

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday, May 3, 2019

- I. INTRODUCTION, MARK HENDRICKSON, COMMERCIAL REP
- II. ANNUAL MONITORING REPORT AND TUTORIAL ON MONITORING/TRACKING TOOL, MICHAEL BROWN, PLANNING DEPT 7000 WISCONSIN, TIM EDEN OF STARR DEVELOPMENT
- IV. NEXT MEETING – FRIDAY, JUNE 7, 2019

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

Meeting Notes and Attendees:

Present at meeting - Committee Members: Amanda Farber, Michael Fetchko, Dedun Ingram (on phone), Naomi Spinrad, Greg Rooney, Jack Alexander, Jon Weintraub, Steve Long, Matt Gordon, Emily Vaias

P&P Staff: Elza Hisel-McCoy, Hyojung Garland, Michael Brown, Katie Mencarini, Sandy Talbot, Jason Sartori, Lauren Stamm (Planning Department intern)

Guest: Tim Eden, Starr Development

Briefing on the Annual Monitoring Report overview (draft report was disseminated over email by Michael Brown). Report will be presented to Planning Board later in May.

1.) MCDOT Annual Update –. (Pages 25-41 in report)

Katie Mencarini, Sandy Talbot

- Sandy's overview on NADMS – Focus on Peak periods, rush hour. How many commuters are not in single-occupancy vehicles. Any means included if not in car (biking, skate boarding, walking, ride share, etc). Designed to drive people out of single-occupancy vehicles
- The Plan is to achieve goal of 55% NADMS
- Commuter Survey performed every other year. Only surveying within Downtown Bethesda area.



- These are employer-based surveys. Trips originating or terminating within the downtown district.

2.) Parks Update (Page 8)

Hyojung Garland

- Lot 24 – in developer’s court right now, focus on historic preservation issues.
- Battery Lane Park – supposed to be open in the summer. Ribbon cutting announcement coming soon.
- Capital Green site purchased from FRIT - \$2Mill is paid back.
- \$5Mill PIP payment was received (Marriott payment).
- Elm Street Park – bike lane configuration under discussion.
- \$12Mill Expected PIP dollars to be received through FY20-21.
- How to spend PIP \$?
 - Council (PHED) to decide how to appropriate dollars. See page 22.
- IAC can send in opinions as to how to prioritize dollars. IAC Opinions are welcome.

3.) School Capacity (Pages 14-17)

Jason Sartori

- High school 88% full. Expected to be 100% by FY24/25.
- Bethesda Elementary at 116%, expected to be at 135% of capacity in FY24/25; Somerset Elementary at 114%, expected to be at 127% in FY 24/25. There are placeholders in the CIP for both.
- MCPS conducting a study of Walter Johnson and BCC clusters to see if there is a way to alleviate overcrowding. Expected recommendation to come this fall. Solution will be in next CIP.
- BOE plans to do a County-wide boundary analysis, with hopes to balance school load and demographics. Results would be available next summer – 2020, with changes several years off.

4.) Development Approvals (Page 8-13)

Lauren Stamm

- BOZ Update – The Monitoring and Tracking Program website identifies the remaining available BOZ Density in downtown Bethesda as of April 2019 is 4,403,694 square feet.
- Monitoring and tracking of density viewable on web site <https://montgomeryplanning.org/planning/communities/area-1/bethesda-downtown-plan/bethesda-downtown-development-tracking/>.
- Public Benefit points – accepted and approved Page 11



NOTE: Page 44 IAC Comments are expected. IAC members should submit to co-chairs Emily Vaias and Naomi Spinrad by May 8. Compilation of comments will be sent to Parks and Planning May 15th. Michael noted that, “we prefer all suggested changes come with committee agreement and not on individual basis. On page 50 is a reserved space for IAC to share any notes pertinent to the last year of implementation. Please provide Lauren.Stamm@montgomeryplanning.org and Michael Brown with that language by **Monday, May 13**. Any outstanding revisions to the document by the committee should be received before that deadline as well.” Thus, two documents will go to P&P: compiled comments, and a statement from IAC, to be disseminated to IAC members for review and approval prior to submittal to P&P.

Guest Speaker – Project overview 7000 Wisconsin Ave. Presented to DAP last week, will be at DAP again May 22. Starr Capital, Tim Eden:

- Focused on Mid-Block crossing condition to bring people from Wisconsin to Alley
- Previously proposed Cinema/theater dropped, instead will be additional Units in the back. The theatre created a lot of problems for the building and for parking.
- Proposed passageway – a covered through-block connection to private drive to alley to bring about a renaissance and rebirth of the alley
- SK&I Architecture
- 17.6% MPDUs included in the building
- Step back at 70’ with a 5 foot step back

With the elimination of the theatre the building will be at 122’. Discussion of step back – Elza noted that a building at 120’ or less doesn’t necessarily have to have a step back – that P&P is looking for a beautiful design with good urban design and the step back number is not prescriptive.

Dedun commented, with support from other residential members – Bethesda Plan guidelines should be adhered to. Elza responded that the guidelines are not formulaic. They are guidelines. We are looking for beautiful urban design.

Naomi – this block has a chance to be sculpted in a better way than the 7900/8000 block of Wisconsin.

As members of the community, we have a say and a stake in how this looks.

Eden hopes the alley becomes more of a street.

Concerns were raised about parking and loading entrances on Alley. Alley condition is 20 feet wide. Serves other properties on both sides for loading access and garbage pickup (12 dumpsters there currently). Naomi voiced concerns with property because of how the rest of the block will look. Really thinks the alley is a big concern.

Eden - Woodmont and Strathmore intersection is to be addressed in the Sector Plan. According to Eden, Aldon (which owns a couple of acres on the west side of Strathmore) supports making Strathmore two way.



Lay-by on Wisconsin is a MD State right of way, Eden doesn't know what happens with it.

Concerns raised that the whole area should be looked at in a larger context, yet understanding that there is no mechanism to do that with multiple property owners.

According to Eden, Washington Property (property owner adjacent to the north) has long-term leases in place and doesn't expect a plan to come forward any time soon. Mill Creek property to the south may come up with a plan in the short term, potentially.

MPDU – additional height for delivering more than 17.5 – this will deliver 17.6%.
Tim Eden – “This will deliver an addition 5 MPDU units. Each MPDU units costs the developer \$200,000. With the 30 MPDU units in this project – they are delivering \$6mill into the program.
With the extra floor, the math works. These MPDU units will stay in the program for 99 years.”

The IAC's next meeting is Friday, June 7th

