



July 12, 2024

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FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

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| <u>Name of Plan:</u> | PLD Lot 25 Redevelopment |
| <u>Applicant:</u> | Lot 25 Associates LLC |
| <u>Current Zoning:</u> | Commercial-Residential (CR-3.0, C-2.0, R-2.75, H-70), Commercial Residential Town (CRT-0.5, C-0.25, R-0.5, H-70) and Bethesda Overlay Zone (BOZ) |
| <u>Number of Proposed Lots/ Area Included</u> | 2 lots totaling approximately 82,063 square feet in tract area (1 buildable lot, and 1 lot to be dedicated to Montgomery County for the Eastern Greenway Park) |

Geographical Location: 4700 through 4704 Maple Avenue and 4701 through 4705 Highland Avenue and several adjoining parcels without addresses on Maple and Highland Avenue, comprising the entirety of Montgomery County Parking Lot District Lot 25 that is located to the south of Maple Avenue, to the west of Tilbury Street, to the north of Highland Avenue, and to the east of 8101 through 8125 Wisconsin Avenue, in the northern section of the Eastern Greenway District of Downtown Bethesda (the "Property")

Proposed Applications: Preliminary Plan and Site Plan Applications for redevelopment of the property with approximately 230,000 square feet of mixed-use development, including a combination of up to 235 multi-family dwelling units and live/work units (including a minimum of 20% Moderately Priced Dwelling Units, or "MPDUs"), public and private structured parking spaces, a public park integrated into the Eastern Greenway, and private amenities (the "Project").

An informational meeting regarding the above-referenced Project has been scheduled for **Wednesday, July 31, 2024 at 6 PM at the Connie Morella Library (Bethesda), located at 7400 Arlington Road, Bethesda, MD 20814.**

The Property that is the subject of the Preliminary Plan and Site Plan applications consists of approximately 82,063 square feet of tract area and is comprised of several assembled lots comprising Montgomery County Parking Lot District Lot 25 that is located to the south of Maple Avenue, to the west of Tilbury Street, and to the north of Highland Avenue, and to the east of 8101 through 8125 Wisconsin Avenue, in the northern portion of the Eastern Greenway District of Downtown Bethesda. The Preliminary Plan and Site Plan application propose to redevelop the Property with approximately 230,000 square feet of mixed-use development, including a combination of up to 235 multi-family dwelling units and live/work units (including a minimum of 20% Moderately Priced Dwelling Units, or "MPDUs"), public and private structured parking spaces, a public park integrated into the Eastern Greenway, and private amenities. The purpose of this meeting is to review the proposed Preliminary Plan and Site Plan applications, obtain feedback from the community, and answer any questions regarding the proposed Project.

If you are interested in receiving more information about the proposed Project, you may contact either Matthew Gordon (301-634-3150; mgordon@sgrwlaw.com), or Graham McSweeney (301-634-3177; gmcsweney@sgrwlaw.com) of Selzer Gurvitch Rabin Wertheimer & Polott, P.C.. You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be

reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Thank you in advance for your interest and attention.

Very truly yours,

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

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