

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

Friday, November 4, 2022 @8 am (Virtual Meeting)

Notes Taken by: Jad Donohoe

- 1) Farm Women's Market Redevelopment Update; Barney Rush, Mayor, Town of Chevy Chase (20 minutes)
- 2) Woodmont Avenue Streeterly Update; John Tschiderer, FRIT (20 minutes)
- 3) NEW BUSINESS (as needed to close of meeting)

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

## Draft Minutes

### Lot 24 & Lot 10

Dedun introduced Barney Rush, Mayor of the Town of Chevy Chase (TOCC); Barney briefed us on the Civic Green. The new interim Planning Board approved the \$2.5MM from the parks program (from PIP), plus \$2.5MM ; \$4.4MM assumed coming from TOCC; part of a \$28MM project. County is a part of the overall cost, but a true partnership, with developer, Parks Department, and the TOCC. 5% set aside for cost overruns, which are possible. See budget, attached below.

Wanted to recognize that the State had a role as well. State appropriated \$2.5MM going through the Parks Dept., \$0.5MM going through TOCC. The State has also preauthorized \$0.5MM through TOCC for the following year, included in the total funding shown (pre-authorization is not appropriation, but nearly always results in appropriation).

Note that does not include the Farm Women's Market itself and the utility work to be done along Wisconsin and part of Willow, which is itself another \$12MM project, funded largely by the developer partner, nor the new residential building.

Ownership of the resulting improvements was also thought through carefully. Lot 24 will be conveyed to developer, when project is built it'll be made into a condominium, developer gets the building, the lower (private) parking garage spaces, county gets the 200-car public garage, and parks dept gets the park. Lot 10 will go over from county to parks dept in fee simple. Sequencing is that Lot 24 gets constructed and opened before Lot 10 closes, ensuring that there is some public parking available throughout, but Lot 10 is also included in the funding. Park would be an active park, not a "contemplative" or buffer park. TOCC would help advise on the parks, with the intention to keep these parks active and well programmed.

Timing: Developer expects Permits in 2024, Groundbreaking 3Q or 4Q, construction will take 2.5 years on Lot 24, with Lot 27 taking into 2027.

Council public hearing will be on 11/15; 11/29 for a final vote. It is important to be done by existing council rather than restart the education process. Cindy Gibson affirmed that starting over with a new council could create delay.

IAC generally congratulated Mayor Rush on his efforts; IAC's Patrick O'Neil inquired if BUP had been consulted, IAC's Jad Donohoe agreed that BUP has been very successful in programming active use of our public spaces and should be brought in once the funding is in place.

IAC agreed by affirmation to consider a letter of support from A&E, to be circulated by email.

### Woodmont Streatery

Federal Realty's John T reported on the progress of the Woodmont Streatery (or "Streeterie"). Overall plan takes into account changes wrought by Covid, and acknowledges the adjacency of public spaces including the new public park at Woodmont & Bethesda and the public/private space in front of Anthropologie (which is up for renovation). See plan, attached below.

### Administrative

M. Fetchko, Dedun and others have affirmed we should follow-up with P&P on status of re-appointment of members.

Discussion of whether to request 4824 Woodmont appear before IAC for changes to their optional method entitlements for change of use and unit count for their approved (but unbuilt) building, given limited scope of changes.

By the suggestion of IAC's Jack Alexander and by general assent, IAC decided to meet in person for the December meeting. Cashielle to update the invite.

Cindy Gibson (CM Friedson's Chief of Staff) circulated additional information on the Civic Green effort:

[https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2022/20221025/20221025\\_7Q.pdf](https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2022/20221025/20221025_7Q.pdf)

[https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2022/20221025/20221025\\_7R.pdf](https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2022/20221025/20221025_7R.pdf)

### Attendees

Jad D, Amanda F, Andy O'Hare, Michael F, Pete Fosselman, Adam Roberts, Jack A., Jeff B, John, Joyce, Matt Gordon, Jeff B, Cindy G, Cashielle, Patrick O'Neil, Stacey Band, Henry Coppola, John Tschiderer, Stephanie D, Hyojung G, Pat Harris

**PROPOSED PDF COST COMPONENTS/FUNDING ASSIGNMENTS - TOCC View 11-3**

Expenses	Lot 10*	Lot 24*	Total Parks	50% Utilities to Parks	Civic Green	50% Utilities to Garage	Garage	Total Garage	Project Total
Expenditures	2,597	5,520	8,117	716	8,833	716	17,152	17,868	26,700
County Project Manager	192	408	600		600		400	400	1,000
Total Expenditures	2,789	5,928	8,717	716	9,433	716	17,552	18,268	27,700
<b>Funding Sources</b>									
Developer					-		975	975	975
PLD					-		7,000	7,000	7,000
County (RTP/PAYGO/GO)			-		-		9,225	9,225	9,225
PPC - Contributions - PIP	500	2,000	2,500		2,500				2,500
PPC - SA	500	2,000	2,500		2,500				2,500
TOCC - SA			-		-	716	285	1,000	1,000
TOCC	1,789	1,928	3,717	716	4,433	-	68	68	4,500
Other Contributions			-		-				-
Total Funding	2,789	5,928	8,717	716	9,433	716	17,552	18,268	27,700

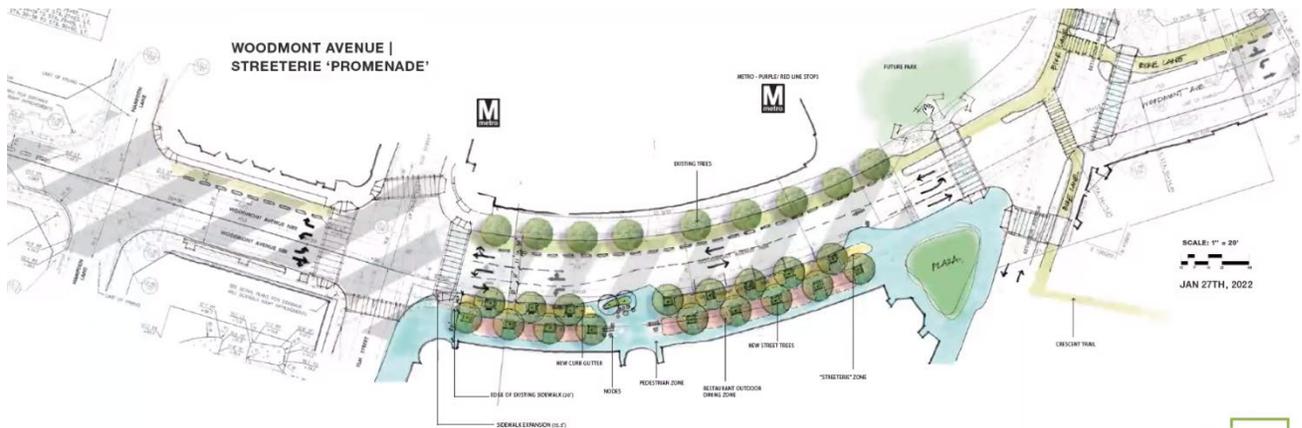
Legend:

Green = Parks Dept. PFD

Yellow = County PFD

\*68%/32% split for park costs between lot 24 and 10 per 4/7/2022 detailed budget summary

Source: 6/16/2022 EYA Cost Estimate Revisions inclusive of soft cost adjustments



WOODMONT AVENUE • STREETERIES STUDY  
 PN 2019022 | 01.21.2022 | FEDERAL REALTY

LandDesign  
 CREATING PLACES  
 THAT MATTER.

THE MONTGOMERY COUNTY PLANNING DEPARTMENT  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

