



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

Friday, September 8th, 2023 @ 8:15am (Virtual Meeting)

Notes to be Taken by: Andy O'Hare

WELCOME

Co-Chair Amanda Farber called the meeting of the IAC to order at 8:15.

IAC MEMBERS PRESENT

Amanda Farber, Co-Chair

Matt Gordon, Co-Chair

Andy O'Hare

Patrick O'Neil

Dedun Ingram

Naomi Spinrad

Chris Smith

Jack Alexander

Jad Donohoe

Joyce Gwadz

GUEST PRESENT

Peter Fosselman, Bethesda Services Center

Jeff Burton, BUP

Cindy Gibson, Councilmember Friedson

Stephanie Dickel, M-NCPPC

Robert Kronenberg, M-NCPPC

Larissa Klevan, M-NCPPC

Hyojung Garland, Montgomery Parks

Henry Coppola, Montgomery Parks

David Cerniglia, Stonebridge

Micheal Osysko, SKI Architects

Rebecca Stryer

7749 OLD GEORGETOWN ROAD SKETCH PLAN

David Cerniglia, with Stonebridge, led an extended discussion regarding the sketch plan for a new multi-family development, planned for the corner of Old Georgetown Road and St. Elmo Street. The project will include 240 residential units, with 15% being moderately priced. The building will be 17 stories, with 6000 square feet of ground floor retail and 150 parking places underneath the structure. Setbacks will be 15 feet on St. Elmo and 10 feet on Old Georgetown. Preliminary plan approval could come in 2024, Site Plan approval in 2025 and the initiation of construction in 2026.

Michael Osysko with SKI Architects, gave an extensive presentation on the preliminary building design and massing. He explained that the building would have setbacks at higher elevations as per the Sector Plan guidance, starting at the seventh floor and then again at the 12th floor. The loading dock will be placed on St. Elmo Street. The façade will have relief, taking the form of balconies in the residential units. Contrasting building materials will be used to give the building interest. More granular building design information will be in the preliminary plan.

STATUS OF BOZ (Bethesda Overlay Zone) SOFT CAP AND NEXT STEPS

Robert Kronenberg, Deputy Planning Director with M-NCPPC, led an extended discussion regarding the Bethesda Overlay Zone, a key component of the revised Bethesda Sector Plan (“Plan”). He noted that the Plan envisions a consultation with the Planning Board and Council once an approved Bethesda density of 30.4 million square feet is achieved (“soft cap”). That will be achieved with the expected approval of the 7126 Wisconsin Ave project on September 14th. He noted that the Plan presently has a “hard cap” of 32.4 million square feet. The consultation is designed to assess progress on Bethesda Plan implementation, including whether the transportation and greenspace milestones have been achieved. Robert reported that Planning staff will be briefing the Planning Board and Council on this milestone in the coming month and that the briefings will be informed by analyses of the transportation rideshare goals and funding/construction of the promised urban parks. He promised to solicit feedback from the IAC as a component of the consultation envisioned by the Plan.

OTHER BUSINESS

No other business was brought before the Committee.

ADJOURN

The meeting adjourned at 9:15 a.m. Amanda shared topics for the upcoming meetings, including a discussion of the loading/unloading study and a more detailed discussion of the parks in the Plan.

Respectfully Submitted,
Andy O'Hare