

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday, September 6, 2019

- I. 7340 WISCONSIN AVENUE (BOB HARRIS)
- II. PARKS: FUNDING, PROGRAMS, PRIORITIES (HYOJUNG GARLAND)
- III. NEW BUSINESS

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

Meeting Notes and Attendees

Attendees:

Committee Members: Naomi Spinrad, Anna Fierst, Jon Weintraub, Michael Fetchko, Amanda Farber, Emily Vaias, Patrick O'Neil, Greg Rooney, Matthew Gordon, Jack Alexander.

Elza Hisel-McCoy (MNCPPC); Stephanie Dickel (MNCPPC); Jeff Burton (BethesdaUP); Ken Hartman (BCC Regional Service Center); Derrick Harrigan (BCC Regional Service Center); Cindy Gibson (Councilmember Friedson's office); Hyojung Garland (MC Parks); Brenda Sandberg (MC Parks); Tricia McManus (MC Parks); Robert Harris (Lerch Early Brewer); Joshua Sloan (VIKA); Allan Glass (Resident).

7340 Wisconsin Avenue:

1. Robert Harris provided an update on a new redevelopment proposal for the former Exxon station located at 7340 Wisconsin Avenue. The site was previously approved for multi-family apartments and ground-floor retail by the Bainbridge Companies.
2. The contract purchaser for the property is a senior living developer from Texas (South Bay) that is interested in redeveloping the property with the full spectrum of senior living uses: assisted living, memory care, and independent living. Harris stated that the contract purchaser intends to use the full zoning envelope, which is mapped at a height of 250 feet and 5.0 FAR. The proposed senior living project would include approximately 340 units with the main entrance located on Hampden Lane. The proposed development would include ground-floor retail at the intersection of Montgomery Lane and Wisconsin Avenue.
3. Harris stated that the contract purchaser is scheduled to present to the Design Advisory Panel on September 25th. The design of the project is anticipated to include a green roof for environmental purposes and recreational activities. Underground parking is proposed, but a reduced amount from the previous approvals for the site. Public open space will be provided and the project will implement the Sector Plan recommended separated bike lanes on

Montgomery Lane. Additionally, the contract purchaser intends to request density from the Bethesda Overlay Zone.

4. Several members of the IAC commented that they are most concerned with loading and construction staging for new development projects in Bethesda. Others from the IAC indicated that they are concerned with the Design Guidelines, particularly setbacks at the ground level, step-backs, and tower separation.

Parks: Funding, Programs, Priorities:

1. Hyojung Garland, Montgomery Parks Master Planner/Supervisor, provided an overview on the status of the Park Impact Payment (PIP) funds received and anticipated to be received in the next several months. The PIP was created as part of the Bethesda Overlay Zone as a tool to implement open space recommendations in the Downtown Bethesda Sector Plan. The PIP was initially established at a rate of \$10.00 per square-foot, but was increased by the Planning Board to \$11.08 on July 1st. The PIP rate will be adjusted by the Planning Board every 2 years based upon the average annual construction index.

2. Garland explained that M-NCPPC has only received PIP funds from the Marriott International Headquarters project so far, but that additional PIP contributions are expected later this year. The overall Downtown Bethesda Sector Plan recommendations include the following categories of open space recommendations: (a) civic gathering spaces within centers of activity; (b) linkages and signature gateways; (c) green neighborhood parks; and (d) additions to existing parks, open spaces, and trails.

3. The 3 factors in the allocation of PIP funding include: (a) Sector Plan recommendations; (b) land acquisition factors; and (c) park development factors. In addition to the Sector Plan hierarchy of recommendations, the land acquisition factors include the need for a new park to be purchased and the likelihood for an opportunity for acquisition or dedication of a park space. The Sector Plan prioritizes Veterans Park Civic Green, the Eastern Capital Crescent Urban Greenway, and Battery Lane Neighborhood Park. An IAC member commented on the challenges with Veterans Park Civic Green due to fragmented ownership.

4. The park development factors include entirely new parks versus land being added to existing parks that will need to be designed, the timing of need based on the estimated acquisition or dedication of park space, and existing parks that need updated amenities. Hyojung Garland discussed the park refresher project approval with \$3 million dollars in the CIP for Caroline Freeland Park, as well as the Capital Crescent Urban Greenway that is currently being used by MTA for Purple Line Construction, and Elm Street Urban Park. There was a discussion regarding the possibility of amenity funds being applied to the Caroline Freeland Park Refresher project.

New Business:

1. Traffic Subcommittee: Naomi Spinrad and Greg Rooney discussed the proposal for forming a subcommittee to discuss construction staging and traffic control plan issues. The intent of the subcommittee is to identify issues and make recommendations to SHA, MCDOT and the State Legislature. The issue of daytime construction that impacts businesses and nighttime construction that impacts residents was discussed.

2. Delivery of Public Open Space with First Wave of Construction in in 2021/2022: The IAC discussed the importance of delivering a priority public open space by the completion of the development projects presently under construction.

3. Subdivision Staging Policy: The IAC identified the Subdivision Staging Policy as a future topic for discussion and presentation at a meeting.

4. MNCPPC Area 1 Updates: Elza Hisel-McCoy has been named Chief of Area 1, and Stephanie Dickel is serving as the Acting Regulatory Supervisor. Leslye Howerton has returned to MNCPPC and is serving as the Master Plan Supervisor for Area 1.

5. The next IAC meeting is October 4, 2019.

