



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

Friday, March 3rd, 2023 @8:15 AM

Notes to be Taken by: Matt Gordon

Hybrid Meeting (Microsoft Teams and in-person)

B-CC Regional Services Center, 4805 Edgemoor Lane

East Room B

1) 4702 Chevy Chase Drive Site Plan

- Pat Harris (Lerch Early) and Luz Del Mar Rosado (Lessard Design) provided an update on the Site Plan application.
- Pat advised that the applicant has been working on loading to address community feedback, and the Site Plan will be filed in next few months.
- Luz discussed the architecture and explained that the massing responds to the Nottingham and Chevy Chase drive frontages and open space.
- The design incorporates changing materials to articulate the facade and also includes step backs. The ground floor units will have direct access to a path that connects Chevy Chase drive to Nottingham drive.
- The Site Plan proposes a reduction in total units - 49 condo units. Down from 70 units approved at sketch plan.
- A question was asked about the number of parking spaces proposed. The applicant's team advised that 56 spaces are currently proposed.
- A question was asked about for-sale MPDUs. The applicant advised that they are proposing to pay a fee-in-lieu and will not be providing MPDUs as part of the project.
- A committee member asked about the building located to the west. The applicant advised that this is an existing condo building.
- An attendee asked whether there will be pedestrian walkways along all frontages. The applicant advised that there are pathways along three (3) frontages (north, south and east frontages).
- A question was asked about extending the sidewalk on Nottingham Drive to the west to reach the nearby park. The applicant confirmed that this is part of the plan and that M-NCPPC supports this design.
- A question was asked about off-street loading. The applicant advised that it plans to have loading occur within the Chevy Chase Drive right-of-way.

- An attendee asked whether the applicant would limit loading for residents moving into units to smaller trucks. The applicant advised that the condo units are 1- and 2-bedroom units so this will limit the size of moving trucks as a practical matter.
- A question was asked about the mid-block connection between Chevy Chase and Nottingham Drive. The applicant confirmed that this is new and being provided per the Sector Plan recommendations. The applicant noted that while there is a WSSC easement that overlays this mid-block connection, it can still be implemented.

2) NEW BUSINESS

- Bethesda Overlay Zone ZTA. Robert Kronenberg provided a summary of a ZTA recommended by the Planning Board. The ZTA would provide a one-time, 1-year extension for certain projects with Site Plan approval that have not yet applied for building permit. Robert advised that staff would follow-up with a list identifying the projects impacted.
- Amanda Farber made an announcement on upcoming public meetings where citizens can provide input on future plans for adding park space to the Women's Farm Market in March. It was also noted that there is a public meeting scheduled for March 16th on planned improvements for the Norfolk Avenue streetery.
- Amanda also provided an update on construction of the Purple Line, including an elevator that will serve the future station.

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