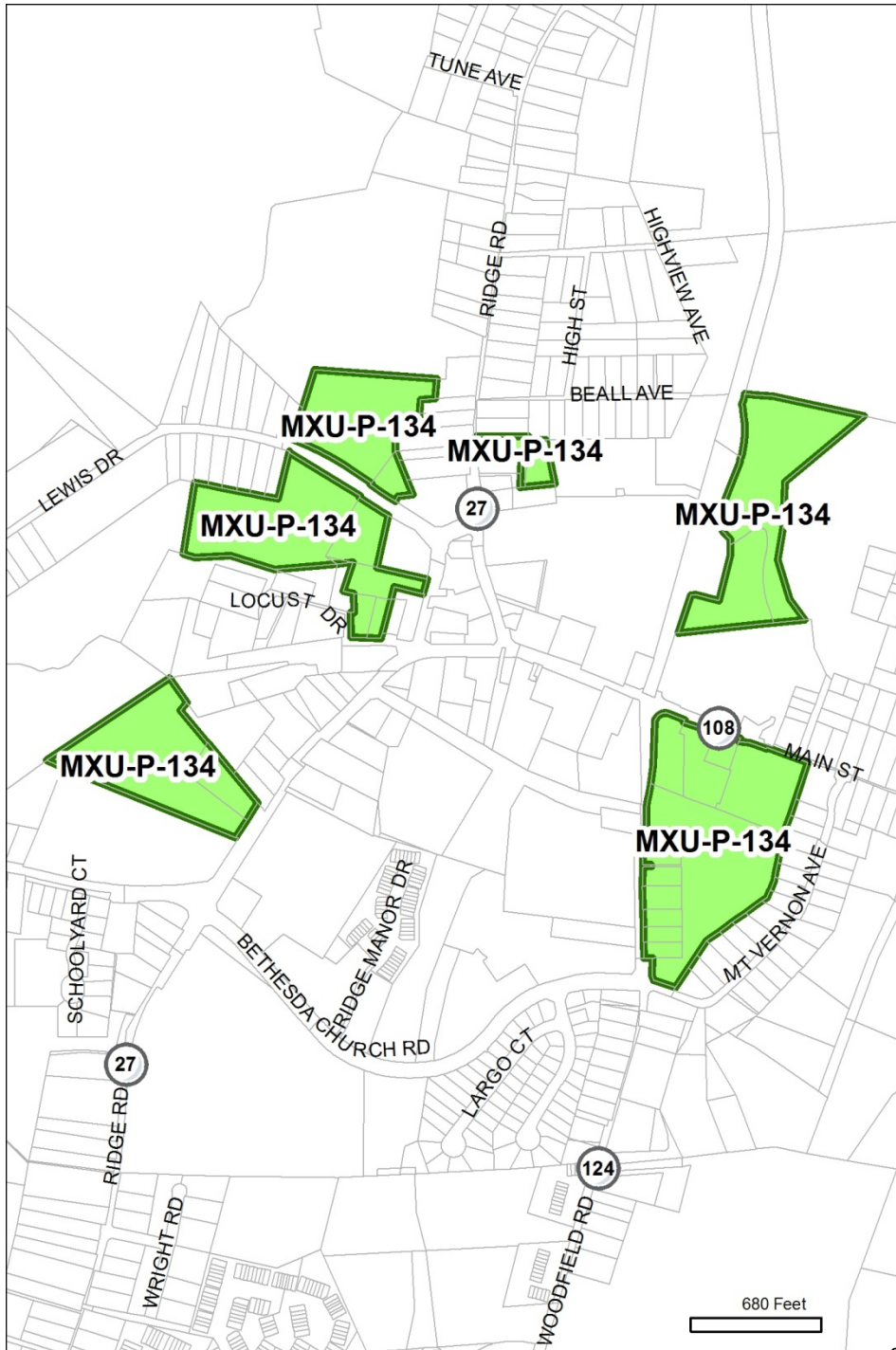




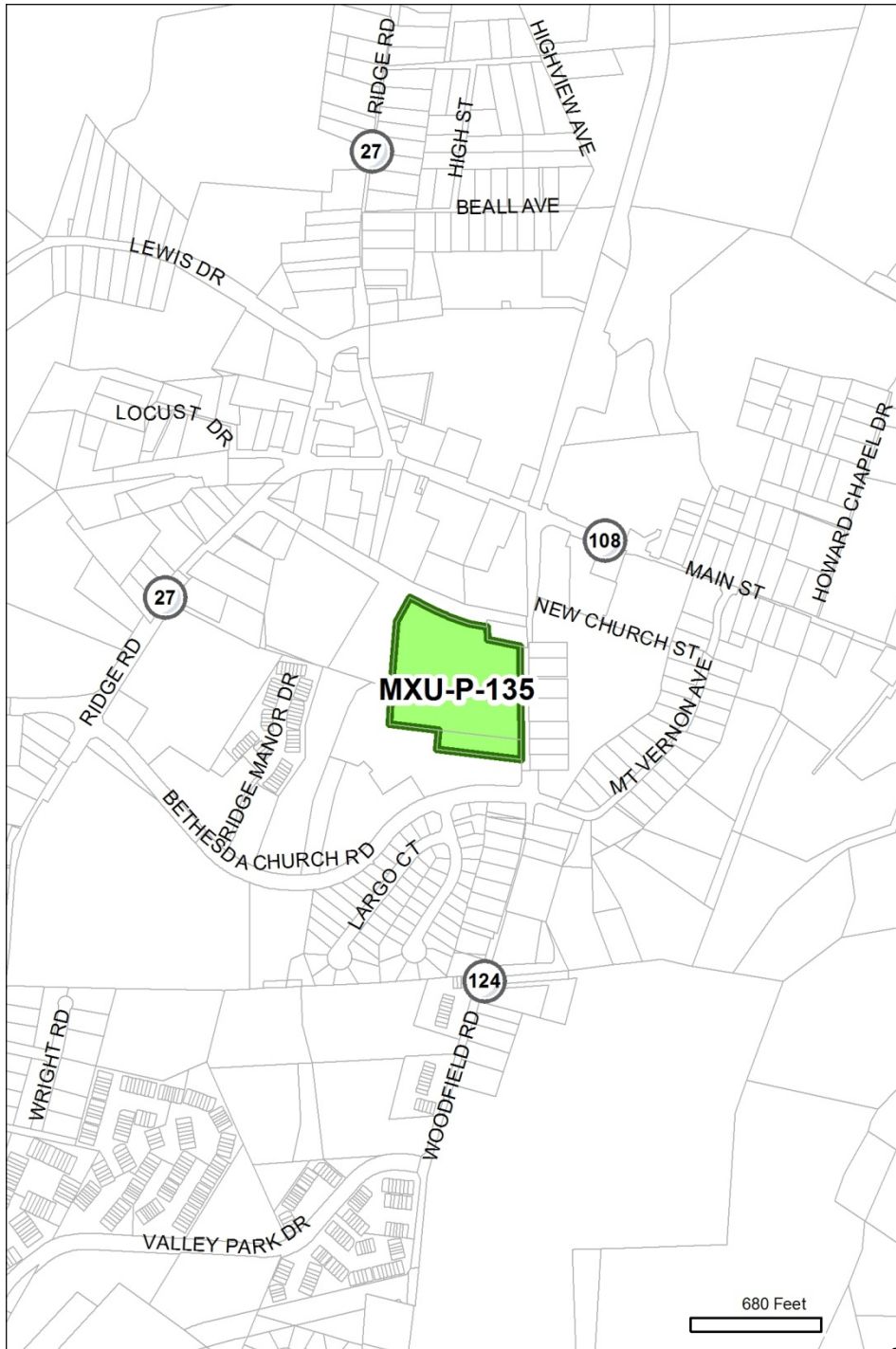
<b>Unique ID:</b> MXU-P-126		PHED
<b>Master Plan ID:</b> 31		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv:</b> (5/2)	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-110 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 110'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 110'.</i></p>		



<b>Unique ID:</b> MXU-P-127		PHED
<b>Master Plan ID:</b> 32		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv: (5/2)</b>	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-1.0 R-2.0 H-65 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 65'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>In this case, the Master Plan recommends a height of 65'</i></p>		

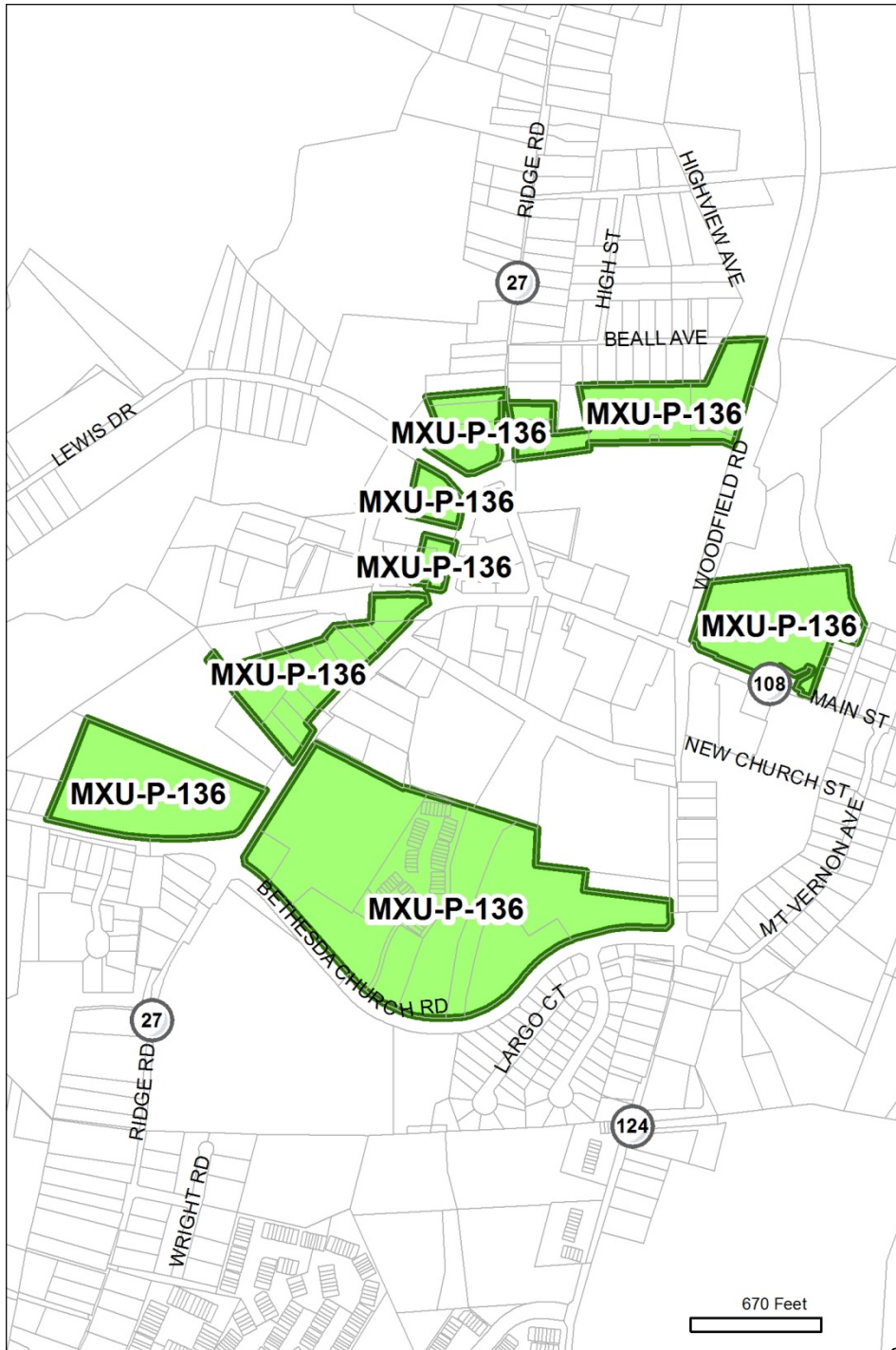


<b>Unique ID:</b> MXU-P-134		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Damascus	
<b>Location:</b>	Town Center (outer)	
<b>Existing Zone:</b>	MXTC/TDR	
<b>Proposed Conv: (5/2)</b>	CRT 2.0 C 1.0 R 1.5 H 70 T	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.5 R-0.5 H-55 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 55'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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'.</i></p>		

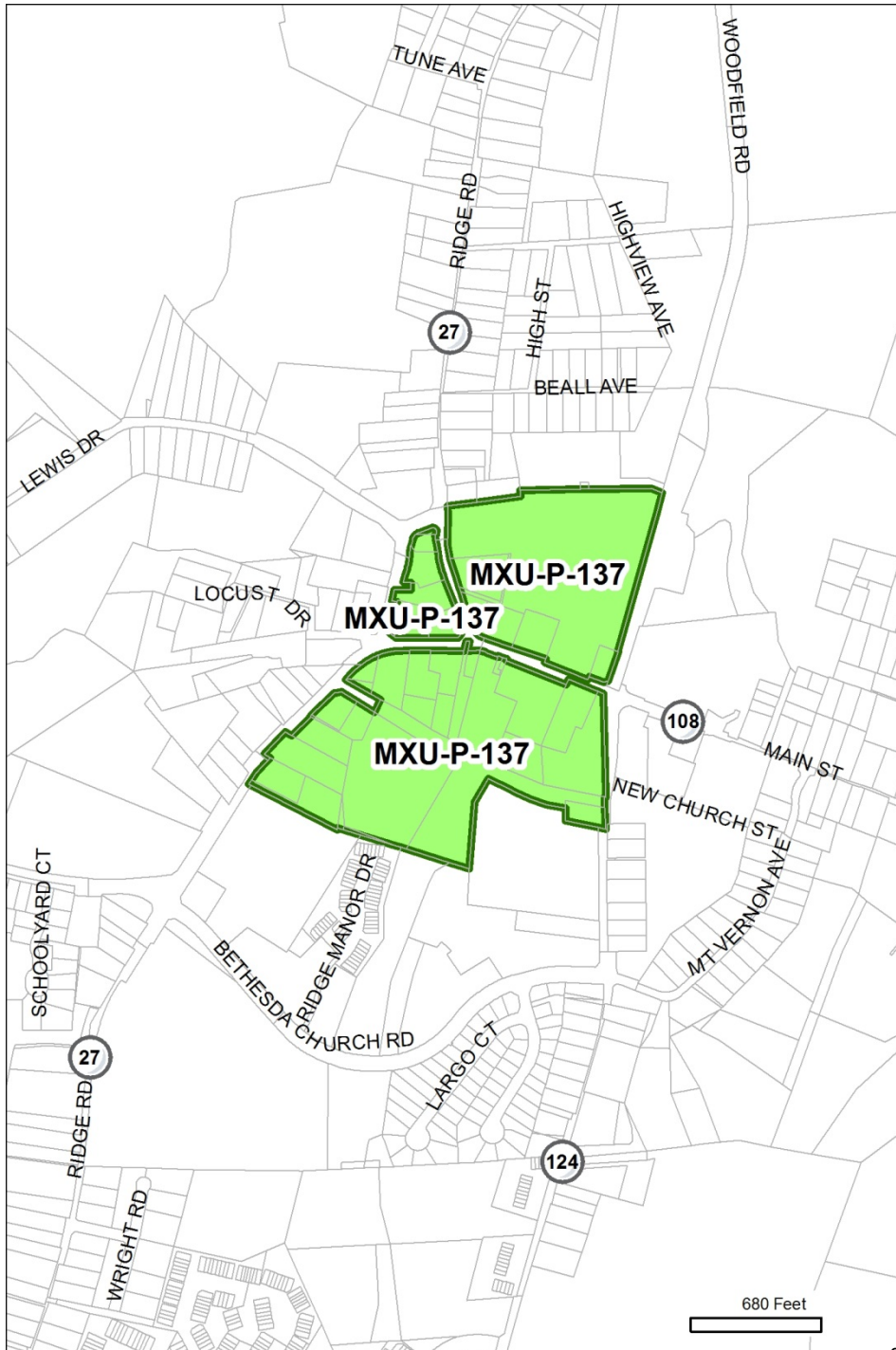


<b>Unique ID:</b> MXU-P-135		PHED
<b>Master Plan ID:</b> 5		
<b>Master Plan:</b>	Damascus	
<b>Location:</b>	Town Center (inner)	
<b>Existing Zone:</b>	MXTC/TDR	
<b>Proposed Conv: (5/2)</b>	<del>CRT 2.0 C 1.0 R 1.5 H 70 T</del>	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.0 R-0.5 H-55 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 55'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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'.</i></p>		





<b>Unique ID:</b> MXU-P-136		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Damascus	
<b>Location:</b>	Town Center (outer)	
<b>Existing Zone:</b>	MXTC	
<b>Proposed Conv: (5/2)</b>	<del>CRT-2.0 C-1.0 R-1.5 H-70 T</del>	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.5 R-0.5 H-55 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 55'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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'.</i></p>		

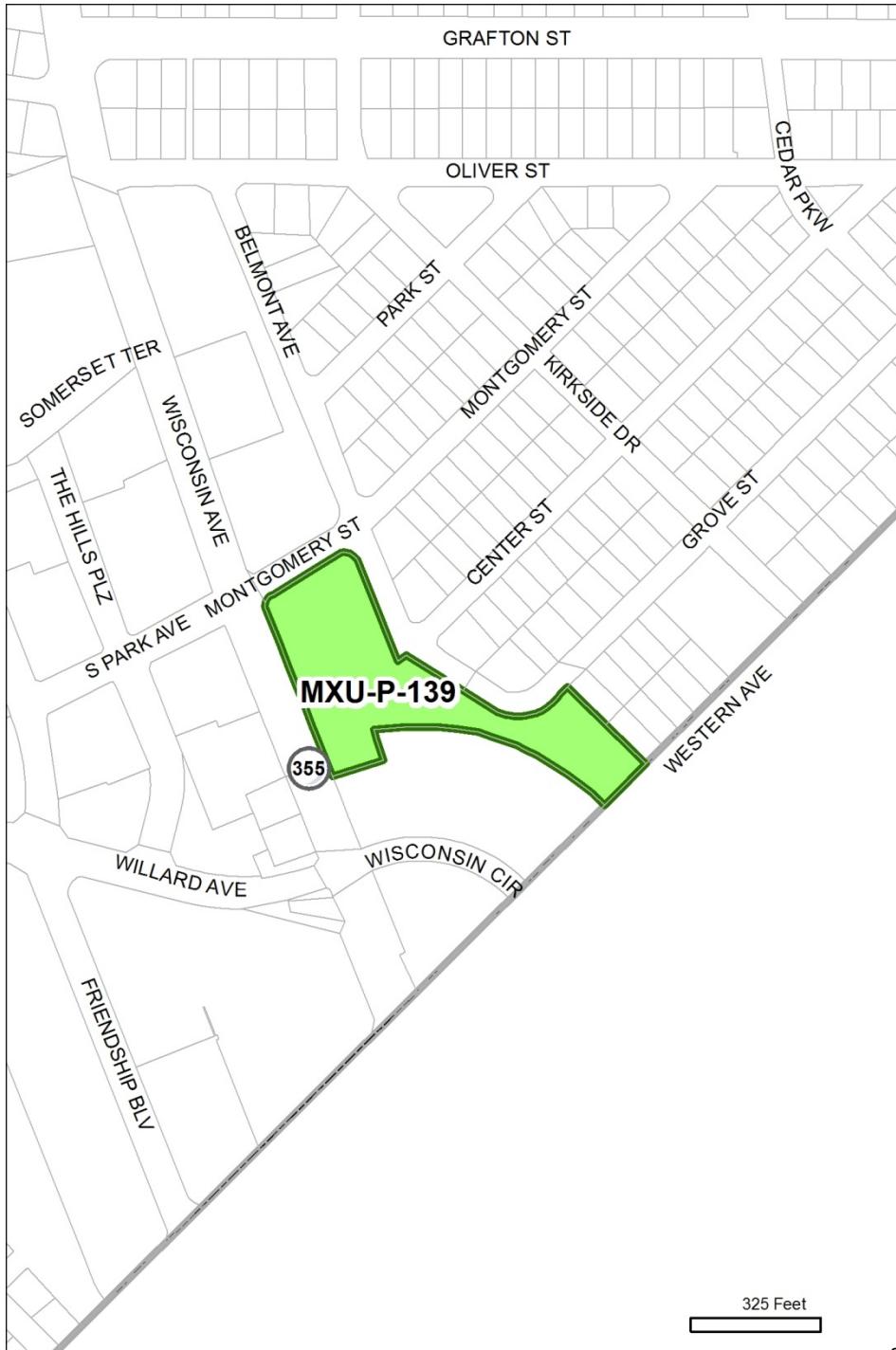


<b>Unique ID:</b> MXU-P-137		PHED
<b>Master Plan ID:</b> 4		
<b>Master Plan:</b>	Damascus	
<b>Location:</b>	Town Center (inner)	
<b>Existing Zone:</b>	MXTC	
<b>Proposed Conv: (5/2)</b>	<del>CRT-2.0 C-1.0 R-1.5 H-70 T</del>	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.0 R-0.5 H-55 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 55'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>Master Plan recommends non-residential density limited to 1.0 FAR, recommends residential density limited to 20 du/ac, recommends heights limited to 55'.</i></p>		



