

# Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC) Agenda

Friday, February 7, 2020

Notes Taken By: Patrick O'Neil

- I. INTRODUCTION OF NEW IAC MEMBER SUSAN WEGNER (3 minutes)
- II. ADMINISTRATIVE MATTERS, PART 1 – RULES OF PROCEDURE (Co-Chairs, Planning Staff, 12 minutes)
- III. BATTERY LANE SITE PLAN, ALDON PROPERTIES (Nancy Regelin, Doug Wrenn, 30 minutes)
- IV. NEW BUSINESS – TRAIL TUNNEL (Dedun Ingram, 15 mins.)
- V. ADMINISTRATIVE MATTERS, PART 2 (All, 30 minutes)
- VI. NEXT MEETING – FRIDAY, MARCH 6

**Agenda Item: 4824 Edgemoor Lane (Pat Harris)**

## Meeting Notes and Attendees:

I. New IAC member Susan Wegner was not able to attend the meeting but was introduced over conference call, through which she monitored the meeting.

III. Battery Lane Site Plan, Aldon Properties. Doug Wrenn presented the plan update on behalf of the applicant. At this point, the project obtained sketch plan approval in December and is looking to obtain preliminary plan approval in March, followed by site plan approval later in 2020. The proposal includes 5 sites on 11 acres, with 2 buildings owned by Aldon not being redeveloped. Overall, the applicant wants to create a mixed income project comprised of 1,530 new units, 20% (360) of which will be MPDUs. This will replace 477 existing units. The project will be a mix of high and mid-rise buildings.

Mr. Wrenn then discussed how the project meets the applicable Sector Plan goals regarding MPDUs, pedestrian connectivity, through-block crossings (which depend in part on other property owners), more green space and a canopy corridor. Regarding connectivity, Mr. Wrenn identified the Trolley Trail as a focal point for enhanced connectivity and new activity spaces. The plan component known as "Site D" on the Trolley Trail provides space for separate pedestrian and trail movements, an upgraded stormwater management system, along with a sizable open space for gathering. The bioretention system for stormwater management will be a visible feature.

The plan also de-emphasizes auto activity on Battery Lane. The proposed right of way cross section includes: a 2-way cycle track / median / 2 vehicle lanes / streetscape. Whether the cycle track is on the north or south side of Battery remains unresolved and will be addressed at preliminary plan in May. The applicant noted that it wants to landscape the median, but DOT does not want it to be landscaped to minimize maintenance requirements. This remains an open issue and the applicant suggested the IAC might want to weigh in. There will be no parking on Battery Lane and the anticipated parking ratios for new construction will be .67; visitors will park in public parking facilities.

Overall the project will provide over 4 acres of public (2.9 acres) and private green space that will be accessible to the public. The applicant also wants to add trees along Battery Lane, in cooperation with other landowners, for an enhanced tree canopy in the area.

There is expected to be 12,000 square feet of commercial space in the project, perhaps at the Trolley Trail open space or on Woodmont Avenue. The height for the building on site D has been reduced from 180' to 160', with the 20' added in units and height to site A, which is now 120'. Site E has also had a height increase. There is public space on the north side of site A and the south side of site E. They expect a 10-12-year buildout. The preliminary plan will include all sites but B. (Updates, details and drawings available at <https://www.batterylanedistrict.com>.)

IV. Trail Tunnel. Dedum Ingram advised that the funding for the Trail Tunnel has been removed from the County's Capital Improvement Projects budget. Design funding is still in the budget. The IAC considered the ramifications of not constructing the Trail Tunnel in coordination with the Purple Line, including the increased costs to retroactively implement the Trail later. Following the discussion, the IAC determined that it would send a letter to the County Council in support of re-implementing Trail funding into the CIP.

II/V. Revised Rules of Procedure. The Committee reviewed pending changes to the IAC's Rules of Procedure, with the most discussion focused on how/if the Committee should issue opinions if there are evenly split positions. After a lengthy discussion, the Committee determined that it find consensus and can present different opinions or alternatives, not opposing views, with language to that end to be developed by the co-chairs. The rest of the revised Rules of Procedure were accepted; this section will be addressed again at a future meeting.

Meeting Attendees:

IAC Members: Naomi Spinrad, Dedun Ingram, Amanda Farber, Michael Fetchko, Emily Vaias, Patrick O'Neil, Kristi Smith, Chris Smith, and Steve Long

Montgomery Planning Department: Leslye Howerton, Stephanie Dickel

Bethesda Urban Partnership: Jeff Burton

BCC Regional Services Center: Derrick Harrigan, Ken Hartman

Public: Allan Glass (resident).