

Bethesda Downtown Sector Plan Implementation Advisory Committee (IAC)

Agenda

Friday, May 6, 2022 @8 am (Virtual Meeting)

Notes taken by: Kristi Smith

1) 7126 Wisconsin Avenue Site Plan (Farm Women's Market – West Side); Judd Ullom, Foulger-Pratt and Heather Dlhopsky, Wire Gill LLP

- Heather Dlhopsky provided a background on the Applicant's pre-filing community outreach efforts.
- Pre-submission community meeting scheduled for June 1st.
- They have presented to the Town of Chevy Chase long range planning committee and other groups.
- Presented to the DAP in April.
- Judd Ullom stated that the density increased because they have included the Capitol One Bank site. Larger footprint, but the massing is consistent with the previous version of the plan.
- They had been considering putting the Capitol One bank back into the project with a drive-thru but staff would not support a drive thru so that is no longer being contemplated.
- 335 units, but larger unit sizes since the time of sketch plan.
- Andy Czajkowski from SKI provided an overview of the massing and explained there is split zoning with the height decreasing on the Capitol One portion of the site.
- Andy showed massing diagrams with the different building heights on the adjacent properties with height stepping up toward Bethesda Metro Station.
- Team is using the Design Guidelines to create a more unique and dynamic building form.
- The DAP thought that this site was an important gateway site to Bethesda Row. Setting back from Seasons windows
- Originally went to DAP last July – a lot of favorable comments but critique to enhance setbacks on Bethesda and Wisconsin and possibly reduce setbacks on Miller
- The DAP did not support drive through bank and applicant has since removed it
- Distinguishing corner building from body of building 200' to 225'
- The residential lobby will be on the SE corner of the site

- Working to shape the corner at Bethesda / Wisconsin and focused on opening up the corner particularly in comparison to the conditions there today
- Really worked to sculpt the SE corner more aggressively
- 22.5' setback on south side near Seasons building
- Andy O'hare:
 - Question re: whether the parking access on Bethesda Ave is both an entrance and exit?
 - It is both entrance and exit
 - Question re: Miller Ave activation re: retail?
 - There is no retail on Miller Ave but the residential lobby/amenities will help activate
 - Re: other retail, Cap One is interested in coming back for a portion of that retail but they're still thinking through retail and have included the ability to support F&B tenants. No users on board as of yet
- Dedun Ingram:
 - Question re: unit mix and whether any of the MPDU be in the 2-3 BD size range
 - MPDUs will be representative of 1 and 2 bedroom mix; no 3 bedroom MPDUs
 - Question re: rooftop amenities and if they will add height to the 200' portion
 - No the majority of outdoor space at 200' elevation
- Jad Donohoe:
 - General: Likes how it steps down and how they handled the corner
 - Question re: ceiling heights for retail on Bethesda Ave, how the retail space may be demised and how street furniture can be accommodated with slope on Bethesda Ave?
 - Generally speaking 16' ceiling heights at corner stepping down along Bethesda Ave
 - Don't know who retailers will be but have opportunities to fold the slab which is helpful for flexibility for different retailers
 - Not yet designed but they are conscious of street furniture and sloping nature of street
- Naomi Spinrad:
 - Question re: timing for approvals, permits and anticipated construction start and how staging will be accommodated during construction
 - Submit revised site plans in next 30 days
 - Goal to have hearing by end of year
 - Assuming that, they will submit for permit around Q123

- Starting toward the end of 2023 (about 18 months away)
- About a 30-mo construction cycle
- No specific details on staging yet but working with precon team to accommodate

NEW BUSINESS (as needed to close of meeting)

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

- Question re: Norfolk Streeterly plan –
 - Jeff Burton – caught up in county review process right now with fire dept to look at what BUP is proposing; should have that wrapped up in next month or so and then finalize pricing and fundraising to get first block implemented
 - BUP to follow up with any plans that can be shared with this group
- Questions on ZTA 2202 – not coming before County Council any time soon; Cindy Gibson responses:
 - Will schedule follow-up for June meeting to discuss
 - Focused on it being an economic dev initiative
 - ZTA 2109 was a measure to significantly accelerate the regulatory process for biohealth facilities
 - Dedun – Concern on how this ZTA will impact the heights in downtown plan a few years ago; heights were hard fought; compatibility provision 45 degree angle from residential neighborhood – would this ZTA overrule that provision? –
 - Cindy doesn't believe that it would as it wouldn't trump the underlying zone
 - Andy O'hare – Is there a project identified that this is being drafted to support?
 - There was an issue raised in North Bethesda that brought the challenges to light with urban bio facilities but intent is to have it more broadly targeted. They are not proposing large manufacturing facilities next to residential areas
- Annual Monitoring Report:
 - Presentation during June 3rd IAC meeting
 - Will be presenting draft on that day
 - 2 weeks following the 3rd to review and provide comments
 - Presenting at planning board the end of June