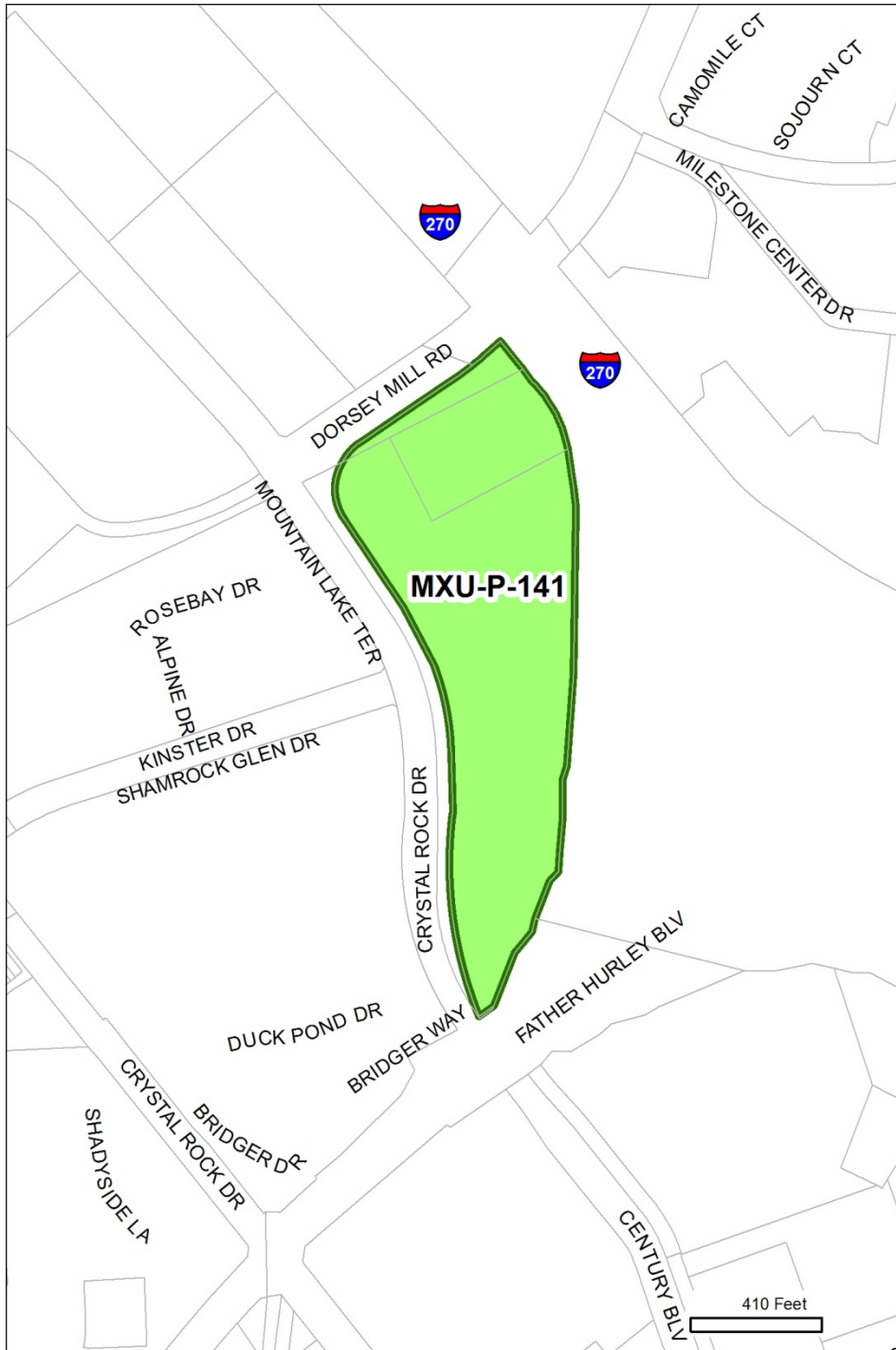
<b>Unique ID:</b> MXU-P-138		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Friendship Heights	
<b>Location:</b>	GEICO site	
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv: (5/2)</b>	CR-3.0 C-2.5 R-2.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-2.0 R-1.0 H-90 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.5
	<b>Comm'l FAR:</b>	Reduced to 2.0
	<b>Resid'l FAR:</b>	Reduced to 1.0
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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].</i></p> <p><i>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.</i></p>		



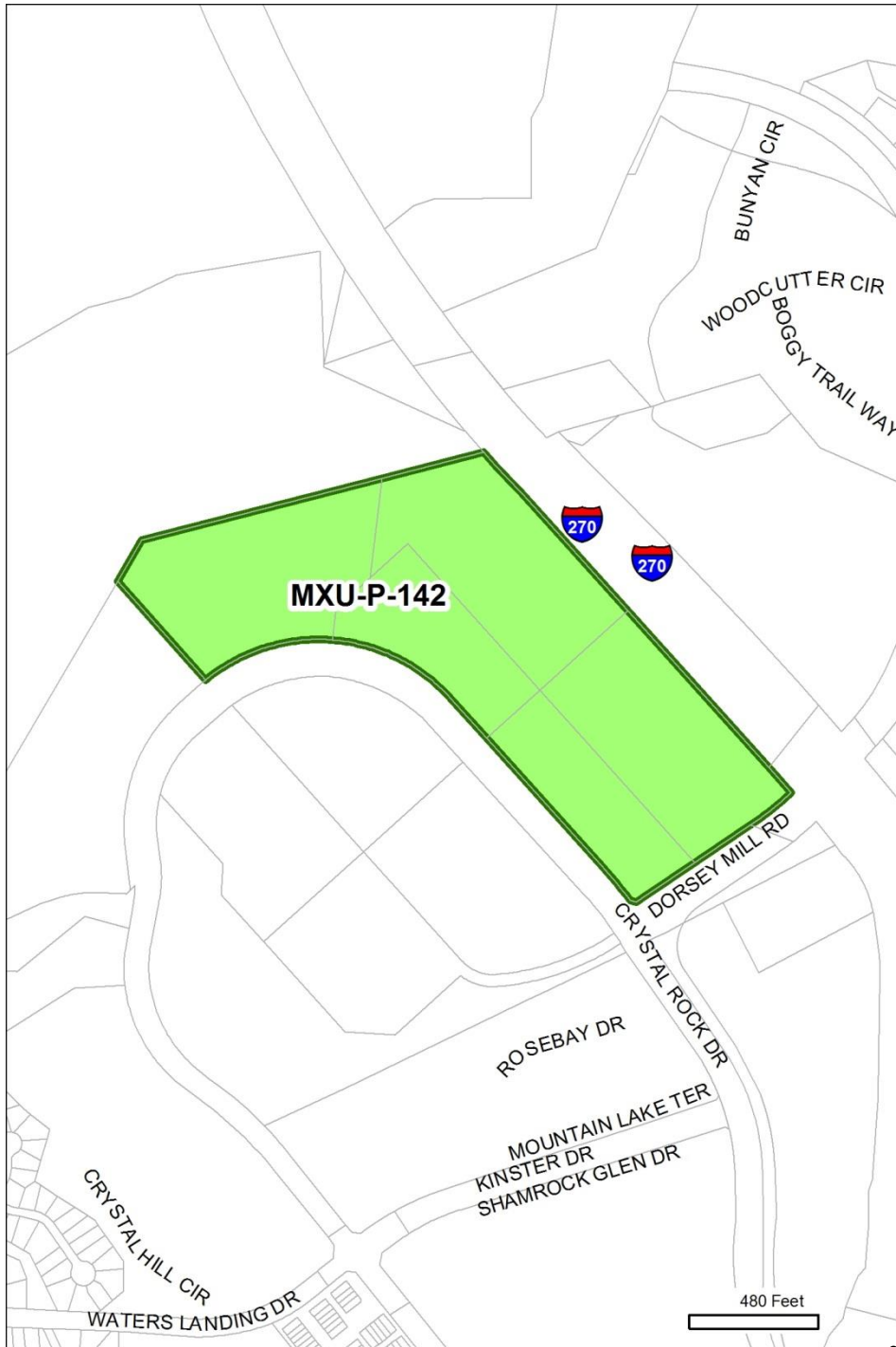


<b>Unique ID:</b> MXU-P-139		PHED
<b>Master Plan ID:</b> 6		
<b>Master Plan:</b>	Friendship Heights	
<b>Location:</b>	Lot 10A, CC Land Co. Parking Lot	
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv:</b> (5/2)	<del>CR-3.0 C-2.5 R-2.5 H-200 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.75 C-0.75 R-0.5 H-40 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.75
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 40'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The site is 195,060.11 SF. The Master Plan recommends total development limited to 112,000 SF [0.57 FAR], height limited to 3 floors, ground floor retail required.</i></p> <p><i>Residential FAR allowed to 0.5 FAR to mandate ground floor retail for full density.</i></p>		

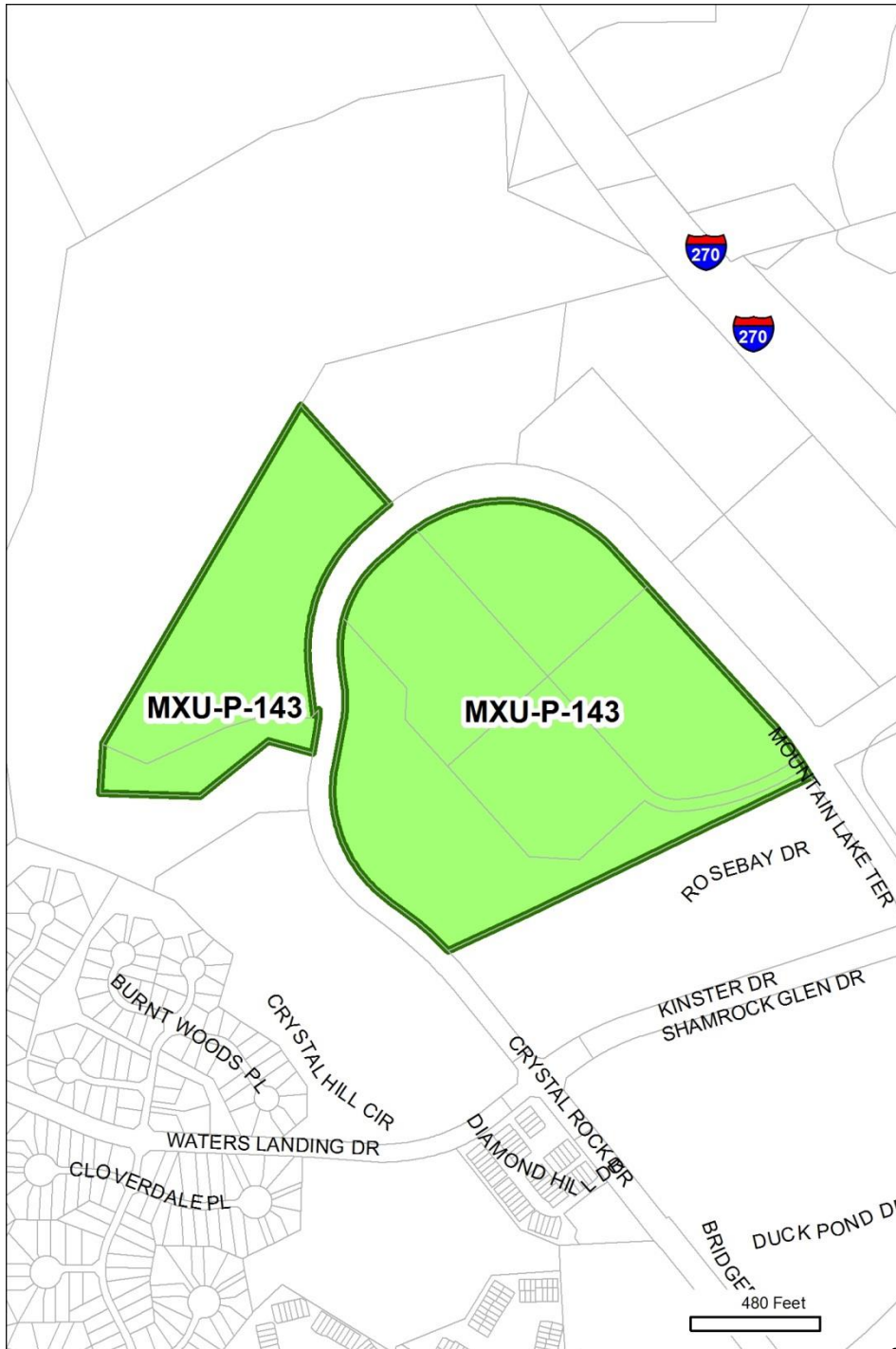




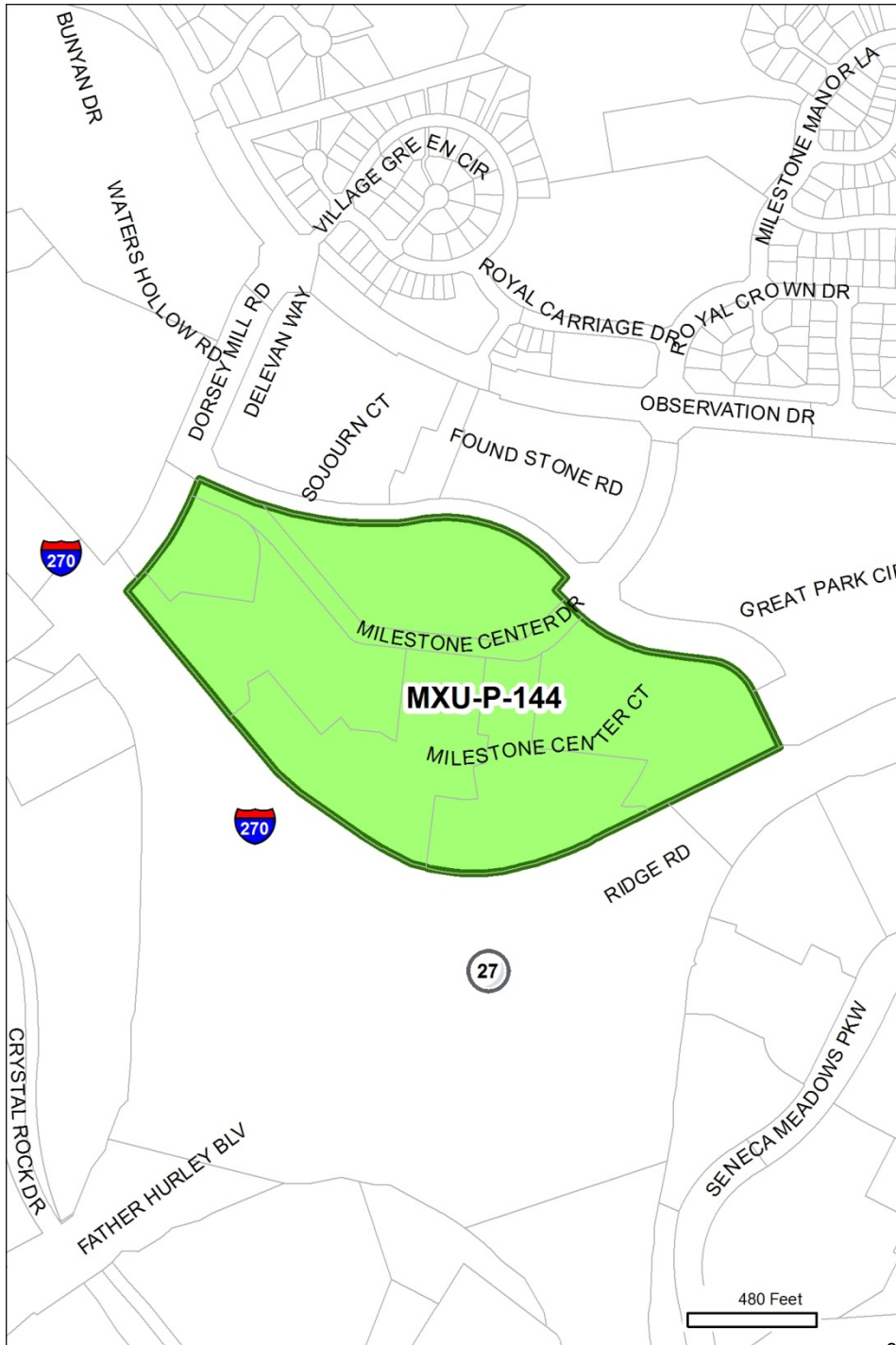
<b>Unique ID:</b> MXU-P-141		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	E corner of Crystal Rock at Dorsey Mill	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	CR-2.0 C-1.5 R-1.5 H-150 T	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.5 H-75 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall FAR to 1.0, calls for a min of 60% employment, maximum of 40% residential, max height of 72'.</i></p>		
<b>Notes:</b>		
<p><i>40% of development is 0.4 FAR. So 0.5 FAR residential meets the mix.</i></p>		



<b>Unique ID:</b> MXU-P-142		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	East side/north side of Crystal Rock, north of Dorsey Mill	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.75 C-0.5 R-0.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.75
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>Master Plan limits overall FAR to 0.7, limits height to 145'.</i></p>		
<b>Notes:</b>		
<p><i>No mix of uses is specified by the MP. An even 0.5 was given to each.</i></p>		

