

# Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC) Meeting Minutes

Friday, October 1, 2021, 8AM (Virtual Meeting)

Notes to be taken by Kristi Smith

## I. WELCOME (5 minutes)

## II. PRESENTATION – ATTAINABLE HOUSING STRATEGIES INITIATIVE

(30 minutes) Lisa Govoni, Housing Planner Coordinator, MNCPPC

- See presentation for detail
- 50 people testified at ZTA hearing – pushed ZTAs for a more comprehensive approach
- Staff is recommending parking reductions
- Planning Board said it will adopt Pattern Book as mandatory with some non-binding guidance on building types such as townhomes and small building apartments
- Many jurisdictions use pattern books to guide the code
- Pattern Book will only be for new construction (increase >50% of floor area)
  - If converting existing home to duplexes, etc. and not increasing FAR by >50%, then do not need to abide by Pattern Book
  - Goal is to create house scale duplexes, triplexes, quadplexes
  - Book will graphically illustrate dev standards
  - Tried to remove arbitrary terms
  - Don't want block houses – some form based guidance will allow a more neighborly experience regardless of how many units in the structure
  - Primary goal is house scale development
  - Clear guidance on façade articulation to avoid monotonous buildings or parking dominating the front
- Staff is recommending new optional method of dev – in R90 and R60 – Attainable Housing Optional Method
  - Focus is to limit size of new dwelling units to provide range of pricing

- That about a corridor plan for BRT
- Upcoming work sessions – expect to complete in November
- Comments that it seems odd to include areas that wouldn't practically be developed and staff will look into whether they can adjust the map functionality
- Setbacks in SFH neighborhoods will still apply to this and these new housing types will not occupy any more lot area
- Height requirements will remain the same
- Staff will follow up with more detail on parking - trying to balance on-site and street parking
- There was a recommendation for pervious driveways
  - Staff indicated that details on that will come later
  - Staff will strive to provide as much guidance as possible in Pattern Book
- AHOM – adjacent to BRT route but don't have to be in a priority housing district
- Question as to whether there is a chance that planning board will bring back AHOM next to CR zone or within 300' of CR zone
  - Not staff's recommendation - will be included in staff report
- Question as to whether pattern book and setbacks apply to optional method
  - Pattern book largely for by-right new developments
  - But if considered a new construction development in optional method, then it will apply as well
  - Optional method will have different dev standards than by-right but staff has not gotten there yet
- Concern was raised on the ability to keep adding contiguous parcels to permit extension into neighborhoods instead of just the corridors – recommend some sort of sizing limit; staff will look into

### III. **PRESENTATION – PARK IMPACT PAYMENT (PIP) BRIEFING** (15 minutes)

Brenda Sandberg, Real Estate Management Supervisor.

- See presentation for detail
- PIP funding alone is not enough to fund everything
- Initially established at \$10/SF of BOZ density
- Current PIP is \$11.41/SF of BOZ density
- About \$18 million approved site plans

- \$8.2 million is pending PIP payments
- \$9.6 million contributed date
- \$9.7 million spent to date
- Question on where the \$9.7 million was allocated? -- > on Union Hardware parcels
- Question re: BOZ says that at 30.4 MM SF – half of the parks should be acquired. . . . where do we stand toward that goal?
  - Robert K: Acquisition and dedication of park land → made a lot of movement toward goal
  - Tried to acquire properties along Montgomery Ave → one of the lots will be coming to us from the state as part of the purple line

**IV. PRESENTATION – FARM WOMENS’ MARKET PROJECT UPDATE (10 minutes)** Dedun Ingram, IAC Member; Chair, Land Use and Long-Range Planning Committee, Town of Chevy Chase

- Final design that they submitted for sketch plan showed a much reduced building presence on lot 24 and then reduced underground parking
- Ongoing gap b/w developer contribution and parking cost – total cost of about \$25 million with developer contribution of \$7 million; Town of Chevy Chase is looking to provide some but still need to make up delta
- Maybe parking lot district will float bonds to fill gap of that funding but unable to do so given current economic conditions
- Pete F Green indicated that county exec fully supports that project; met with DOT a couple weeks ago – intend to see it through; county needs to finish discussions with developer; met with CC-town is extremely dedicated but number not determined; project has full support but need to get funding
- Initially they wanted all 300 spaces on lots 10 and 24 but under lot 24 but now they’ve brought it in to 200 spaces

**V. GROUP DISCUSSION – BETHESDA DOWNTOWN PLAN DENSITY CAP REVIEW PROCESS, WITH UPDATE ON NADMS (20 minutes)** Robert Kronenberg, Deputy Director, Montgomery Planning Department at Montgomery County Planning Department; Elza Hisel-McCoy, Division

Chief, Downcounty Planning; Stephanie Dickel, Regulatory Supervisor, Downcounty Planning; and IAC Members

- Posted a memo on planning board website
- Next Thursday (10/7) briefing at the board to give an update on the progress toward the 30.4M Sf threshold
- School utilization in good shape
- Road network is meeting the standards
- A few properties have gone in and out
- 30.3 MM SF has been approved – current total
- No site plans under review at this time – 4725 Cheltenham is in intake
- Avondale was just approved
- 30.4 is a check in not a soft cap – it is meant to be a check-in point as we get closer to the 32.4
- Question was raised on the BUMP – Staff indicated that MCDOT is handling that and don't want to speak for him
- Amanda expressed serious concern that BUMP is not in place yet as it was linchpin of the plans before any dev plans approved → is there an action IAC can take to say that we expect movement on this?
- Question was raised whether the sale of parking lot 43 had gone through for 8000 Wisconsin. It appears that the development has submitted for some permits but it's unclear exactly what the status is.
  - Staff is not sure of the status but Elza will follow up with dev team and update group

## **VI. ANNOUNCEMENTS**

The next meeting will be Friday, November 5, 2021.

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