

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday, March 6, 2020

Notes to be Taken by Jad Donohoe

I. ADMINISTRATIVE MATTERS

Rules of Procedure – final revisions in April

II. 4824 EDGEMOOR LANE (Pat Harris, 30 minutes)

III. POTENTIAL ITEMS OF INTEREST

1) Park Inventory, Payments, & Recreation Center

2) Relationship with DAP

3) Annual Report to Council

4) Non-auto Driver Mode Share (NADMS)

5) MPDUs

IV. NEW BUSINESS –

V. NEXT MEETING – Friday, April 3, 2020 (Steve Long note taker)

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

Meeting Notes and Attendees:

I. Administrative matters

Rules of procedure – final revisions will be in April. One section requires additional revising; the remainder of the rules have been approved.

II. Potential items of interest

1) Park Inventory, Payments, & Recreation Center

The chairs asked Stephanie to tell us more about how/whether master-planned elements are making their way into the CIP. Only 1 of the 20 identified CIP items in the master plan is under construction.



Recreation Center. It was noted that the Master Plan calls for a Bethesda recreation center. That effort, not yet begun, would start with a study of potential locations, etc.

2) Relationship with Design Advisory Panel

The IAC expressed general interest in hosting Paul Mortenson, ex officio member of the DAP and Special Program Coordinator - Urban Design in the Planning Director's office, to attend a future IAC meeting to explain the DAP's role and approach.

3) Annual report to council

The IAC expressed general interest in seeing the report on a chapter-by-chapter basis as each is drafted.

4) Non-auto driver mode share (NADMS)

Stephanie said that the NADMS study would be available in approximately one month. County DOT Commuter Services could brief the IAC. NADMS measurement is changing to incorporate Bethesda Transportation Management District (TMD) resident commuting as well as commercial worker commuting within the TMD. Jeff Burton reminded the IAC that doing this study for the first time will involve hiccups. IAC is seeking a briefing from MCDOT Commuter Services.

5) MPDUs

Stephanie will send a link to the recent presentation by Lisa Govoni on the Claiborne dealing with the topic of MPDUs within condominiums and alternative solutions like payments to the Housing Initiative Fund (HUIF) and offsite units. Stephanie notes that the 80 short-term rentals at 7272 Wisconsin Avenue (not Airbnb but leases of less than a year) would still count as residential because they can be converted back to long term; as such, the number of MPDUs does not decrease. The CR zone allows this mix of use.

III. 4824 Edgemoor Lane (Pat Harris, 30 minutes)

Attorney Pat Harris from Lerch Early, Shawn Weingast for developer Acumen, Bonstra Haresign Architects, and Patrick La Vay, Civil Engineer.

The development team has identified the need for smaller condos which can be offered at a lower sale price than the larger units common in Bethesda. Project would be 12 stories, just under 120' max height, not inclusive of penthouse, shorter than some nearby buildings. The project plans to include 77 condo units and 62 parking spaces in a below-grade mechanized parking system (i.e., with a car elevator). Units will range from 600 to 1100 square feet, with small balconies on the two street facades. The average size will be 700-800 square feet at a more affordable price point than other Bethesda condos. Nearly all the applicant's properties are geared for millennials. Construction is light gauge steel on a concrete podium.

Property was zoned to CR in the Bethesda Downtown Plan. The application has been to the DAP three times; DAP had comments on south façade that are still being addressed, including a condition of a setback of 30' min and average of 40' starting at 5th floor – the team is working to try to accommodate. IAC members noted there were windows and balconies on the neighboring Chase Condominium's confronting floors. Applicant said the property is stepped back from the property line the south side will have balconies. There is no retail planned.



The Sketch & Preliminary Plans go to Planning Board 4/2/2020. Questions were raised regarding the location of the garage and loading dock driveways in connection with the planned separated two-way bike lane on that side of Woodmont and the possibility that Woodmont in the future would be made two-way. Woodmont is planned as an 80' ROW, and this project would conform to that desired width. This is a small site, 7700 square feet tract area, the pre-existing R-60 property closest to Metro. Applicants stated that the project would contribute to streetscape improvements at time of building permit. How MPDUs are handled is to be determined; they are discussing the offsite option or other solutions, due to concerns throughout Bethesda about the ability of MPDU condo buyers to afford the condo fees. The developer is considering public art in two places: a large mural on the blank part of the west façade, and as a light projection from the roof downward at the Woodmont/Edgemoor intersection. The Bethesda Arts & Entertainment Board may be interested in collaborating on the mural opportunity on the West elevation.

Concerns included:

- Dropoff/pickup functions, which the developer said can be accommodated in the internal loading and vehicular access areas.
- Trees. Two new trees, one on each street.
- The plan to build to the property line shared with the Chase Condominium and what that means for construction and maintenance access. The team noted they have had four meetings with the neighboring Chase building for coordination on various constructability and lot line issues.

IV. New Business

Jeff Burton (BUP) announced that an Urban Loading and Delivery Management study may go forward, pending funding. IAC members expressed interest in supporting the funding of the study by letter within the FY21 Operating Budget.

Aaron Kraut (Council Member Friedson's office) noted that there are bills at the state and county level relating to temporary measures during construction. Both bills are intended to encourage "safe alternative paths" for pedestrian travel. The county bill, 38-19, goes to Council's Transportation and Energy Committee 3/12/2020. State bill has passed the house. IAC members expressed interest in supporting this bill; Amanda Farber will send background material to IAC members and circulate a draft IAC letter on the county version.

Stephanie noted that various projects are working their way through the process. Notably, Battery Lane (Aldon, 4 out of 5 phases) is coming forward for Preliminary Plan 4/2/2020 or later. 8015 Old Georgetown (Bethesda Lutheran) – has Sketch Plan approved, coming forward to DRC. Bethesda Place 1 and 2 come to the Board 4/16. The application for 2 Metro Plaza involves using part of the public space by the stairs on the south side of Metro Plaza for a playground.



V. Next meeting – Friday, April 3, 2020 (Steve Long, note taker)

Meeting Attendees:

IAC Members: Naomi Spinrad, Dedun Ingram, Joyce Gwadz, Amanda Farber, Michael Fetchko, Jad Donohoe, Emily Vaias, Jack Alexander, Patrick O’Neil, Chris Smith, Matt Gordon and Steve Long. Susan Wegner (via phone)

Montgomery Planning Department: Stephanie Dickel

Bethesda Urban Partnership: Jeff Burton

BCC Regional Services Center: Derrick Harrigan

Public: Terry Long (resident, EBCA), Allan Glass (resident), Aaron Kraut (Council Member Friedson’s office)