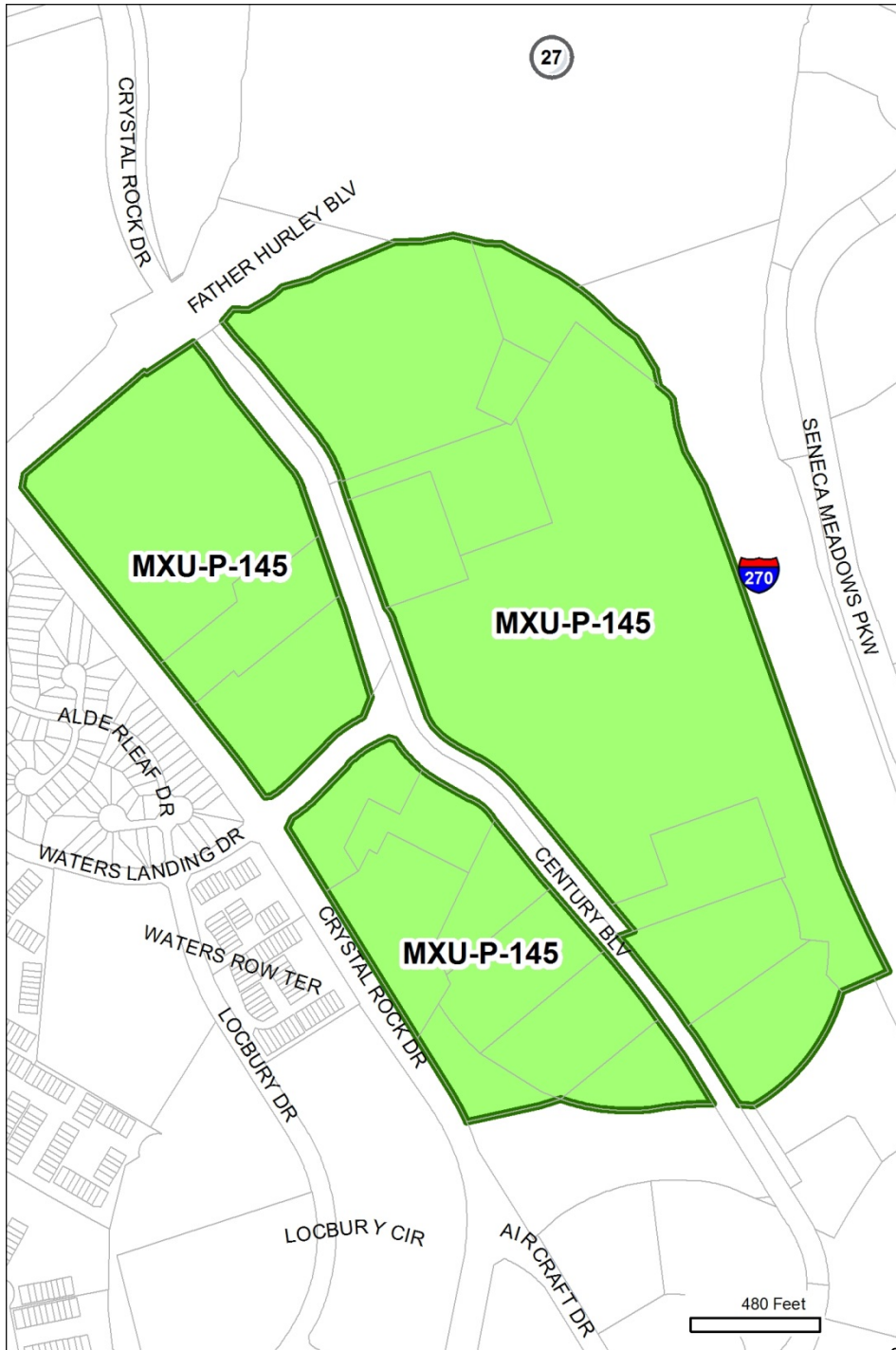


<b>Unique ID:</b> MXU-P-143		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	West side of Crystal Rock, north of Dorsey Mill	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (5/2)	CR-2.0 C-1.5 R-1.5 H-150 T	
<b>Prop. Revised Conv:</b>	CR-0.75 C-0.5 R-0.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.75
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>Master Plan limits overall FAR to 0.7, limits height to 145'.</i></p>		
<b>Notes:</b>		
<p><i>No mix of uses is specified by the MP. An even 0.5 was given to each.</i></p>		

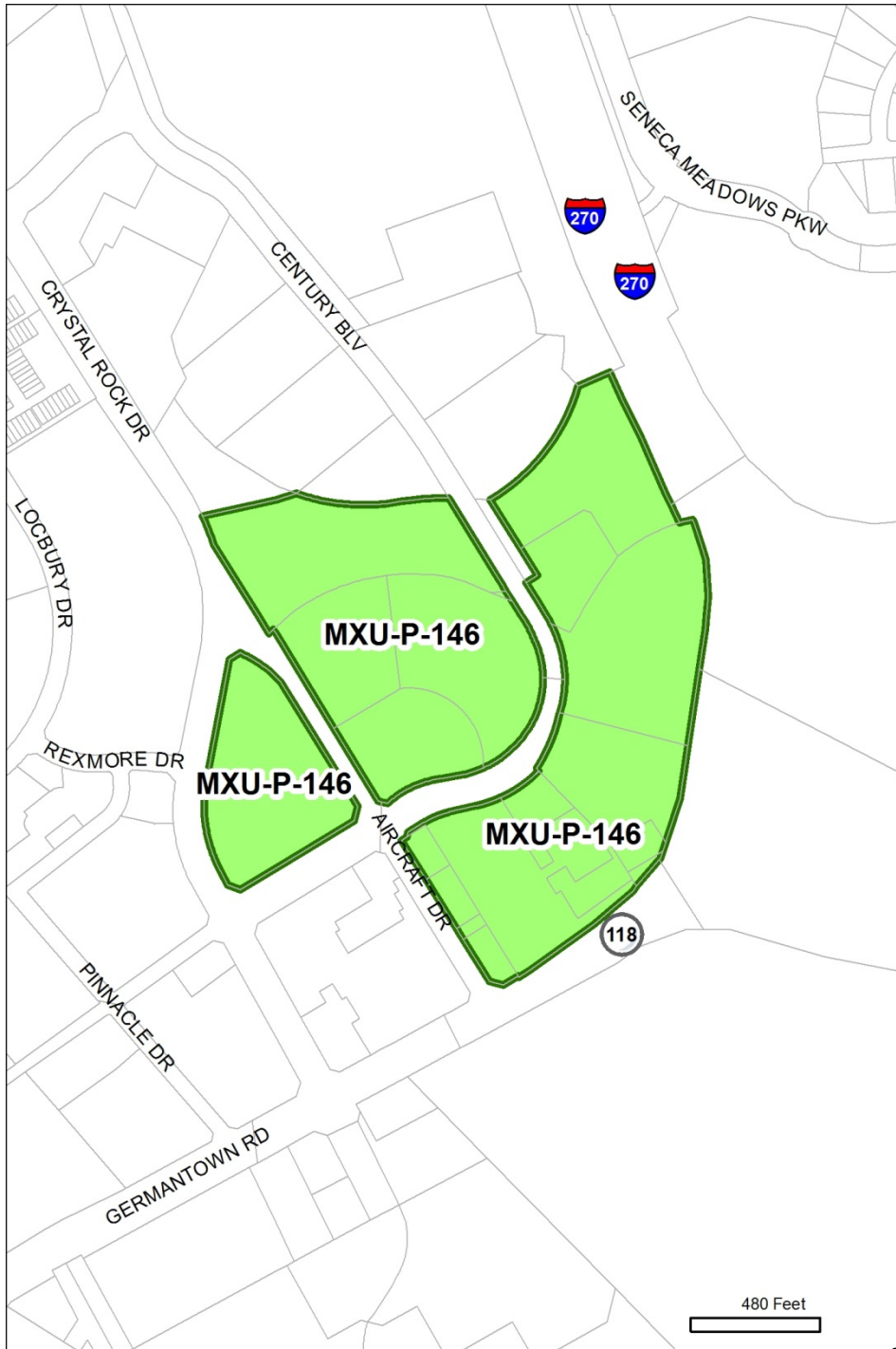


<b>Unique ID:</b> MXU-P-144		PHED
<b>Master Plan ID:</b> 4		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Milestone Center	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-1.0 R-0.25 H-125 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 125'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 1.0, limits heights to 125', limits residential to 20% of total density.</i></p>		
<b>Notes:</b>		
<p><i>20% of overall density for residential would be 0.2 FAR. 0.25 is closest available increment.</i></p>		

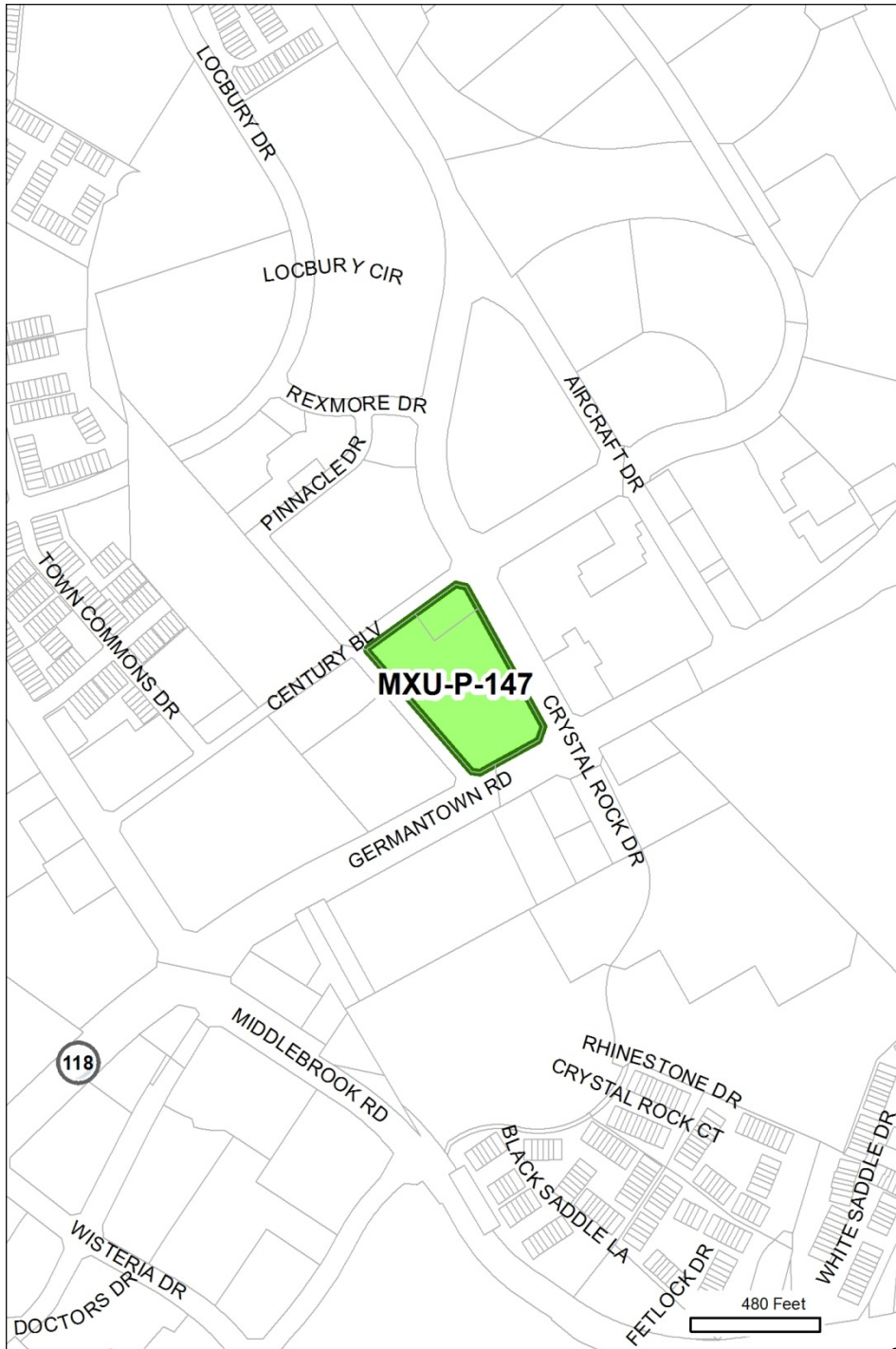




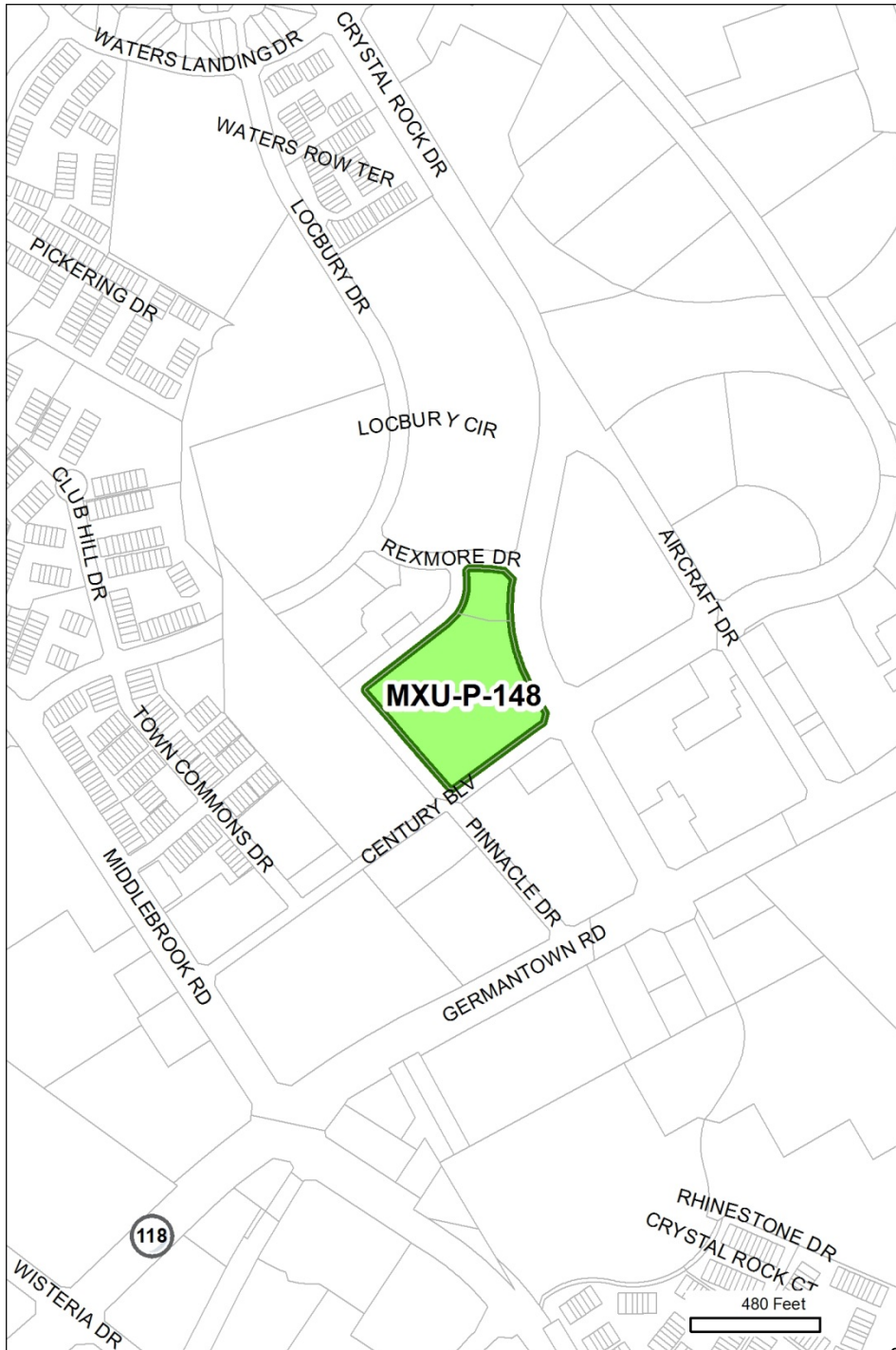
<b>Unique ID:</b> MXU-P-145		PHED
<b>Master Plan ID:</b> 7		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Both sides of Century Bl, south of Father Hurley 2 blocks	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		



<b>Unique ID:</b> MXU-P-146		PHED
<b>Master Plan ID:</b> 30		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Both sides of Century Bl, north of Crystal Rock Dr 2 blocks	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-2.0 C-1.5 R-1.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>MP limits heights to 143'.</i></p>		

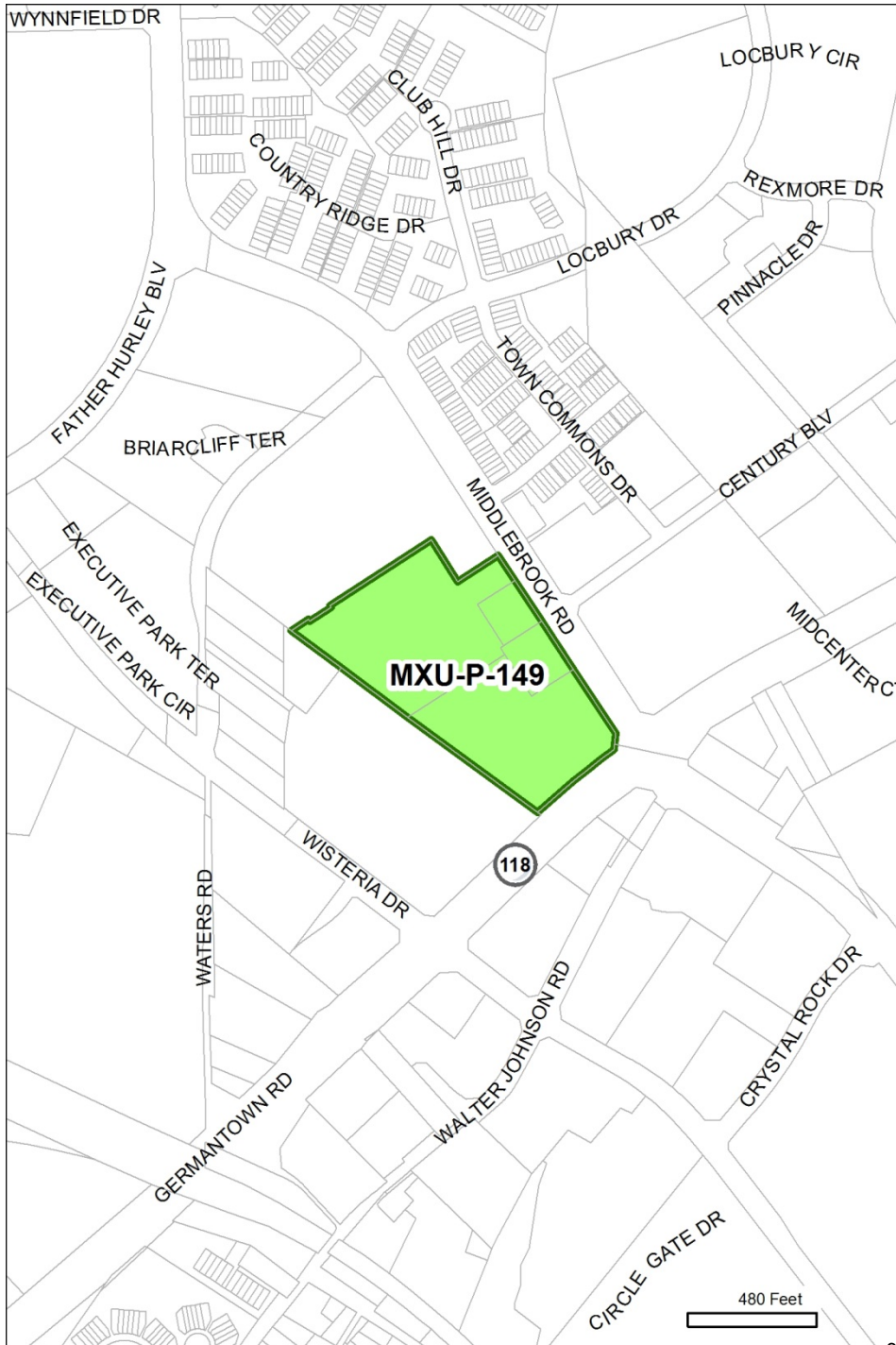


<b>Unique ID:</b> MXU-P-147		PHED
<b>Master Plan ID:</b> 9		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Crystal Rock, Pinnacle, Century, and Germantown Rd	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.0 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	Reduced to 1.0
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		

