

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday April 6, 2018

- I. **RECAP OF MARCH MEETING MINUTES** (5 mins.)
- II. **8000 WISCONSIN AVE PROJECT** (20 MINS.)
- III. **ONLINE MONITORING AND TRACKING PROGRAM PRESENTATION** (25 min.)
- IV. **NEW BUSINESS** (10 min.)
- V. **NEXT MEETING – Friday May 4, 2018**

<http://montgomeryplanning.org/planning/communities/area-1/bethesda-downtown-plan/bethesda-downtown-implementation-advisory-committee/>

Meeting Notes and Attendees:

I. Brief Recap of March Meeting and Minutes:

1. The committee agreed with the April meeting notes and they were approved to be posted to the IAC webpage.

II. 8000 Wisconsin Ave Project Presentation – Comments/Questions from IAC:

- Is the BRT at ground level/grade next to your building? Yes, to have a level entry and exit for riders and then ramps up. Design is still being studied by DOT.
- On a typical floor, what are the dimensions of the two lightwells/courtyards? Between a minimum of 45 feet and up to 50 feet by 60 feet.
- What is the setback at a typical floor from the Bethesda Chocolates building? The setback is 0 feet at grade and about 6 feet on a typical floor. The Chocolates building is on the Woodmont Avenue immediately to the south of 8000 Wisconsin Avenue.
- Is the courtyard on your project that is facing the 7900 Wisconsin Ave project at grade level? No. It is an elevated courtyard/terrace for the residents of the building.
- You mentioned the difficulty or complexity of this building's location between two approved projects, but this is an infill building which is not unusual situation in this area.
- Is the penthouse on the roof within the 199 feet you are proposing? The penthouse on the roof is strictly a mechanical penthouse (not a space for people) which does not count toward the height as outlined in the zoning ordinance.



- What is the height of the screening wall/parapet? We do not know now, it depends on the height of the mechanical equipment which has not been designed yet. Our goal is to set it back from the building edge.
- This is an intensive development with the entire block filling out with new buildings in which no park impact payment is being made due to the proposed 25 percent MPDUs being provided for affordable housing and the other projects being built were approved under the old Plan. There is not a lot of greenspace.
- There does not appear to be a place to pull off (such as lay-bys or circular driveways) for drop-offs or deliveries at any of the new projects under construction or proposed for that entire block. That could end up being problematic.

III. Online Monitoring and Tracking Program Presentation:

- Add a footnote below the table and map to further explain that the Approved/Unbuilt column does not include existing on the ground development square footage.
- Once the Department of Permitting Services (DPS) has completed the Construction Impacts webpage, we will provide a link on the Monitoring and Tracking Webpage.

IV. New Business

- Upcoming Planning Board Hearings:
 - April 12, Worksession #4 – Technical Update to the Master Plan of Highways and Transitways Function Master Plan
- Upcoming County Council/Committee Hearings (MONTH OF APRIL):
 - FY19 Operating Budget Discussion and FY 19-24 CIP - http://www.montgomerycountymd.gov/council/resources/files/agenda/cm/current_council_agenda.pdf
- Possible **May Agenda** Topics for Discussion
 - DOT - shared streets, bikes lanes, parking study findings, one way/two way street conversions
 - Park and Planning / Recreation - how the new recreation guidelines/requirements are being implemented
 - Parks Department - what are the priorities after Capital Crescent Civic Green; cost analysis for parks goals for next 5 years/10 years
- **June Agenda** Item Request – Farm Women’s Cooperative Market Joint Development Presentation (7126 and 7141/7135 Wisconsin Ave)

Meeting Attendees:

Amanda Farber, Anna Fierst, Dedun Ingram, Naomi Spinrad, Steve Long, Ramsey Meiser, Emily Vaias, Jack Alexander, Jad Donohoe, Matt Gordon, Steve Groh, Greg Rooney, Ken Hartman, Jeff Burton, Leslye Howerton, Elza Hisel-McCoy, John Hurson, Kent Morgan, Mary Flynn

