



# Bethesda Downtown Implementation Advisory Committee Est. 2017

**Andy O'Hare**  
Co-Chair  
Residential Rep  
andy.ohare@yahoo.com

**Matthew Gordon**  
Co-Chair  
Commercial Rep  
mgordon@sgrwlaw.com

**Amanda Farber**  
Residential Rep  
amandafarber@hotmail.com

**Jack Alexander**  
Commercial Rep  
jalexander@amrcommercial.com

**Dedun Ingram**  
Residential Rep  
idedun@gmail.com

**Jad Donohoe**  
Commercial Rep  
jadd@donohoe.com

**Joyce Gwadz**  
Residential Rep  
jtgwadz@gmail.com

**Patrick O'Neil**  
Commercial Rep  
ploneil@lercheearly.com

**Naomi Spinrad**  
Residential Rep  
nspinrad@gmail.com

**Christopher Smith**  
Commercial Rep  
smith@stonebridge.us.com

**Michael Fetchko**  
Residential Rep  
mfetchko@earthlink.net

**Andrew Saul**  
Commercial Rep  
andrew.saul@bfsaul.com

**Stacey Wolf**  
Residential Rep  
staceydewolf@gmail.com

**David Yampolsky**  
Commercial Rep  
dave@sheperdrealtycapital.com

## March 13, 2026, Committee Meeting Minutes

### WELCOME

Co-Chair O'Hare called the meeting of the Bethesda Implementation Advisory Committee to order at 8:10 AM EDT.

### Present:

Andy O'Hare, Co-Chair	Residential
Matt Gordon, Co-Chair	Commercial
Jack Alexander	Commercial
Jad Donohoe	Commercial
Amanda Farber	Residential
Michael Fetchko	Residential
Joyce Gwadz	Residential
Dedun Ingram	Residential
Patrick O'Neil	Commercial
Andrew Saul	Commercial
Christopher Smith	Commercial
Naomi Spinrad	Residential
David Yampolsky	Commercial

### Not Present:

Stacy Wolf	Residential
------------	-------------

### Other Attendees:

Henry Coppola	Parks
Stephanie Dickel	Planning
Gary Fahey	Resident
Warren Hansen	Council
Elza Hisel-McCoy	Planning
Richard Hoyer	Resident
Larissa Klevan	Planning
Cashielle Nelson	Planning
Brandan Stuckey	BCC Services

## 7475 WISCONSIN AVENUE/4650 EAST WEST HIGHWAY COMMERCIAL TO MULTI-FAMIL RESIDENTIAL CONVERSION

Nick Gordon (MRP Realty) and Chris Huffer (SK+I Architects) delivered an extended presentation on the multi-family

residential project being proposed by MRP. The company purchased four adjacent buildings, running along East West Highway and Wisconsin Avenues and presently plan to re-develop two of the structures, combining them to create a large multi-family high rise, with a height of 290 feet at the corner of East West and Wisconsin. The building will have over 400 residential units of varying sizes and ground floor retail, details to be determined. Just over seventeen percent of the apartments will qualify as moderately priced dwelling units. The building will continue to include access to the Red Line metro station. The new access will be at street level, rather than the current interior below grade design. An existing below-grade parking structure will be repurposed for use in the new building. MRP will host a public meeting on the project in the coming weeks and will then move forward with project planning presentations before the Planning Board. Construction timing is still to be determined.

### **ENFORCEMENT OF COUNTY PROPERTY STANDARDS**

In January, the IAC sent a letter to the Planning Board regarding a proposed extension for a project proposed for 8008 Wisconsin Avenue by Aksoylu Properties. The letter expressed concern about the current very poor state of the property, the lengthy duration of the derelict conditions, and suggested several conditions for the Planning Board to consider before granting an extension.

The IAC invited representatives of the Department of Housing and Community Affairs to the meeting to discuss how property standards are enforced, including the Aksoylu Property. Ken Hartman, County Assistant Chief Administrative Officer, was present on behalf of DHCA. He led an extended discussion regarding the Aksoylu property, including recent enforcement activities at the site and summarized the nature of DHCA authority. He agreed to arrange a meeting between the property owner, DHCA and IAC to discuss a plan for making property improvements.

### **OTHER BUSINESS**

No other business was brought before the Committee.

### **NEXT MEETING**

The next meeting of the Committee will be on Friday, April 10 and will be held at the Greater Bethesda Chamber.

**ADJOURN**

The meeting concluded at 9:30 a.m. EDT.

Respectfully submitted,  
Andy O'Hare