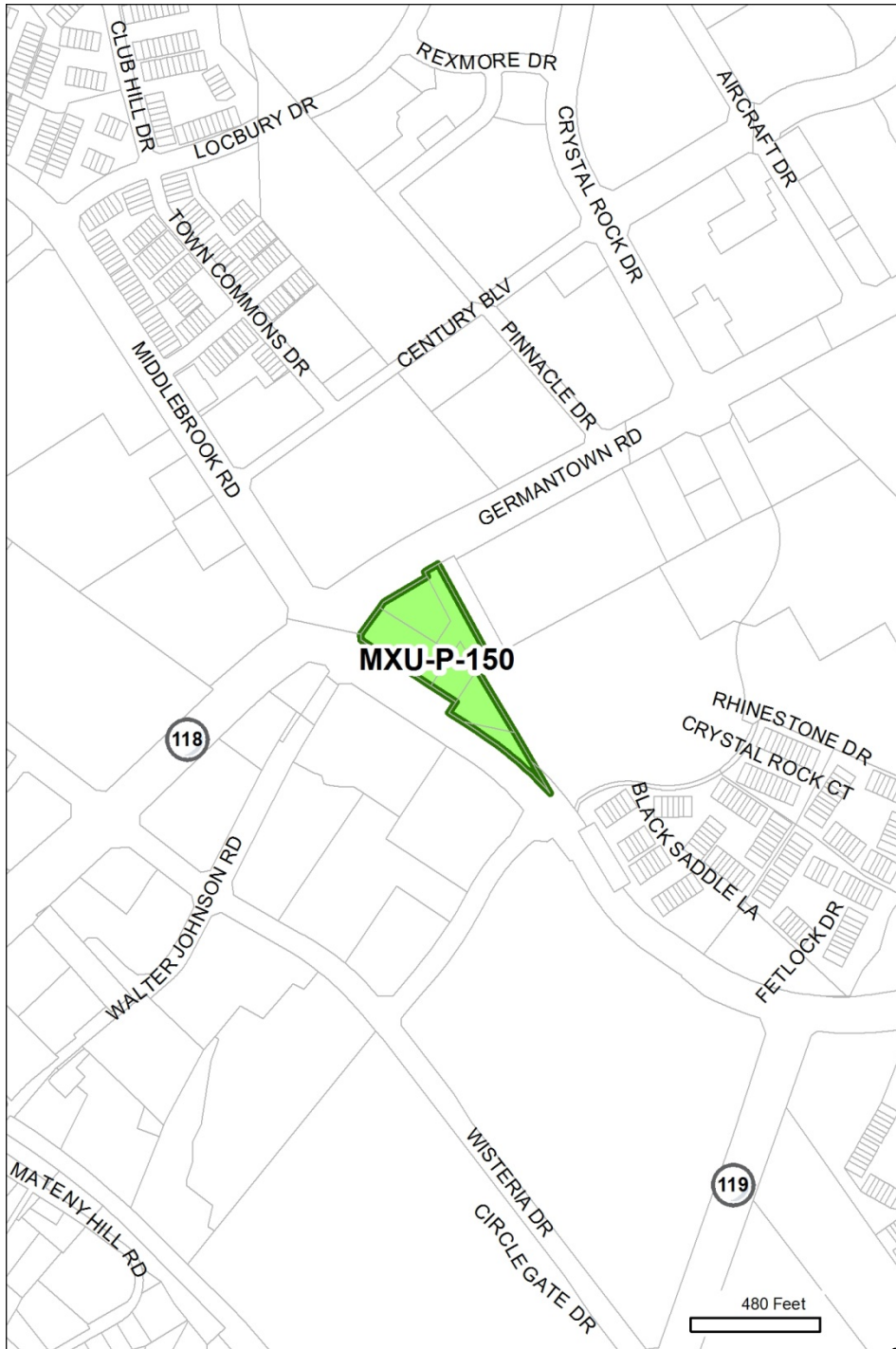


<b>Unique ID:</b> MXU-P-148		PHED
<b>Master Plan ID:</b> 10A		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Crystal Rock, Pinnacle, and Century	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.75 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		

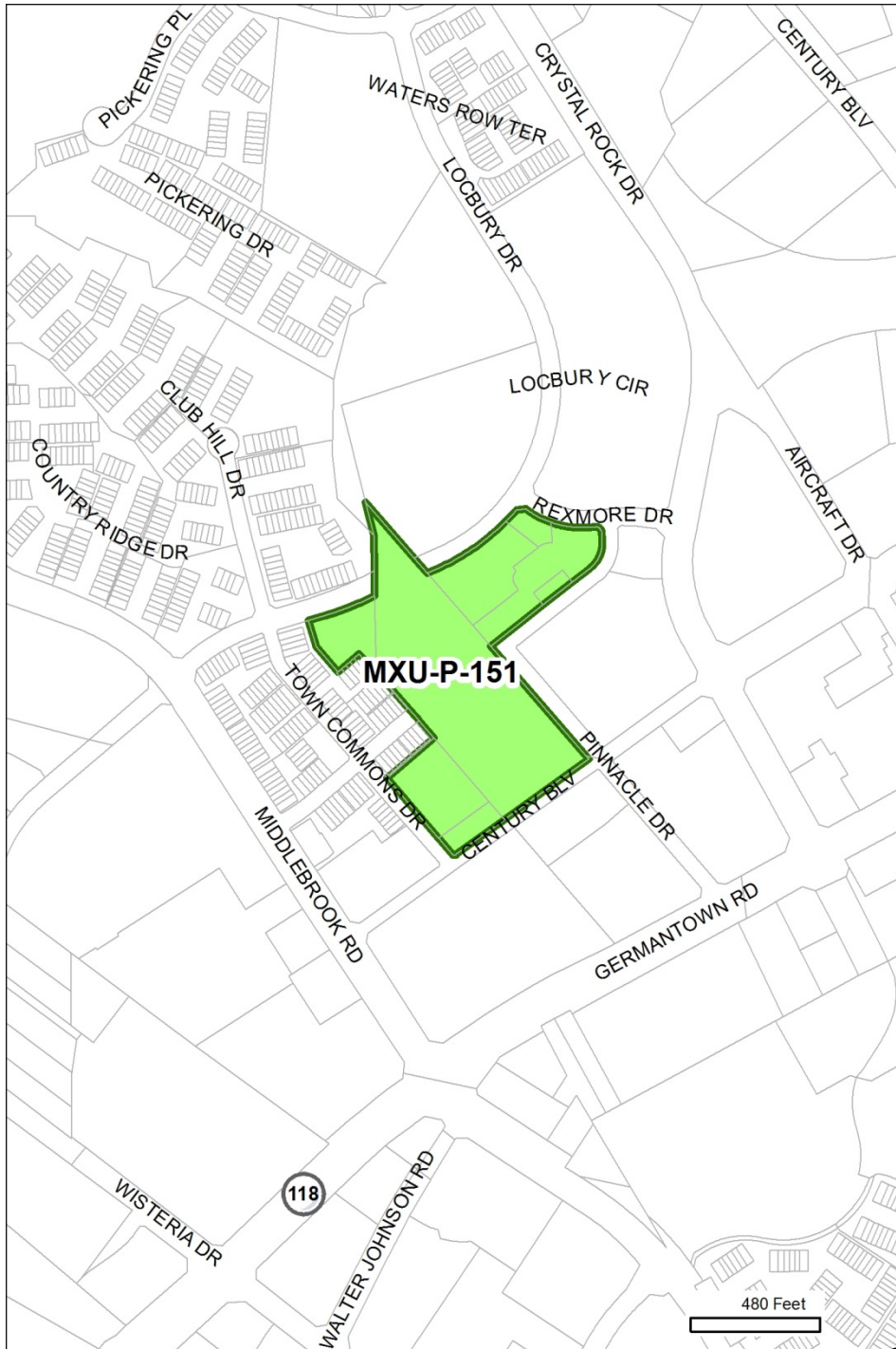




<b>Unique ID:</b> MXU-P-149		PHED
<b>Master Plan ID:</b> 10B		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	NW corner Middlebrook and Germantown Rd	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.75 H-100 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	Reduced to 100'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		

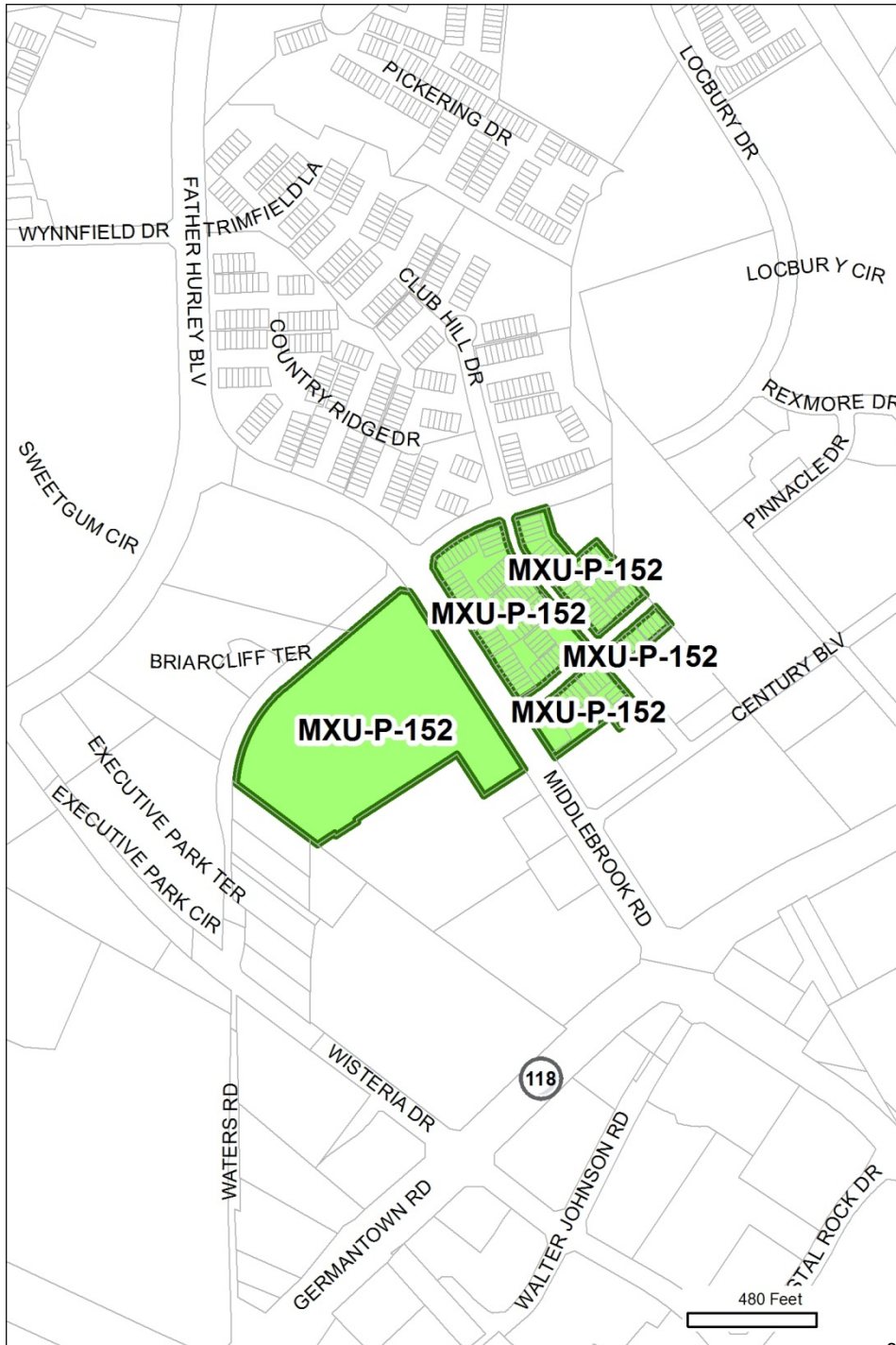


<b>Unique ID:</b> MXU-P-150		PHED
<b>Master Plan ID:</b> 10C		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	SE corner Middlebrook and Germantown Rd	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.75 H-100 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	Reduced to 100'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		



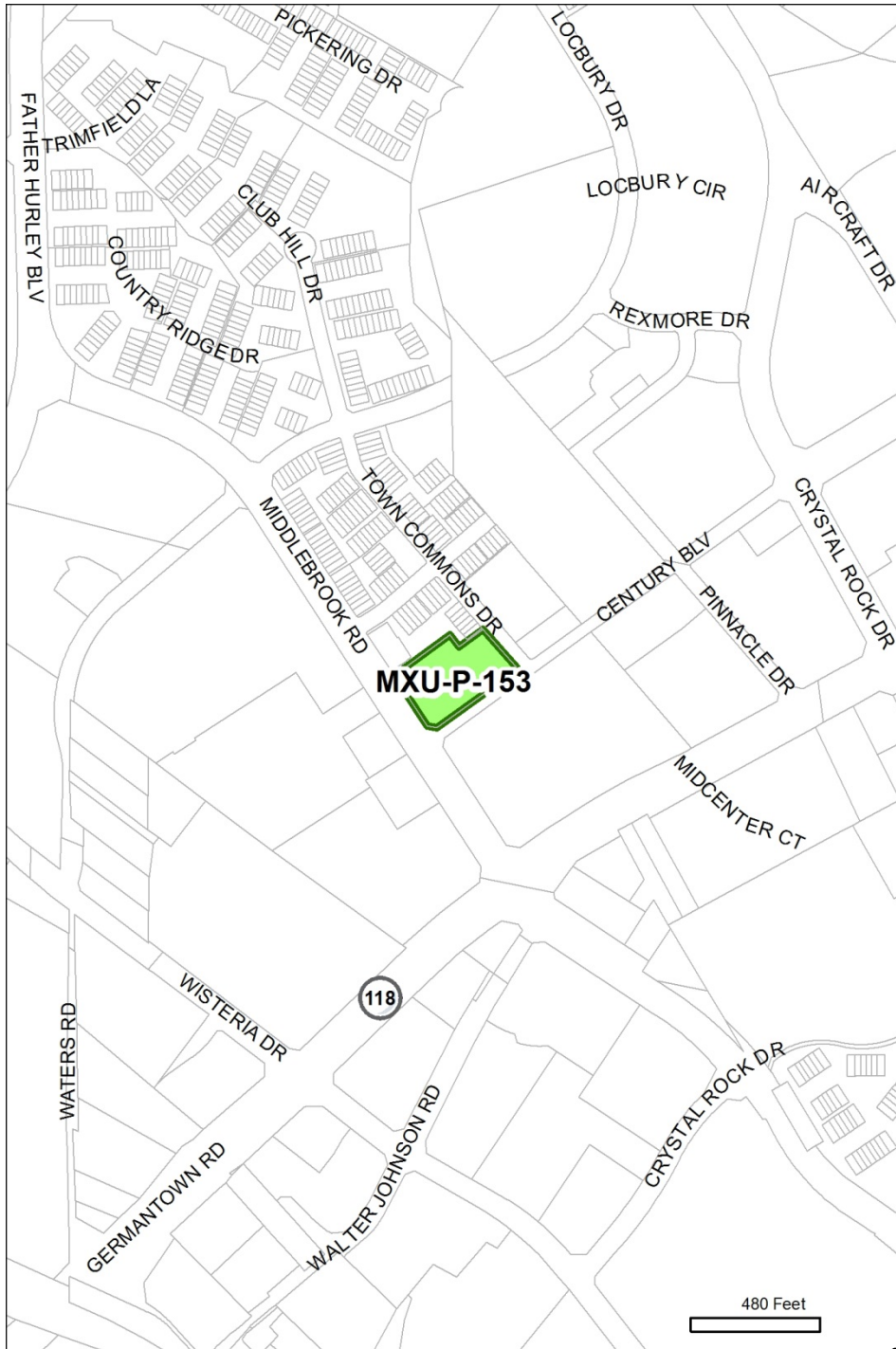
<b>Unique ID:</b> MXU-P-151		PHED
<b>Master Plan ID:</b> 11		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	NW corner of Pinnacle and Century	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.5 C-0.5 R-0.25 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 0.5 FAR, limits heights to 60'.</i></p> <p><i>MP does not expect existing uses to change, so full density given for Commercial.</i></p>		



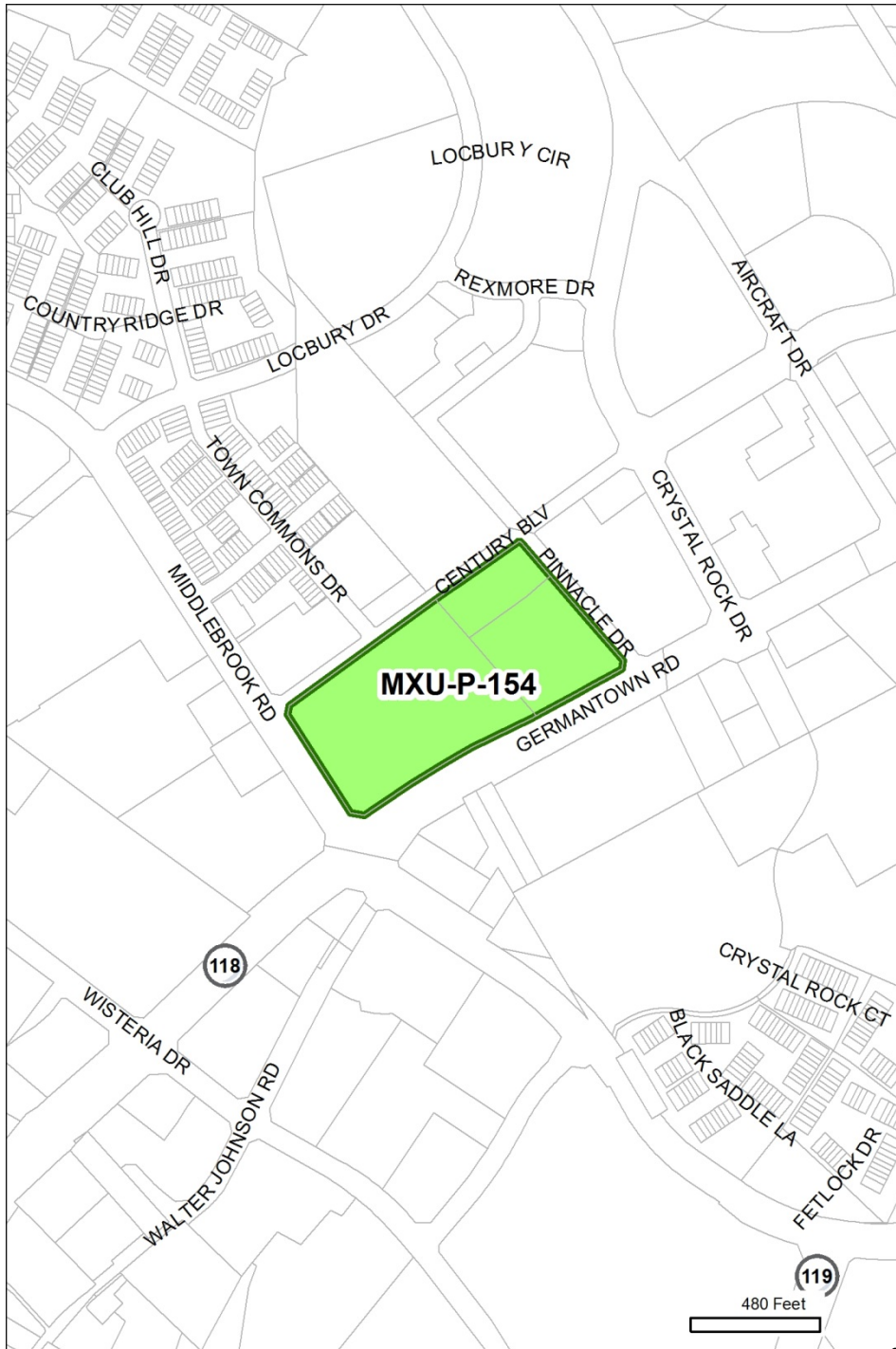


<b>Unique ID:</b> MXU-P-152		PHED
<b>Master Plan ID:</b> 12		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Town Commons Way Dr and Celebration Way.	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.75 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		

