

# Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

## Agenda

Friday, November 1, 2019

- I. APPLICATION/PROJECT PRESENTATION  
St. Elmo Apartments
- II. PURPLE LINE UPDATE (Amanda Farber, Dedun Ingram)
- III. GENERAL PLAN BRIEFING (Khalid Azfal)
- IV. PROCEDURES (Emily Vaias, Leslye Howerton)
- VI. NEXT MEETINGS – Friday, December 6, 2019 and Friday, January 10, 2020  
(delayed one week because of New Year’s holiday). Tentative agenda for December:  
Agenda Item – Briefing on Subdivision Staging Policy – Jason Sartori  
Agenda Item – Briefing on Streetscape Standards for Bethesda – Leslye Howerton  
Agenda Item – Application/Project Presentation, 7000 Wisconsin

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

### **Meeting Notes and Attendees:**

#### i. Project Presentation, St. Elmo Apartments:

1. This will be mixed use, predominantly residential, northeast of Old Georgetown and mid-block between Fairmont and St. Elmo. It was fully approved under the old plan and resubmitted under the 2017 plan, which allowed more height. It is now coming in for site plan amendment.

- 330,000 square feet density
- 225 feet tall
- Responds to Design Advisory Panel comments by more than doubling the width of the promenade between it and the Bainbridge.

2. Duball got involved in this project about a year ago, when the family that was developing it had to pull back. Duball did the Stonehall, Cheval, Lionsgate. They are the lead on this now, have an offshore partner and are fully funded. They hope for site plan approval in early 2020, may break ground in late 2020 but more likely early 2021.



3. There is a 35' promenade shared with the Bainbridge between Fairmont and St. Elmo. On their side of the promenade, the width ranges from 17' to 22' for a total of 38'4", according to a slide. It will be 22 stories; they were able to carve an additional floor by eliminating office space and reducing ceiling height slightly, so there is no change in height. They added a pergola on the roof connecting the two pavilions, each 23' tall. There is also a pool on the roof. The loading plan allows delivery vehicles to drive in from Fairmont then back in diagonally to the loading dock, and drive out onto St. Elmo (IAC members were very pleased with this arrangement, in light of ongoing traffic concerns). Trash is also handled in the loading area. There are 220 garage spaces for the 275 units, which will most likely be rental.

## II. Purple Line Briefing:

1. Amanda Farber reporter that she, Dedun Ingram, and others had traveled the Purple Line route end-to-end, and had also met with the Community Advisory Team (CAT).
  - The concrete issues in Bethesda have been resolved and won't affect the opening date or cost. Aaron Kraut noted that the opening date for the full line is Spring 2023, for the Prince George's side Fall 2022.
  - During the next 6 months, between Bethesda and Chevy Chase Lake, they will be working on storm water, drainage, removal of damaged trees, and the bridge, which may require shutting down parts of Connecticut Avenue.
  - Despite hopes that the trail might reopen while the line is being tested before being put into service, Dedun reported that this week Carla Julian of Purple Line Transit Partners said it would not reopen until the whole line is done.
  - At the Capital Crescent Civic Green area at Woodmont and Bethesda, the tracks will come into the civic green area, almost to the movie theatre, along with wires and lights. Trains will shift to another track to switch direction.
  - There will be an 85dB horn on the east side of the tunnel, which will sound whenever a train enters the tunnel.

lii. General Plan Briefing: postponed, new date to be determined.

## IV. Procedures:

### 1. Replacing members.

- Terms are 3 years, but the first set of terms was staggered with 2-, 3-, and 4-year terms. As terms end members will come in for 3-year terms.
- Six members – 3 residential and 3 commercial – have terms ending December 31, 2019.
- General procedure would be for Planning to send out letters seeking nominations in October, applications will be due in November, and the Planning Board will approve members at a December hearing. If possible, the process will be speeded up this year to have a full contingent by January 1, 2020, but it may be difficult to get a December hearing date for Board approvals.
- IAC members agreed to follow the same procedure as the Design Advisory Panel, and to allow 2 terms that must be followed a year off before a member



can reapply. Current members may serve 2 terms beyond their initial term before taking a year off.

- There is a preference not to have 2 members from the same organization or community, but the committee is cognizant of the need to find volunteers and to have a full contingent of members. Planning provided a list of organizations it will send its member solicitation letter to.
- Co-chairs will be determined each December, so they are in place for the coming year when new members join the IAC.

2. Leslye Howerton noted that whenever a letter is submitted it must include the minority opinion and all names of IAC members. If there is no consensus, that should be documented. Both chairs must sign. IAC members discussed whether this meant a letter could only be sent if there was a majority opinion, and whether a letter could be sent if one group felt a letter was not necessary. We agreed to consider options and discuss this further at a future meeting.

3. Language regarding replacing members, term limits, and selection of co-chairs will be incorporated in the Rules of Procedure. Language regarding letters will also be incorporated once there is agreement on process and wording.

V. Next Meeting Tentative Agenda - December 6, 2019 (Notes to be taken by Michael Fetchko)

- Briefing on Subdivision Staging Policy – Jason Sartori
- Briefing on Streetscape Standards for Bethesda – Leslye Howerton
- Application/Project Presentation, 7000 Wisconsin

Meeting Attendees:

Anna Fierst, IAC  
Dedun Ingram, IAC  
Naomi Spinrad, IAC  
Jon Weintraub, IAC  
Steve Long, IAC  
Michael Fetchko, IAC  
Amanda Farber, IAC  
Emily Vaias, IAC  
Jack Alexander, IAC  
Patrick O'Neil, IAC  
Greg Rooney, IAC  
Derrick Harrigan, BCC-RSC  
Stephanie Dickel, Planning.  
Leslye Howerton, Planning  
Aaron Kraut, CM Friedson's office  
Marc Dubick, Duball LLC  
Maurice Walters, MWA  
Liz Rogers, Lerch Early  
John Segreti, Duball LLC

