



DEPARTMENT OF TRANSPORTATION

Marc Elrich

County Executive

Christopher

Conklin

Director

PUBLIC NOTICE

NOTICE OF INTENT TO BEGIN NEGOTIATIONS TO DEVELOP REAL PROPERTY

Montgomery County, Maryland (“County”) through the County’s Department of Transportation (“MCDOT”) intends to begin negotiations with public and private entities to redevelop Public Parking Lots No. 10 and 24 in Bethesda, Maryland. The development will be advanced through partnership of Montgomery County, the Maryland National Capital Park and Planning Commission, and a private development partner known as “Wisconsin Columbia Venture LLC, a Maryland Limited Liability Company” and may include the Town of Chevy Chase. The co-developers comprising Wisconsin Columbia Venture LLC are EYA, LLC, and Bernstein Development Corporation, an affiliate of Bernstein Management Corporation.

The mixed-use development will include residential, retail, an underground public parking garage, preservation of the Women’s Farmers Market and a public park. A Sketch Plan Approval for the development concept was issued by the Montgomery County Planning Board on December 18, 2019 (Project: Bethesda Market 320190030).

Public Parking Lot No. 10 is located in the southwest quadrant of the intersection of Leland Street and 46th Street in Bethesda. Lot 10 is made up of one parcel, totaling approximately 41,388 square feet in area. Lot 10 is currently zoned Commercial Residential Town (CRT), with a FAR of 0.5 for CRT, 0.25 for C, 0.5 for R and a maximum building height of 70 feet. Lot 10 currently houses a 96-space public parking lot.

Public Parking Lot No. 24 is located in the Bethesda Parking Lot District. Lot No. 24 is located in the northwest quadrant of the intersection of Leland Street and 46th Street in Bethesda Lot 24 is made up of two parcels, totaling approximately 88,345 square feet in area. Lot 24 currently has two zoning classification: a 70,710 square foot portion is zoned Commercial Residential Town (CRT), with a FAR of 0.5 for CRT, 0.25 for C, 0.5 for R and a maximum building height of 70 feet; a 17,635 square foot portion is zoned Commercial Residential (CR), with a FAR of 3.0 for CR, 2.0 for C, 2.75 for R and a maximum building height of 90 feet. Lot 24 currently houses a 216-space public parking lot.

Office of the Director

101 Monroe Street, 10th Floor · Rockville, Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov/mcdot

Located one block west of the Rockville Metro Station

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Any parties wishing to provide comments or other information to MCDOT about development of these parcels must contact MCDOT in writing by 5:00PM on June 5, 2020.

Attention: Christopher Conklin, Director
Montgomery County Department of Transportation
101 Monroe Street, 10th Floor, Rockville, MD 20850
mcdot.parking@montgomerycountymd.gov

Development of these parcels must be in accordance with provisions of 11B-45 (Property Disposition) and will require partnership with Montgomery County, and the Maryland National Capital Park and Planning Commission and may include the Town of Chevy Chase. Implementation of any proposed development plan must be achievable within two to three years. Any development of these sites must be consistent with the approved and adopted Bethesda Downtown Sector Plan. Please contact mcdot.parking@montgomerycountymd.gov with any questions.