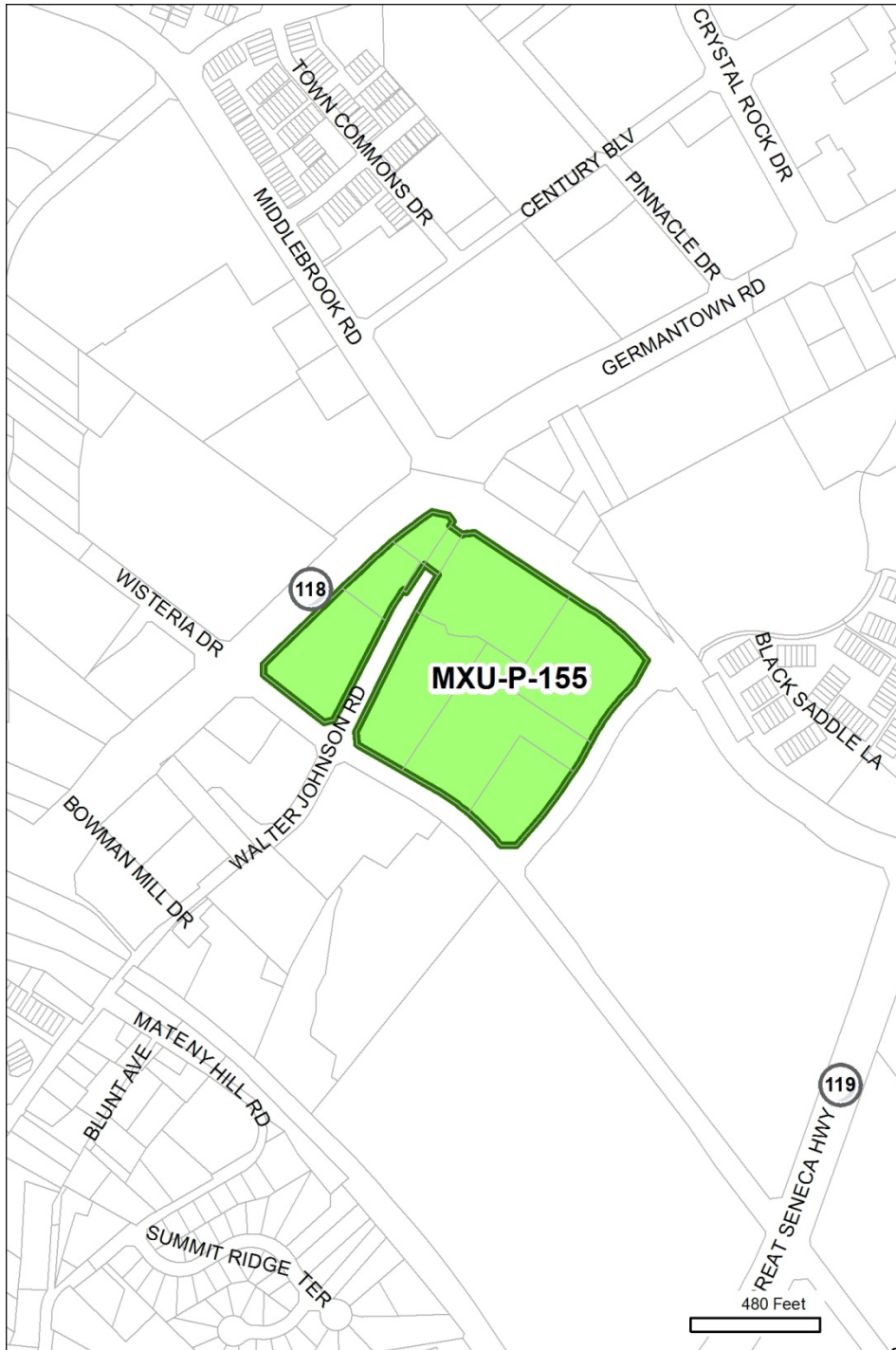




<b>Unique ID:</b> MXU-P-153		PHED
<b>Master Plan ID:</b> 13		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	NE corner Middlebrook & Century	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.0 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	Reduced to 1.0
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		

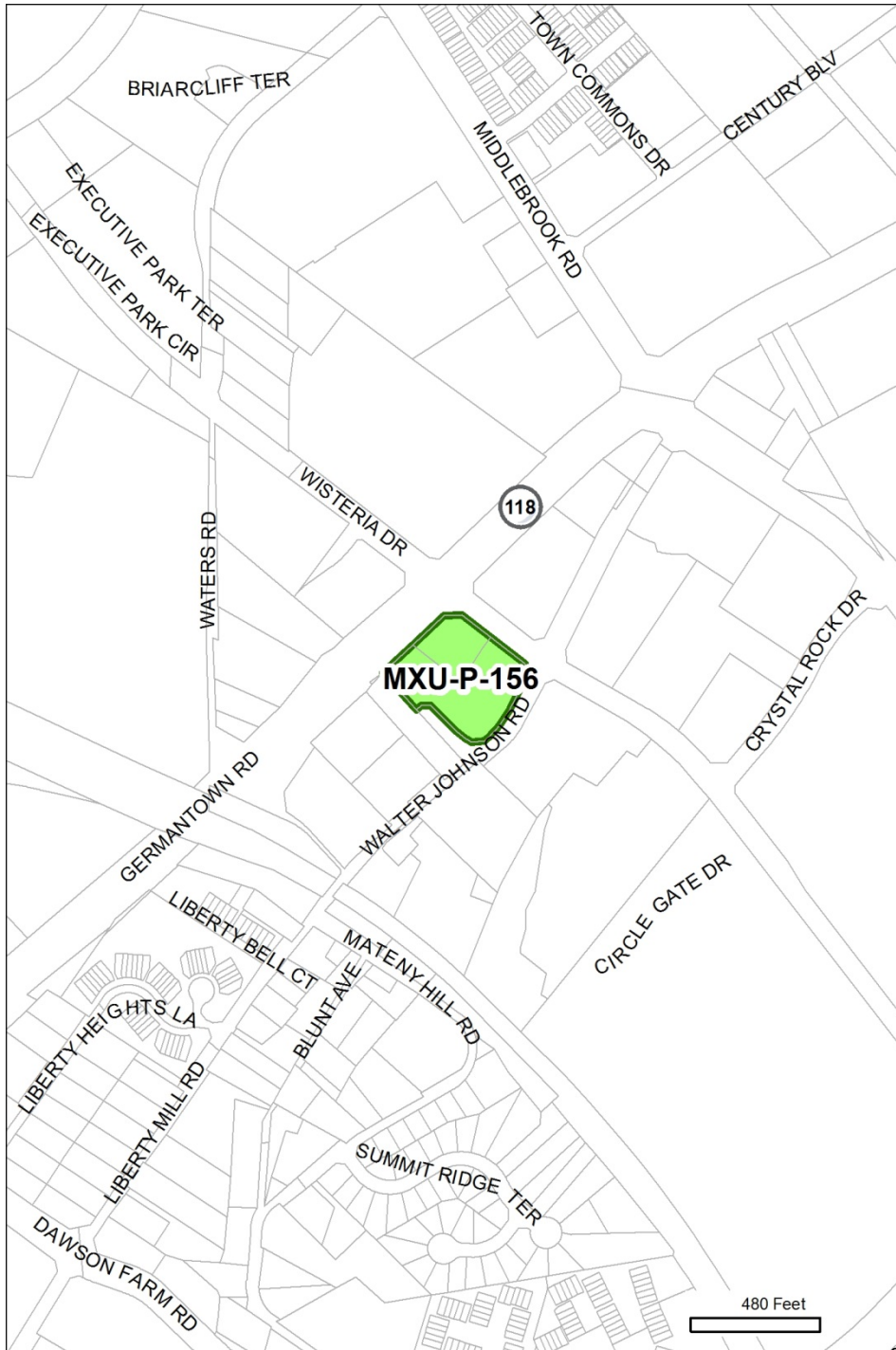


<b>Unique ID:</b> MXU-P-154		PHED
<b>Master Plan ID:</b> 14		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Middlebrook, Century, Pinnacle, Germantown Road	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.0 H-100 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	Reduced to 1.0
	<b>Height:</b>	Reduced to 100'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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.</i></p>		



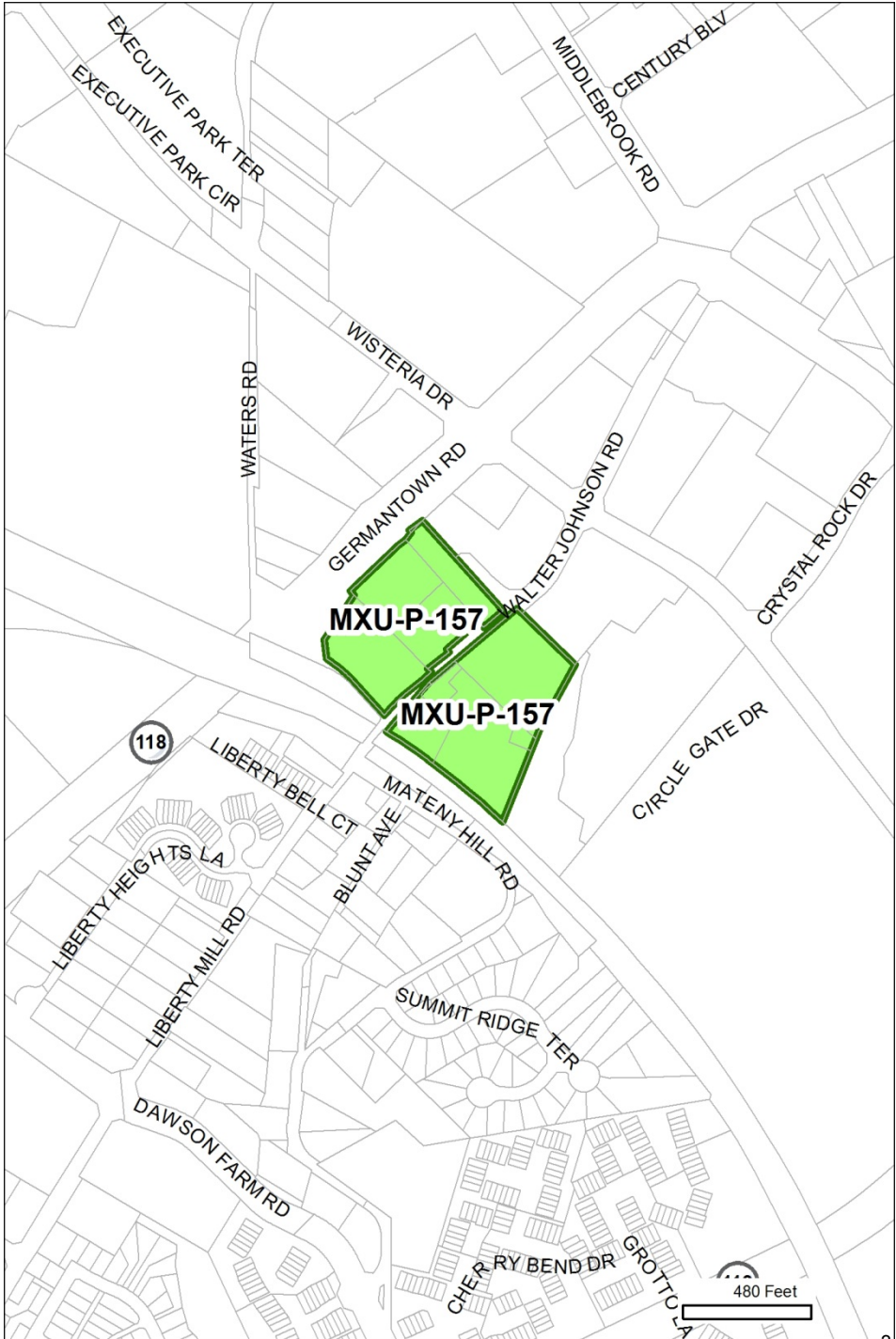
<b>Unique ID:</b> MXU-P-155		PHED
<b>Master Plan ID:</b> 15		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	SW corner Germantown Rd & Westeria Dr.	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.5 H-100 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 100'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 1.0 FAR, limits heights to 100', calls for minimum of 65% Commercial, maximum of 35% Residential.</i></p>		
<b>Notes:</b>		
<p><i>Residential given 0.5 to allow for up to 35% development.</i></p> <p><i>Commercial given 0.75 to allow for up to 65% development.</i></p>		



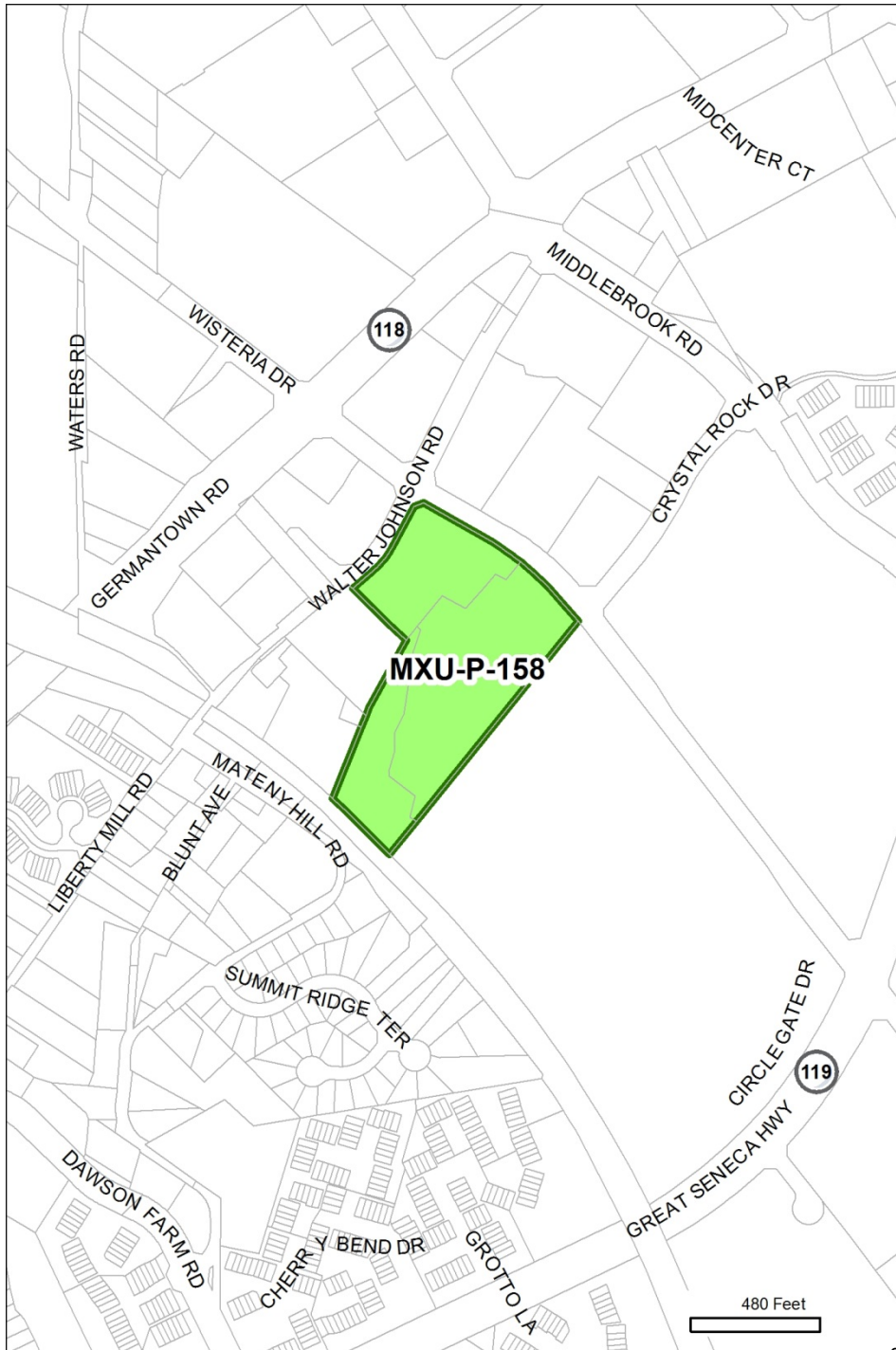


<b>Unique ID:</b> MXU-P-156		PHED
<b>Master Plan ID:</b> 20A		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	SW corner of Germantown Road & Wisteria Dr	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.5 C-0.25 R-0.25 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 0.5 FAR, limits heights to 60', calls for mixed use.</i></p>		
<b>Notes:</b>		
<p><i>Commercial and Residential components limited to 0.25 to force a mixed use development for full density.</i></p>		

