



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

Friday, May 3rd, 2024 @ 8:15 AM

Notes Taken By: Amanda Farber

Hybrid Meeting (Microsoft Teams and in-person)

B-CC Regional Services Center, 4805 Edgemoor Lane

East Room B

IAC MEMBERS AND OTHER PARTICIPANTS PRESENT

IAC Members: Dedun Ingram, Co-Chair, Jack Alexander, Co-Chair, Andy O'Hare, Patrick O'Neil, Amanda Farber, Dave Yampolsky, Jad Donohoe, Joyce Gwadz, Michael Fetchko, Stacey Band, Andrew Saul

Other Participants: Barney Rush, Irene Lane, Gary Fahle, Rebecca Stryer, Darren Flusche, Christie Ciabotti, Elza HizeL-McCoy, TJ Dant, Pete Fosselman, Cindy Gibson

1) Welcome to new IAC member Andrew Saul (property owner/business representative)

2) Bethesda Downtown Minor Master Plan Update, Elza HizeL-McCoy, Chief, Down County Planning Division

- Extended the schedule by 1 month
- Order – scope of work, preliminary recs (Sept), staff draft (Oct), Planning Board draft and work sessions (Nov/Dec), and then to Council (Dec); planning on two outreach/informational sessions (July-August)
- Planning will continue to present to IAC to vet the issues; discussion about IAC workgroup between meetings but unclear if that would be helpful – will see how the process goes
- Public kickoff – explain process and priorities, website/online component – last weeks in May; possibilities include library, Lawton center, farm market
- IAC indicated that outreach needs to include summary and key points – raising cap, amenities and infrastructure, development and amenities should work together
- Issue of minor master plan amendment and attainable housing strategies happening at the same time – need to be clear each is a separate process (even though some

geographic overlap) but also that they are somewhat related in terms of local growth and infrastructure

- Continue discussion at next meeting May 31st

3) Presentation – Town of Chevy Chase Funding Proposal for the Farm Women’s Market Park

- Barney Rush presented latest update on funding and spreadsheet (see attached).
- Vision of the FWM Park – symbiotic relationship between development and the park
- Project had been stalled due to legal issues and cost increases
- Town Council wanted to incentivize the project and park to move forward and to offer needed amenities (water feature, dog park, playground, exercise area, etc.)
- Town of Chevy Chase is contributing many millions plus an additional \$1.5 million dependent on matching funds
- Possibility of naming rights for matching funds
- Community meeting June 11th or 13th; site plan expected in September; possible to break ground in 2026 and 2+ years construction; surface parking available on southern surface lot until garage completed

4) Presentation – Bethesda Parks Update

- Darren Flusche and Christie Ciabotti presented the update (Henry Coppola will usually track this issue).
- Eastern Greenway North – includes Lot 25/44 (speed to market) and 8001 Wisconsin, various stages of approval; possible it could be delivered in 2028 but very much market driven
- Eastern Capital Crescent Urban Greenway – will be a long term project; 8 different parcels (currently 1 owned by MTA; 2 parcels purchased/under contract by Parks); goal for a temporary park – may be able to do demo by summer 2025; PIP funds not used; outreach to all owners; there are daycares to consider. Parks encouraged to create temporary park sooner rather than later.
- Elm Street Park – have been working on renovation design for years; dependent on Purple Line completion and surface trail; design resuming in 2024, will include reconstruction of playground
- Caroline Freeland Park – under construction with opening in Fall 2024; “behind the scenes” construction tour for IAC members offered (maybe June)
- Veterans Park – evaluating options, and potentially pursuing disposition; can’t discuss specifics but at a decision point; would like to use IAC as advising committee with question of whether to hire broker or hold the property and wait for the market to recover; Jack Alexander indicated he thinks they may get 60% of purchase price if sold now; long term lease signed for other building on the block so no redevelopment of

the northern part of the block anytime soon; suggestion that Parks gut the building and put towards community use; will continue IAC discussion in June but current sentiment was to hold onto the property for now.

- Capital Crescent Civic Green – timing depends when Purple Line vacates the property and re-payment of ALARF fund depends on when and where the permanent easements are located; Purple Line final design is not complete for this segment

5) Presentation – Update on MDOTs Review of Bradley Ave / Wisconsin Ave Intersection

- Naomi will draft letter for the IAC to reach out regarding progress on improvements

6) New Business – Future Agenda Ideas

- Norfolk Streetery – will only be “open” (aka road closed) Friday evening for concerts; discussion about reasons why it will not be reopened (crime, business complaints about unhoused population, limited ability to enforce in right of way, liquor permitting).
- Timing of Bethesda Monitoring Report – IAC asked for additional traffic counts for Little Falls; not in the budget for this fiscal year but will complete in the fall; future reports will be online, updated every 6 months, and be more focused; not sure of exact timing but may be rolled into minor-master plan process
- One-way/two-way study letter – need to follow-up (no response yet from DOT to IAC letter)
- Urban Loading and Delivery Management Study follow-up – came up with a number of suggestions but need plan to implement those suggestions (for example - loading management plan districts, loading standards)

Updated Budget for the BMP with TOCC Proposal for Incremental \$5 mm

Initial Budget for Garage and Park:				With Increment:				
	Parks	Garage	Total	Increment	New Total	%	Park Only	%
Total Costs:	9,433	18,267	27,700	5,000	32,700		14,433	
Funding Sources								
Developer - Purchase of Density		7,000	7,000		7,000	21%		
Developer - extra contribution		975	975		975	3%		
County - GO bonds		9,225	9,225		9,225	28%		
Parks: Contributions from PIP	2,500		2,500		2,500	8%	2,500	17%
Parks - State Aid	2,500		2,500		2,500	8%	2,500	17%
Town of Chevy Chase	3,433	1,067	4,500	3,000	7,500	23%	6,433	45%
TOCC - State Aid	1,000	-	1,000	500	1,500	5%	1,500	10%
Matching Funds				1,500	1,500	5%	1,500	10%
Total Funding	9,433	18,267	27,700	5,000	32,700	100%	14,433	100%

[Bethesda Downtown Sector Plan Implementation Advisory Committee \(IAC\) Website](#)