

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday, April 5, 2019

- I. ALDON/BATTERY LANE
- II. DOT
- III. UPDATE ON FARM WOMEN'S MARKET
- IV. NEXT MEETING – FRIDAY, MAY 3, 2019

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

Meeting Notes and Attendees:

Attendees:

Amanda Farber
Dedun Ingram
Anna Fierst
Michael Fetchko
Jad Donohoe
Ramsey Meiser
Jack Alexander
Matt Gordon
Anthony Falcone – Brown Dev.
Naomi Spinrad

Ken Hartman, Director BCC Regional Services Ctr
Derrick Harrigan, BCC RSC
Rick Ammirato, BUP
Aaron Kraut – Councilmember Friedson
Nancy Regelin – Shulman Rogers, atty for Brown Dev.
Kris Warner – MWPR for Brown
Doug Wrenn – Aldon / Brown
Gary Unterberg – Rodgers Consulting
Dan Rigaux – Aldon Properties
By phone: Emily Vaias and Steve Long

Update on Farm Women's Market

IAC members Dedun Ingram and Steve Long and two other community residents met with the Historic Preservation Commission (HPC) planning staff on March 7th to learn more about the HPC's objections to the development plans for the Bethesda Farm Women's Market (FWM) property. At a consultation meeting held in January, the HPC indicated that they were opposed to having a parking garage constructed under the FWM property, to having the FWM building moved off-site during construction, and to having the FWM building's location shifted on the site. They also indicated that they did not like the Pavillion proposed for Lot 24 behind the FWM, wanted the 7121 tower to be stepped back from the



FWM property, and did not want the FWM site to become park-like as this did not represent its historic character. Planning staff discussed the parameters within which the HPC makes its decisions, but indicated that there could be some flexibility. The developers will need to present a strong case for putting the parking under the FWM site and satisfy enough of the HPC's concerns to earn that flexibility. For example, Planning staff said that instead of the Pavilion, the developers could put on a compatible rear addition to the FWM building.

Aldon/Brown – Battery Lane Redevelopment

The Brown Development team presented on their Battery Lane properties to the Design Advisory Panel in March. Their sketch plan (no. 320190080) can be found on the Montgomery County Planning website (<https://montgomeryplanning.org/>). They hope to file a plan in May. Some highlights include:

25% of the new units will be MPDUs. They are proposing development on five different sites that currently have 477 units. The proposed total new unit count is approximately 1,500 units. Their goal is to build mid-market units, not luxury units. They will be buying approximately 82,000 square feet of PIP density. They have an MOU with Montgomery Housing Partnership to help with unit mix. The heights of the building would range from 70' to 180'. The DAP requested some additional work on the "neighborhood" aspect of their proposal and the building adjacent to the Whitehall Condominium on one side and the Trolley Trail on the other side. This project would start if all goes well in 30-36 months and be fully built in 12-15 years. To view Brown's full presentation to the IAC, go to www.brown-development.com.

Next meeting – May 3, 8:15am, 2nd Floor Bethesda Regional Services Center

Matt Gordon will invite Starr Capital to present its proposal for 7000 Wisconsin Avenue.

Planning's Elza Hisel-McCoy will brief on the Amenities Fund.