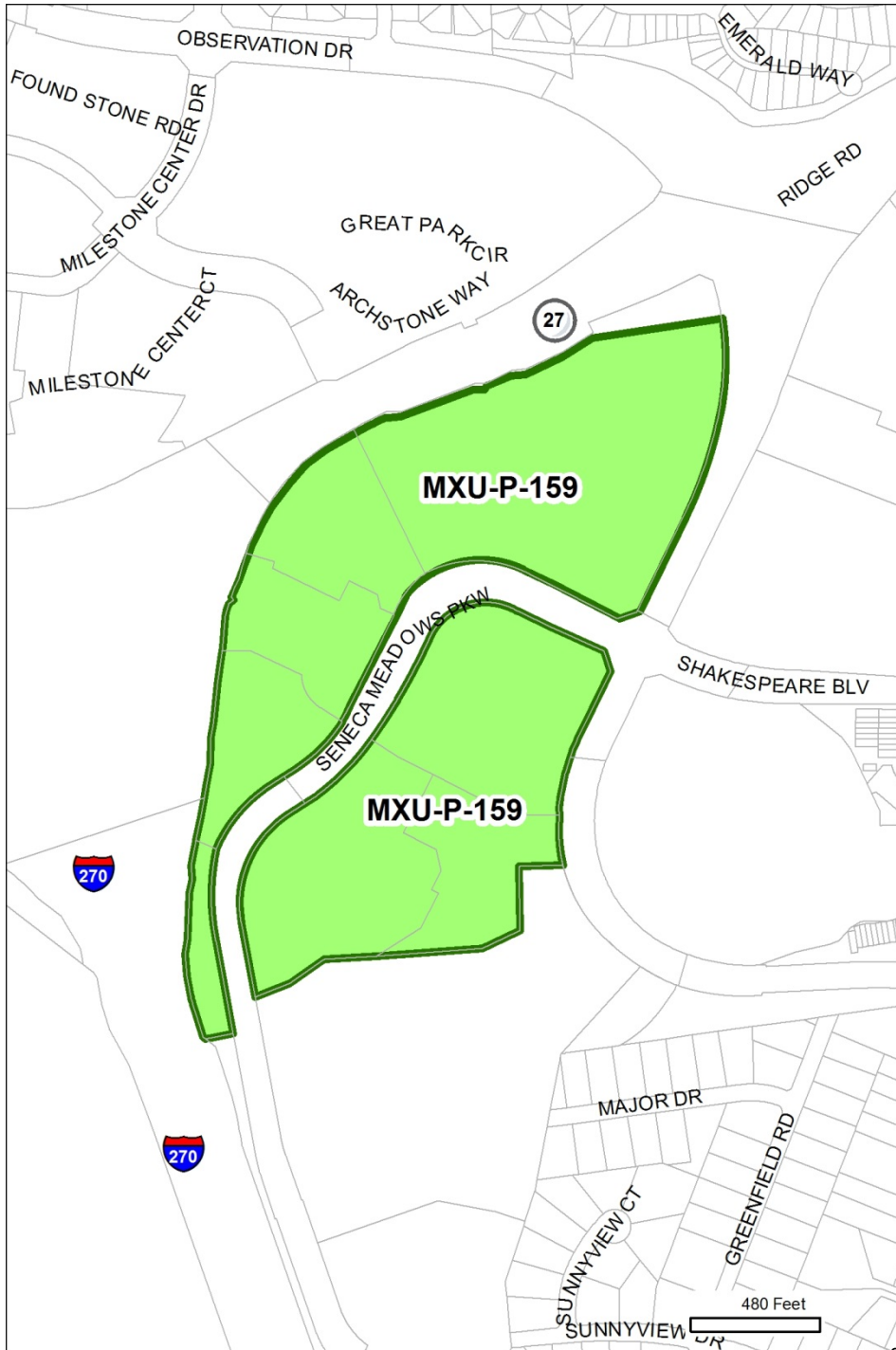




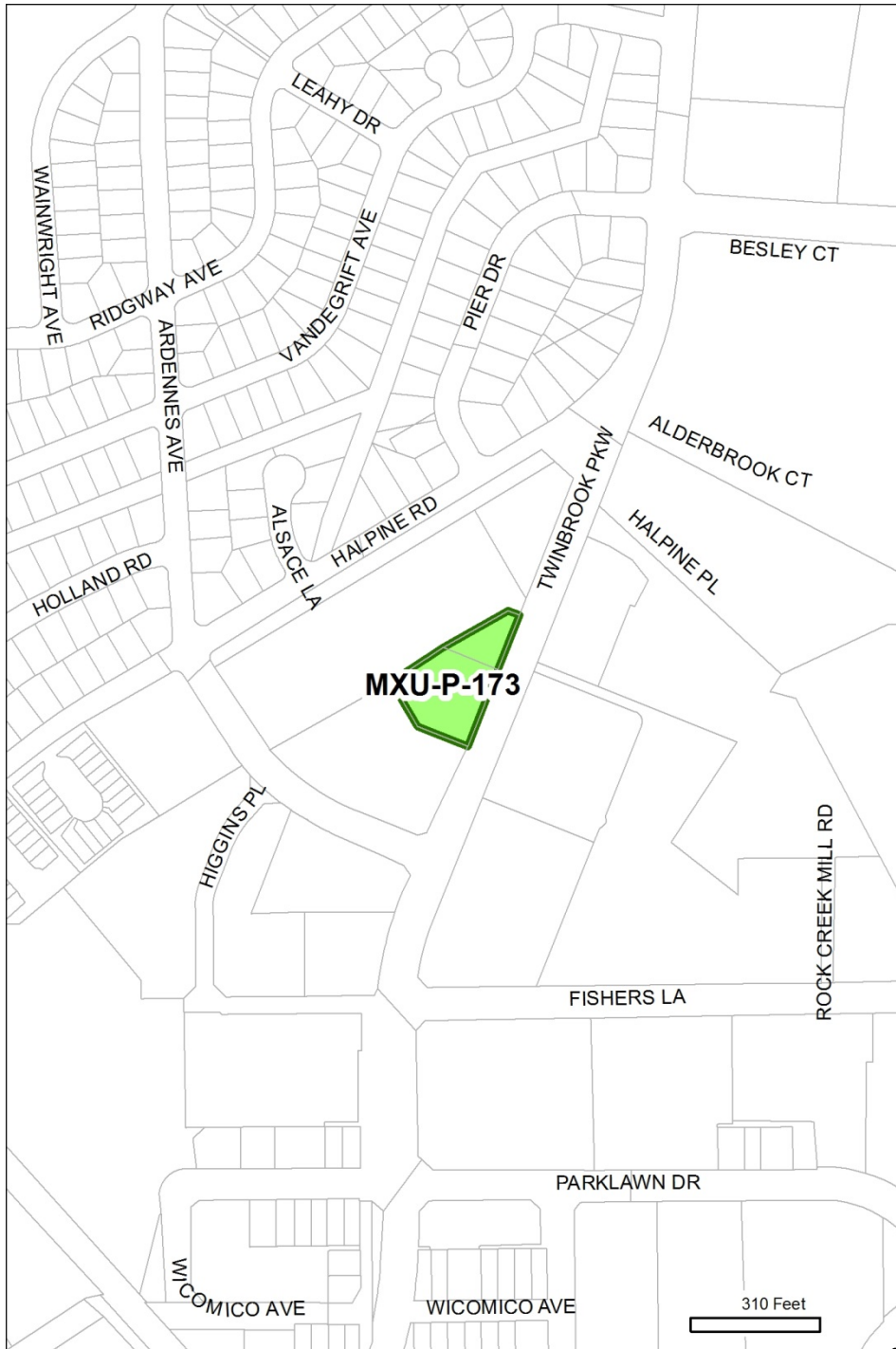
<b>Unique ID:</b> MXU-P-157		PHED
<b>Master Plan ID:</b> 20B		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	SE corner of Germantown Rd @ CSX	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.5 C-0.25 R-0.25 H-40 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 40'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 0.5 FAR, limits heights to 40', calls for mixed use.</i></p>		
<b>Notes:</b>		
<p><i>Commercial and Residential components limited to 0.25 to force a mixed use development for full density.</i></p>		



<b>Unique ID:</b> MXU-P-158		PHED
<b>Master Plan ID:</b> 21		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	South corner of Walter Johnson Dr and Wisteria	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-0.75 C-0.5 R-0.75 H-60 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.75
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 0.75 FAR, limits residential density to 18 du/ac (~0.6 FAR), limits heights to 60', calls for mixed use.</i></p>		

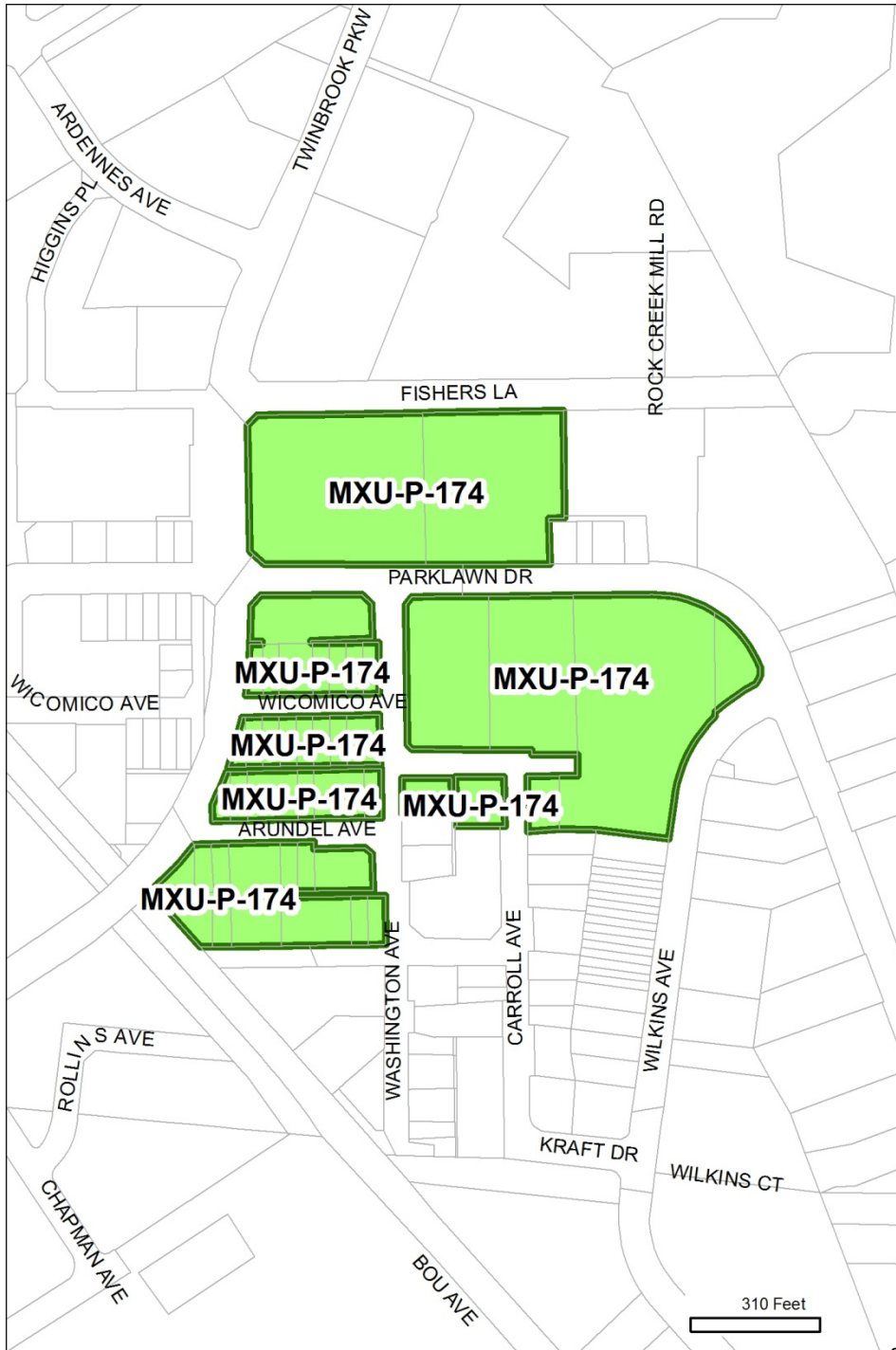


<b>Unique ID:</b> MXU-P-159		PHED
<b>Master Plan ID:</b> 24		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	Both sides of Seneca Meadows west of Observation	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.5 H-145 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Reduced to 145
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>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%.</i></p>		

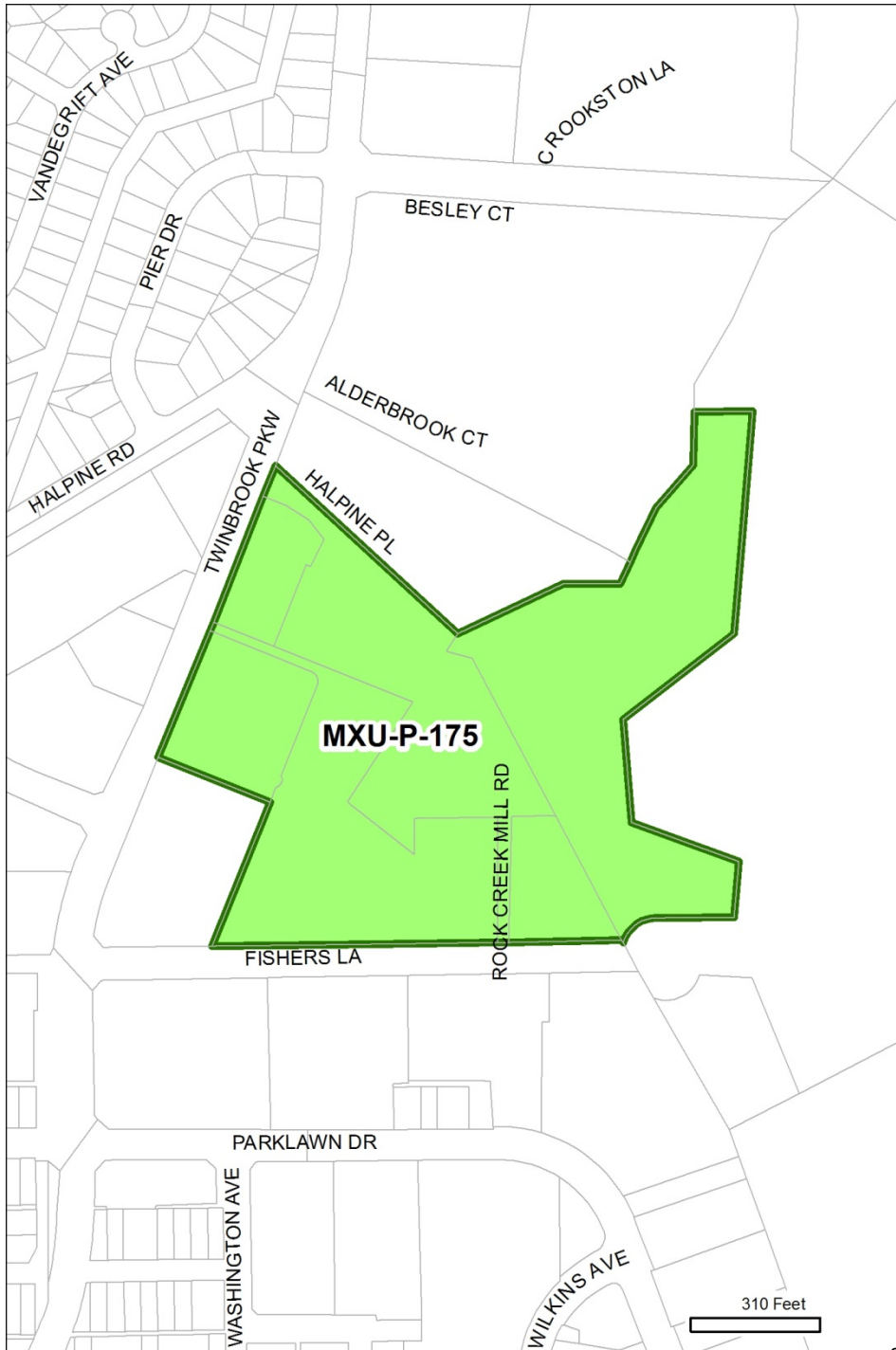


<b>Unique ID:</b> MXU-P-173		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Twinbrook	
<b>Location:</b>	Twinbrook Parkway north of Ardennes Ave	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	CR-2.0 C-1.5 R-1.5 H-150 T	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.5 H-150 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits overall density to 1.5 FAR, calls for minimum of 25% Residential</i></p>		
<b>Notes:</b>		
<p><i>By limiting Commercial FAR to 1.0, full build out would require constructing more than 25% of the density as residential.</i></p>		

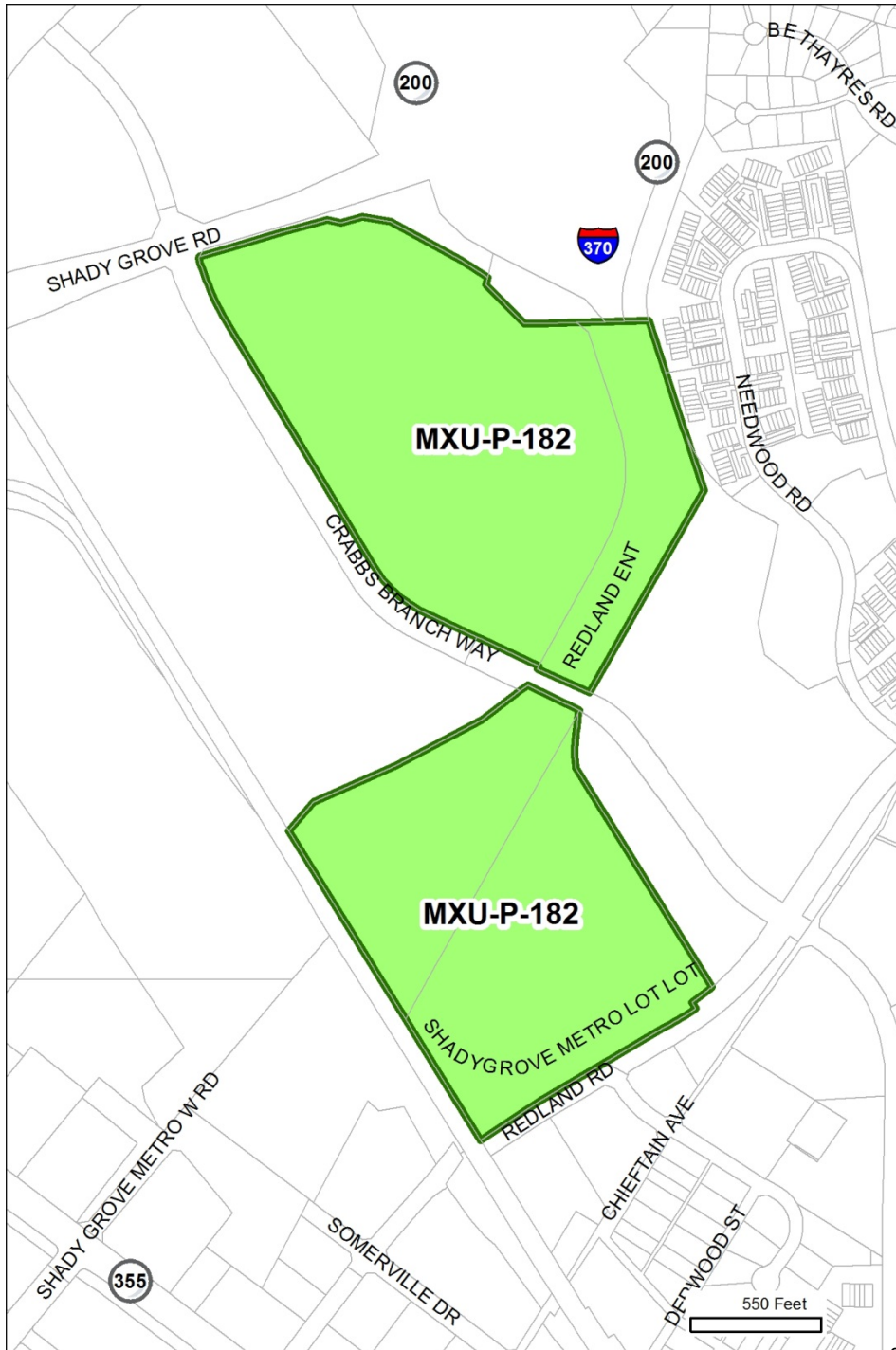




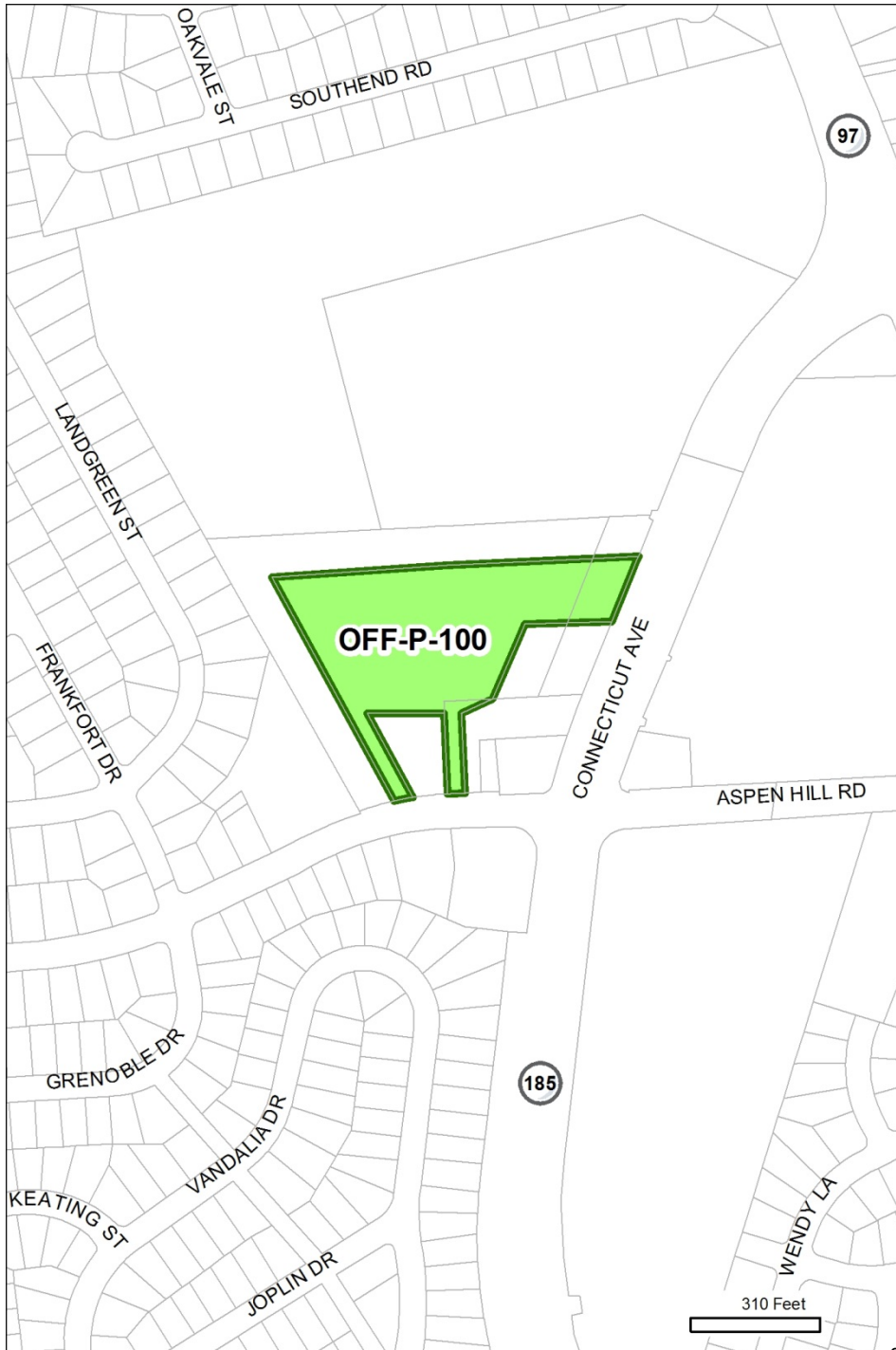
<b>Unique ID:</b> MXU-P-174		PHED
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Twinbrook	
<b>Location:</b>	Twinbrook south of Parklawn, east of Twinbrook Pky	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-2.0 C-1.5 R-2.0 H-150 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 2.0
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits commercial FAR to 1.5, allows residential FAR to 2.0.</i></p>		



<b>Unique ID:</b> MXU-P-175		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Twinbrook	
<b>Location:</b>	USP Site	
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv: (5/2)</b>	CR-2.0 C-1.5 R-1.5 H-150 T	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.5 R-1.5 H-150 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>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.</i></p> <p><i>The Master Plan limits all development to 1.5 FAR.</i></p>		

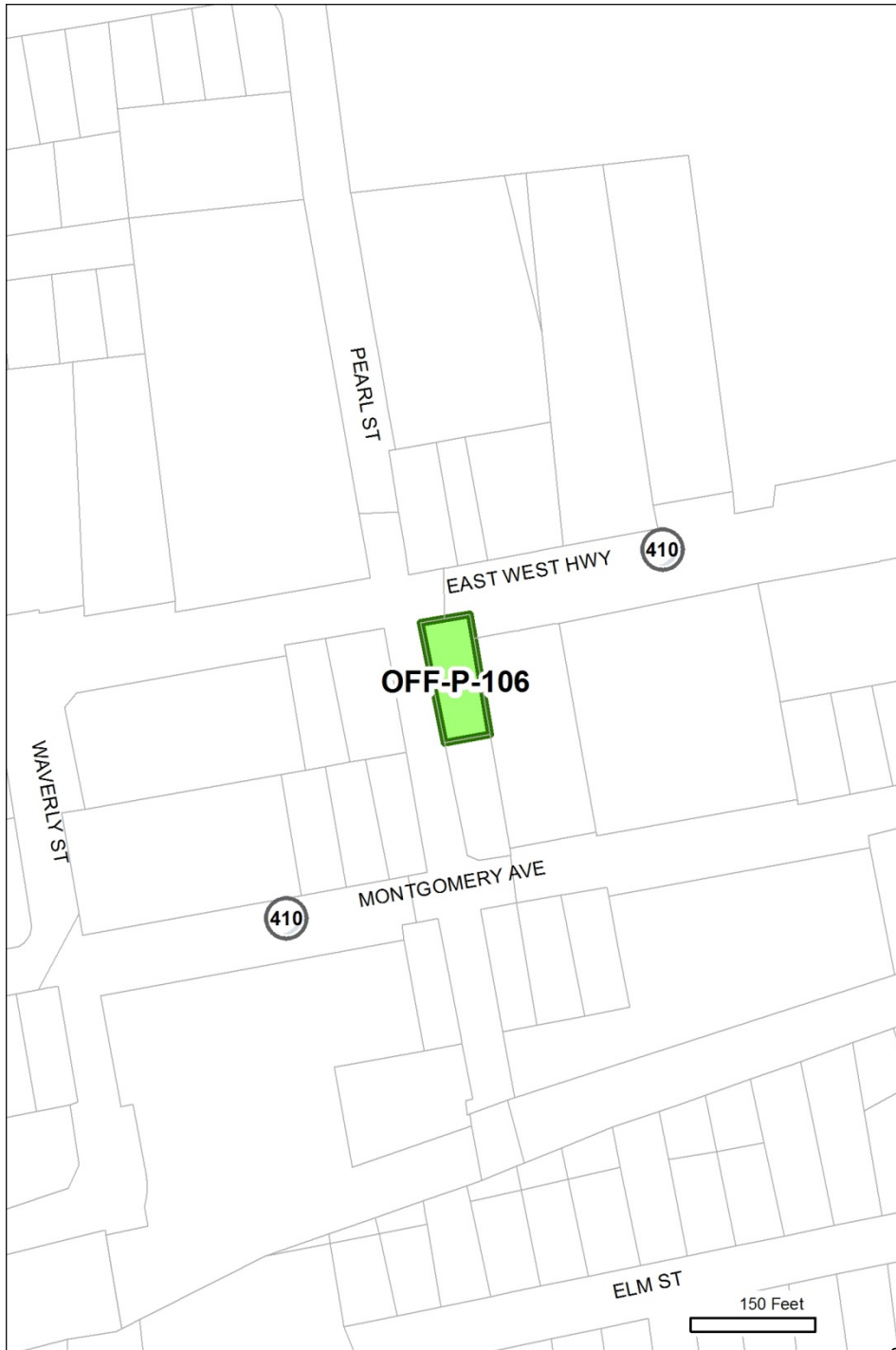


<b>Unique ID:</b> MXU-P-182		PHED
<b>Master Plan ID:</b> 6, 7		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>	CSP Jeremiah / Metro North (WMATA)	
<b>Existing Zone:</b>	TOMX-2/TDR	
<b>Proposed Conv: (5/2)</b>	CRT-1.0 C-0.25 R-1.0 H-60 T	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.25 R-1.0 H-70 T	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 70'
<b>Reason for change:</b>		
<p><i>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'.</i></p>		



<b>Unique ID:</b> OFF-P-100		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Aspen Hill	
<b>Location:</b>	NW corner, Connecticut & Aspen Hill	
<b>Existing Zone:</b>	C-O	
<b>Proposed Conv: (5/2)</b>	EOF-3.0-H-100	
<b>Prop. Revised Conv:</b>	EOF-3.0 H-60	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan recommends that no building should be more than 2 stories taller than the existing 3-story building.</i></p>		





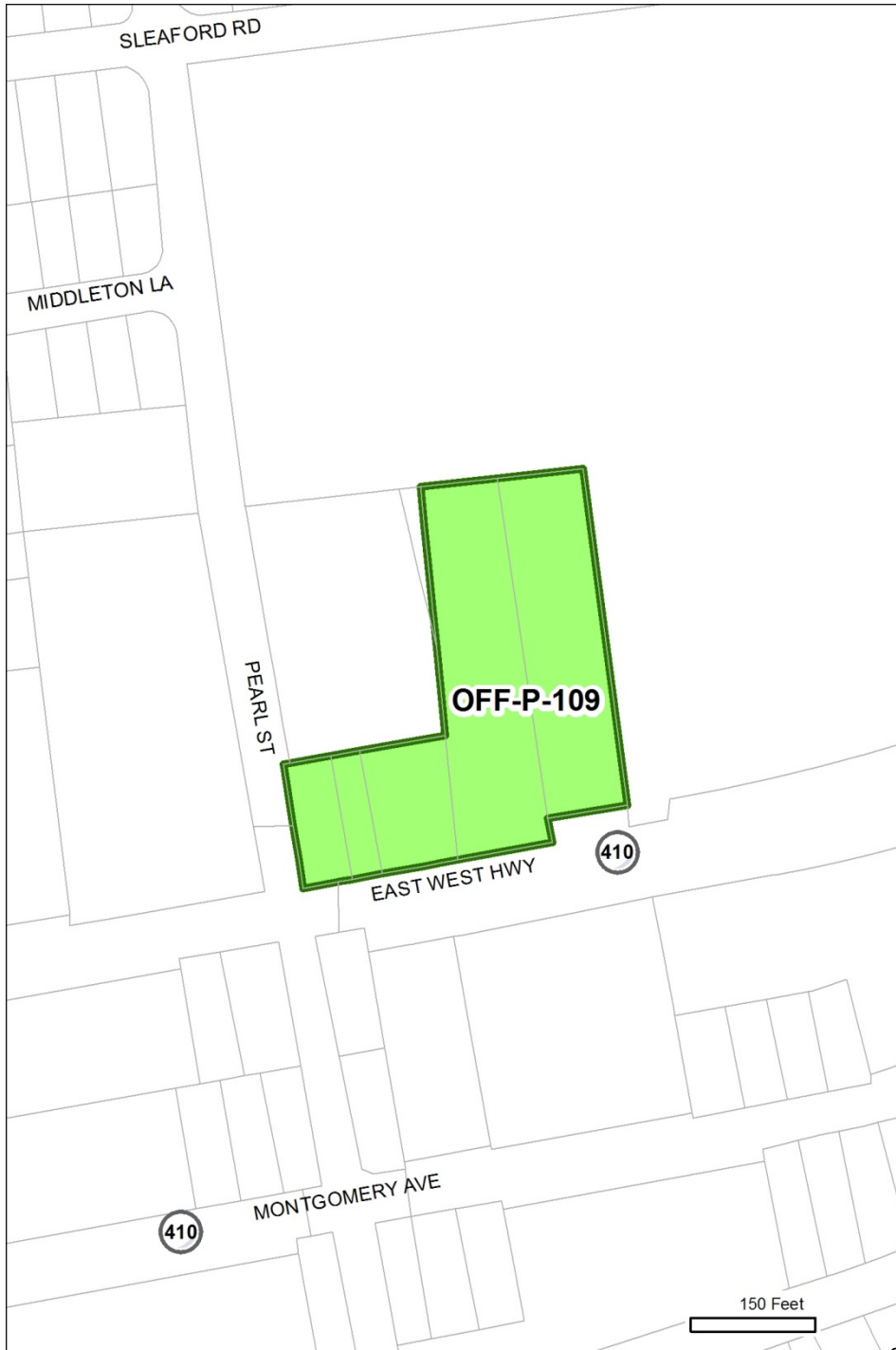
<b>Unique ID:</b> OFF-P-106		PHED
<b>Master Plan ID:</b> 9		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	SE corner E/West and Pearl.	
<b>Existing Zone:</b>	C-O	
<b>Proposed Conv: (5/2)</b>	EOF-3.0 H-100	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-60	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan recommends a max of 1.5 FAR and the height map recommends 60'.</i></p>		



<b>Unique ID:</b> OFF-P-107		PHED
<b>Master Plan ID:</b> 10		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	Bwtn Montgomery & E/West Hwy, east of Pearl.	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (5/2)	<del>EOF-1.5 H-75</del>	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-60	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan height map recommends 60'.</i></p>		

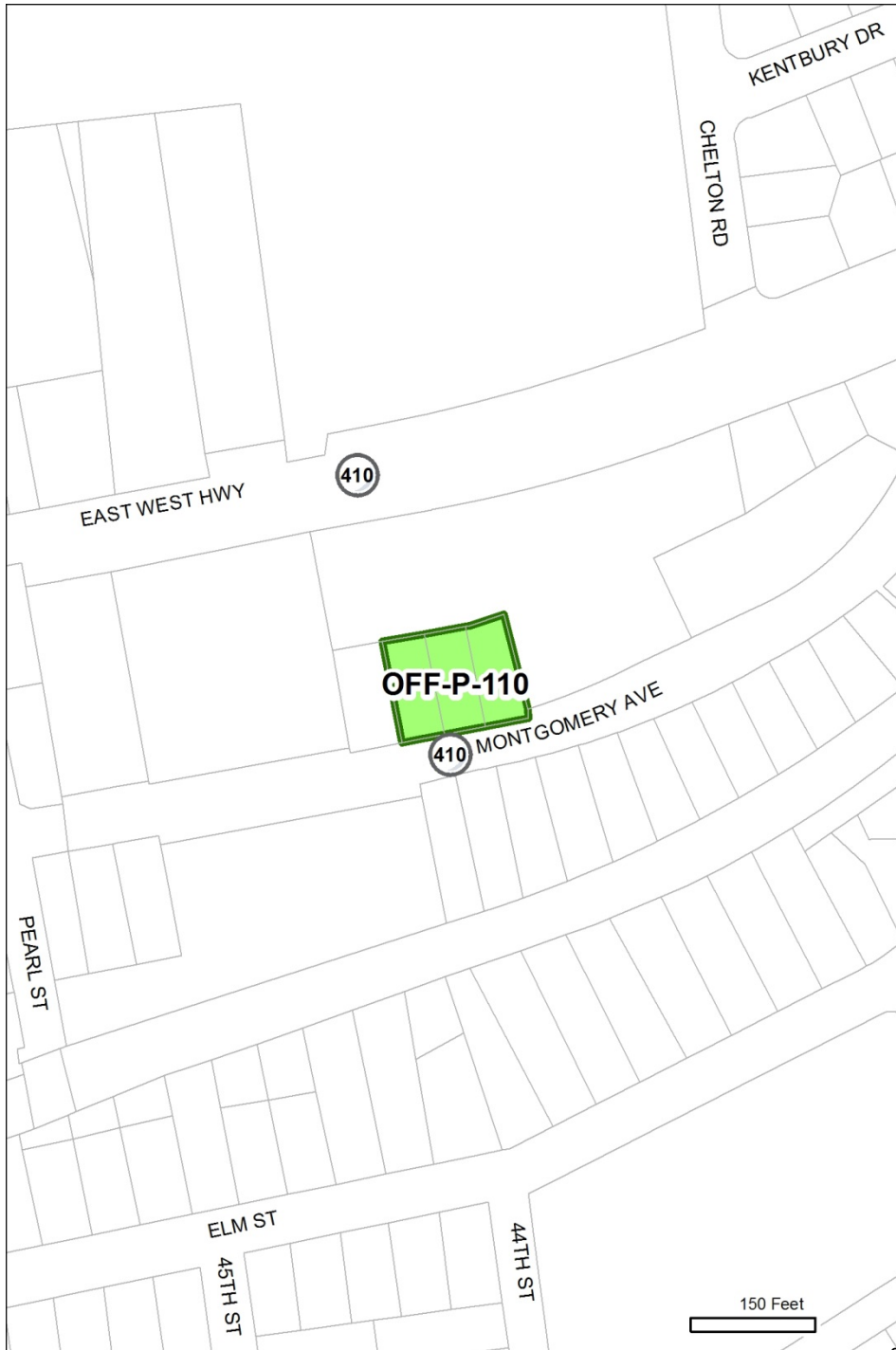


<b>Unique ID:</b> OFF-P-108		PHED
<b>Master Plan ID:</b> 11		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	SE corner Montgomery and Pearl	
<b>Existing Zone:</b>	C-O	
<b>Proposed Conv: (5/2)</b>	EOF-3.0 H-100	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-100	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan recommends a limit of 1.5 FAR.</i></p>		



<b>Unique ID:</b> OFF-P-109		PHED
<b>Master Plan ID:</b> 12		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	NE corner of East/West and Pearl	
<b>Existing Zone:</b>	C-O	
<b>Proposed Conv: (5/2)</b>	EOF-3.0-H-100	
<b>Prop. Revised Conv:</b>	EOF-1.5-H-50	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan recommends a limit of 1.5 FAR, the height map recommends a max height of 50'.</i></p>		

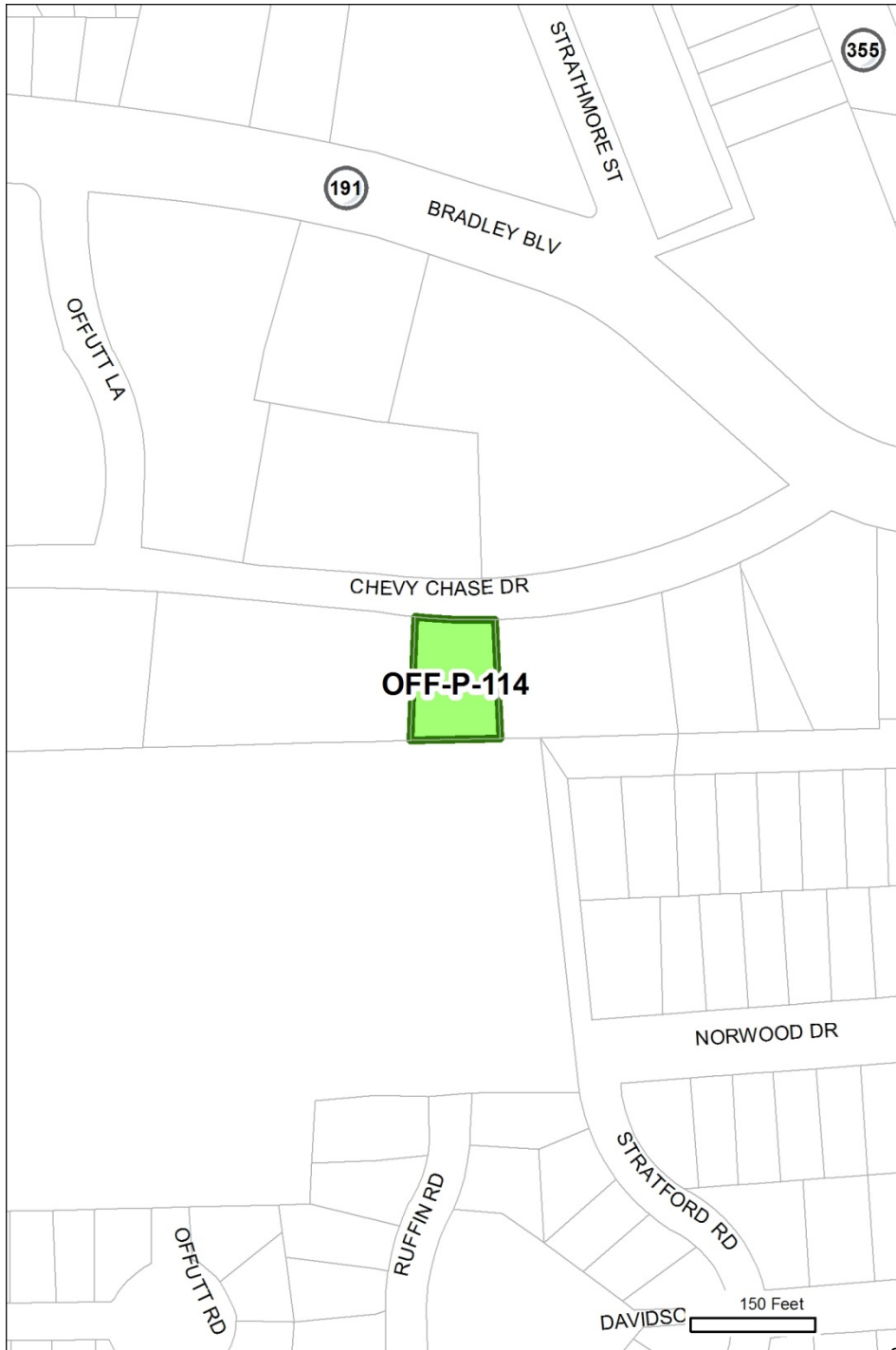




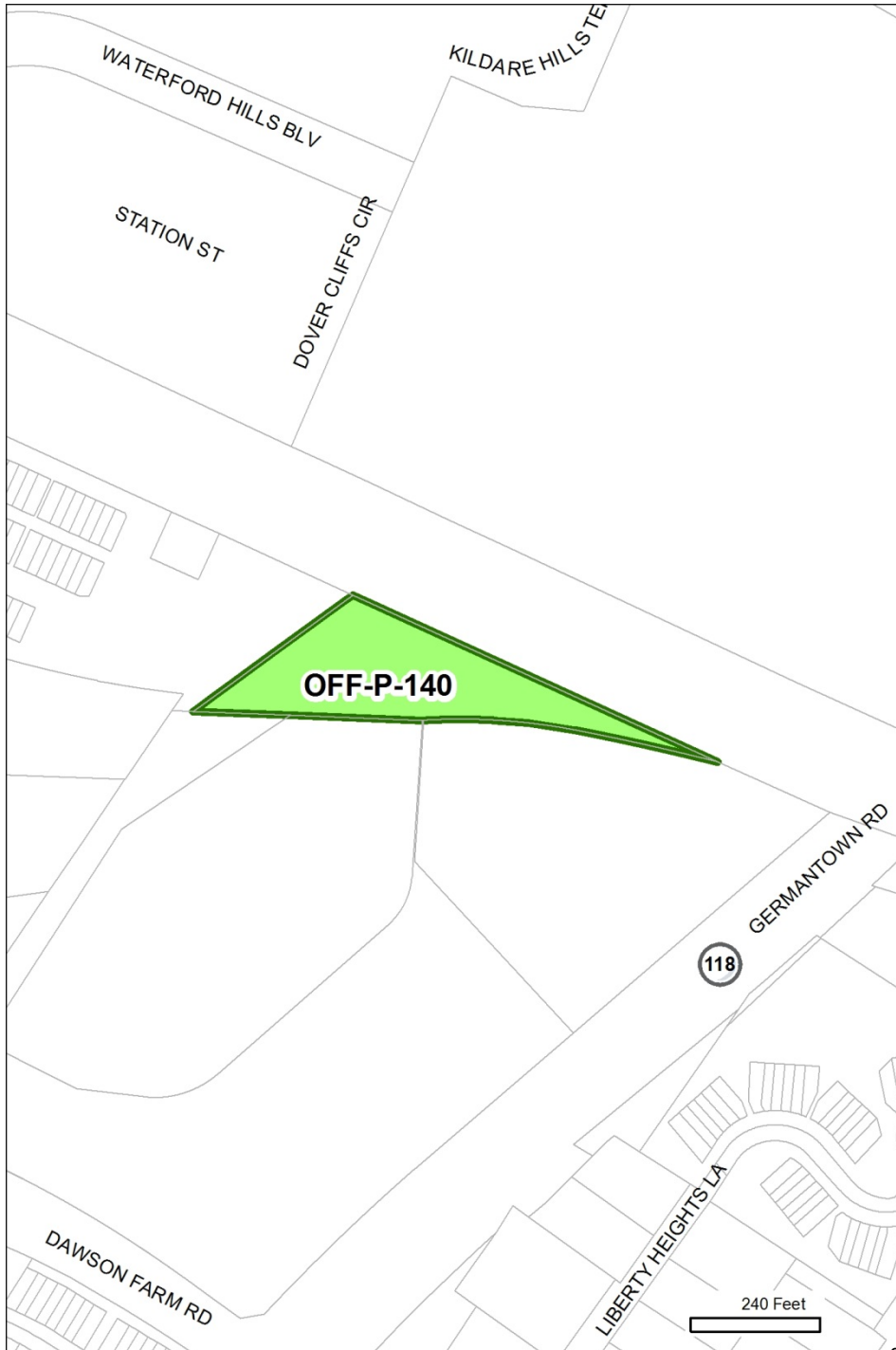
<b>Unique ID:</b> OFF-P-110		PHED
<b>Master Plan ID:</b> 13		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	North side of Montgomery Ave ½ blk east of Pearl.	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (5/2)	<del>EOF-1.5 H-60</del>	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-45	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 45'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan height map recommends a max height of 45'.</i></p>		



<b>Unique ID:</b> OFF-P-111		PHED
<b>Master Plan ID:</b> 14		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	North side of Montgomery Ave ½ blk east of Pearl.	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (5/2)	<del>EOF-1.5 H-60</del>	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-50	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan height map recommends a max height of 50'.</i></p>		

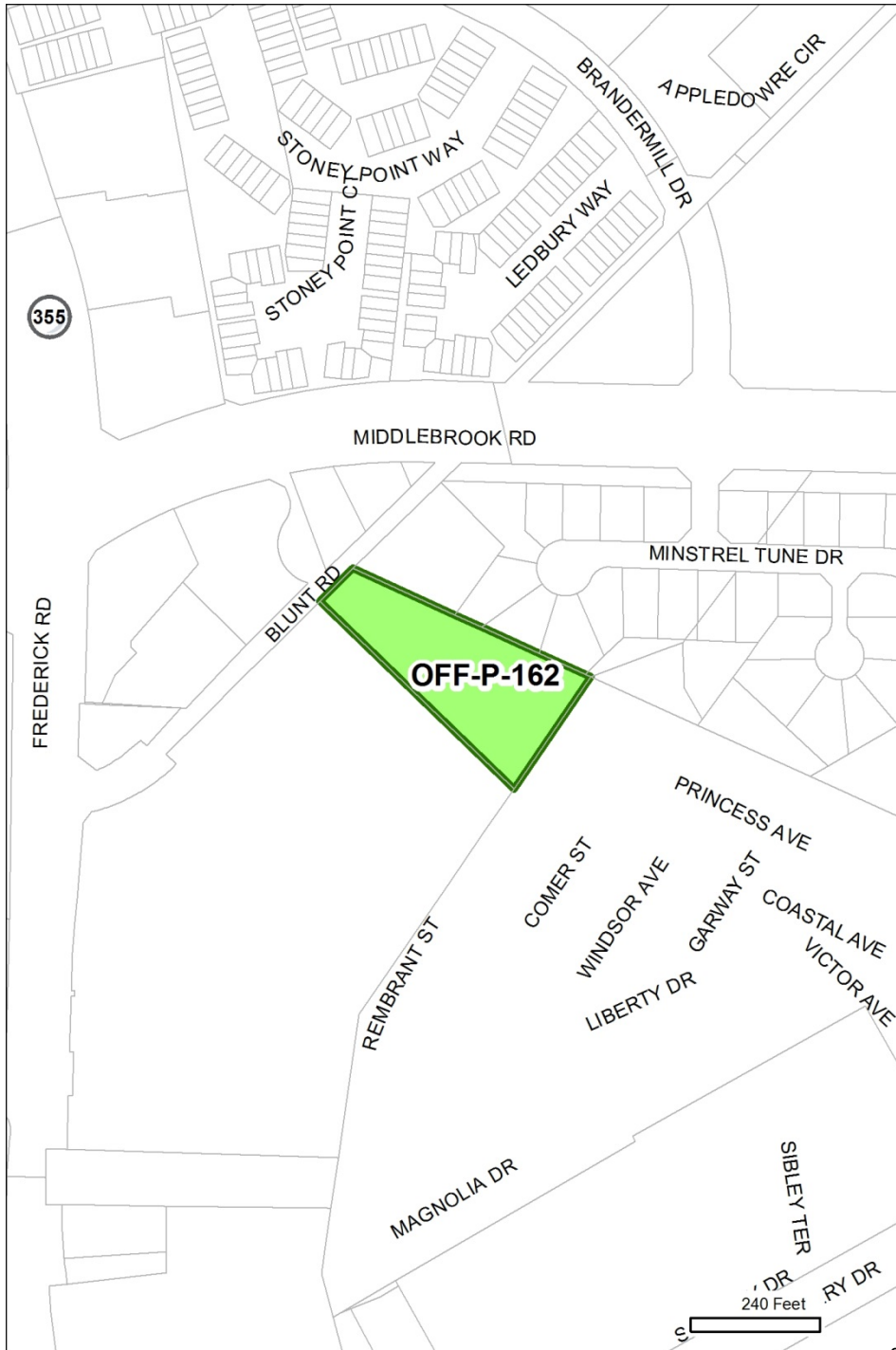


<b>Unique ID:</b> OFF-P-114		PHED
<b>Master Plan ID:</b> 15B		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>	South side Chevy Chase Drive	
<b>Existing Zone:</b>	C-O	
<b>Proposed Conv:</b> (5/2)	EOF-3.0 H-100	
<b>Prop. Revised Conv:</b>	EOF-3.0 H-35	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan height map recommends a max height of 35'.</i></p>		



<b>Unique ID:</b> OFF-P-140		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Germantown (1989)	
<b>Location:</b>	W of Germantown Rd at CSX Railroad	
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv:</b> (5/2)	EOF-0.75 H-100	
<b>Prop. Revised Conv:</b>	EOF-0.25 H-100	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.25
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan recommends a maximum density of 0.25 FAR, and recommends against optional method density.</i></p>		

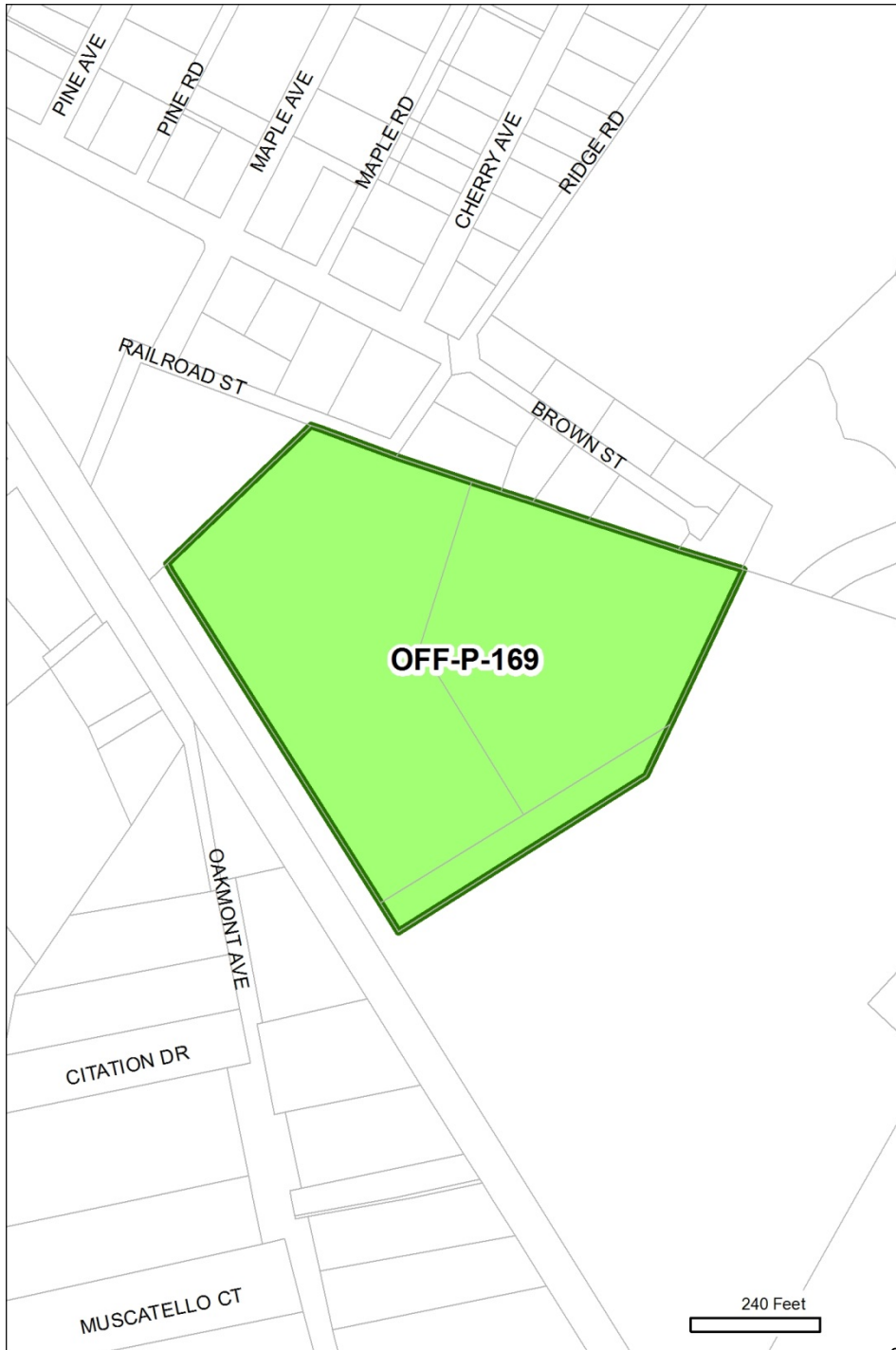




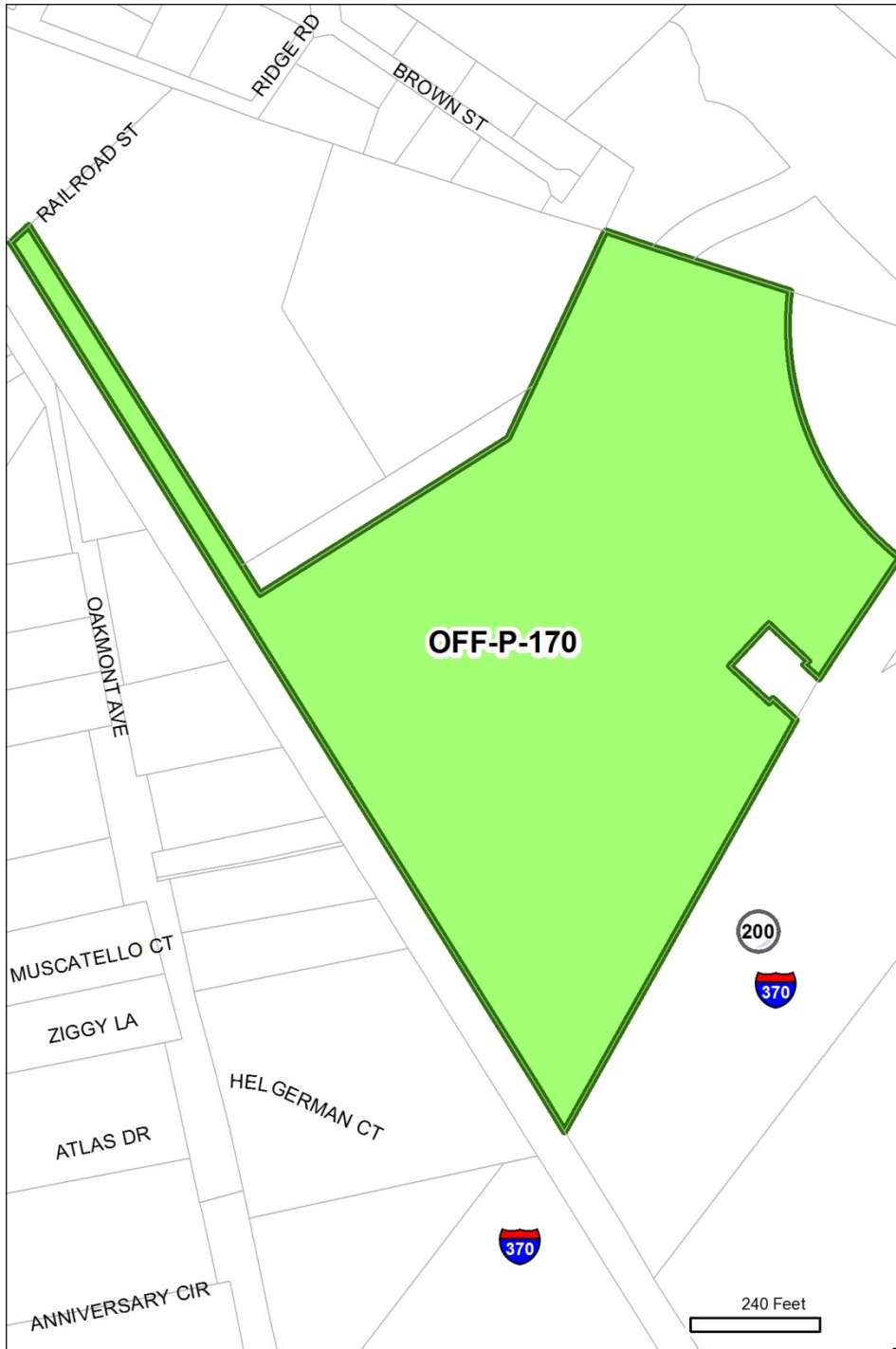
<b>Unique ID:</b> OFF-P-162		PHED
<b>Master Plan ID:</b> 29		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>	South side Blunt Road	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv: (5/2)</b>	EOF-1.5 H-75	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-60	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits height to 60'.</i></p>		



<b>Unique ID:</b> OFF-P-167		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	North Bethesda	
<b>Location:</b>	NE corner Democracy and Rockledge	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (5/2)	EOF-1.5 H-60	
<b>Prop. Revised Conv:</b>	EOF-0.5 H-60	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits overall density to 0.5 FAR.</i></p>		

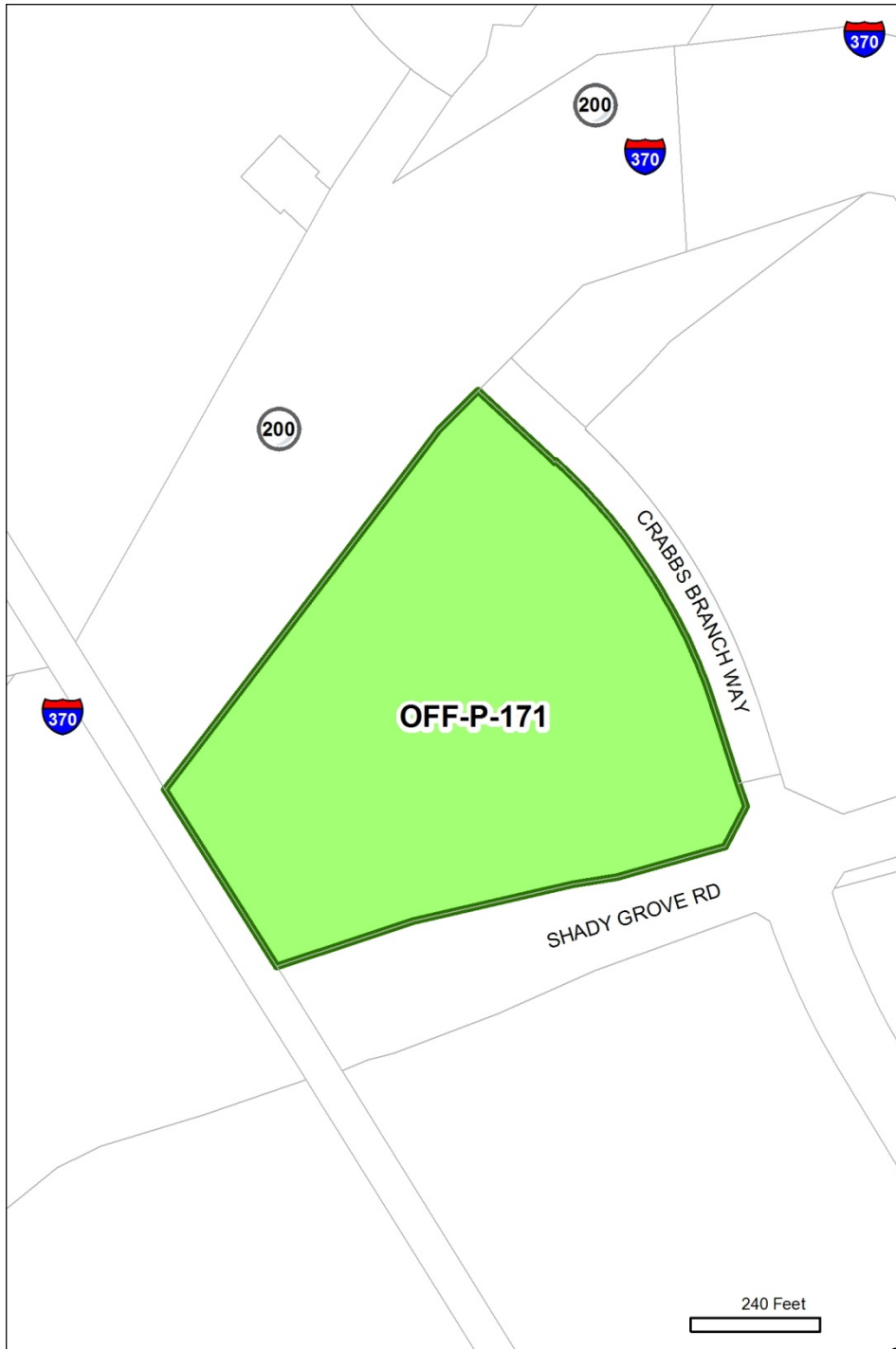


<b>Unique ID:</b> OFF-P-169		PHED
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>	Railroad Street at Washington Grove Town Limit	
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv:</b> (5/2)	<del>EOF-0.75 H-100</del>	
<b>Prop. Revised Conv:</b>	EOF-0.5 H-45	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 45'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>The Master Plan limits density to 0.3 FAR and limits height to 42'.</i></p>		



<b>Unique ID:</b> OFF-P-170		PHED
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>	Railroad Street at MD-200	
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv: (5/2)</b>	EOF-0.75 H-100	
<b>Prop. Revised Conv:</b>	EOF-0.5 H-50	
<b>Category:</b>	PHED	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was based on statutory limits. The PHED Committee instructed staff to change proposed conversions to match Master Plan recommendations.</i></p> <p><i>Master Plan limits density to 0.3 FAR and limits height to 4 stories.</i></p>		





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