



Montgomery Planning Downcounty Planning

Bethesda Minor Master Plan Amendment

How the Master Plan Vision is Built



Agenda

- Plans are a Public/Private Partnership
- Checks and Balance: Master Plan Adequacy
- Building the Vision
- Focus on...
- Coming up next

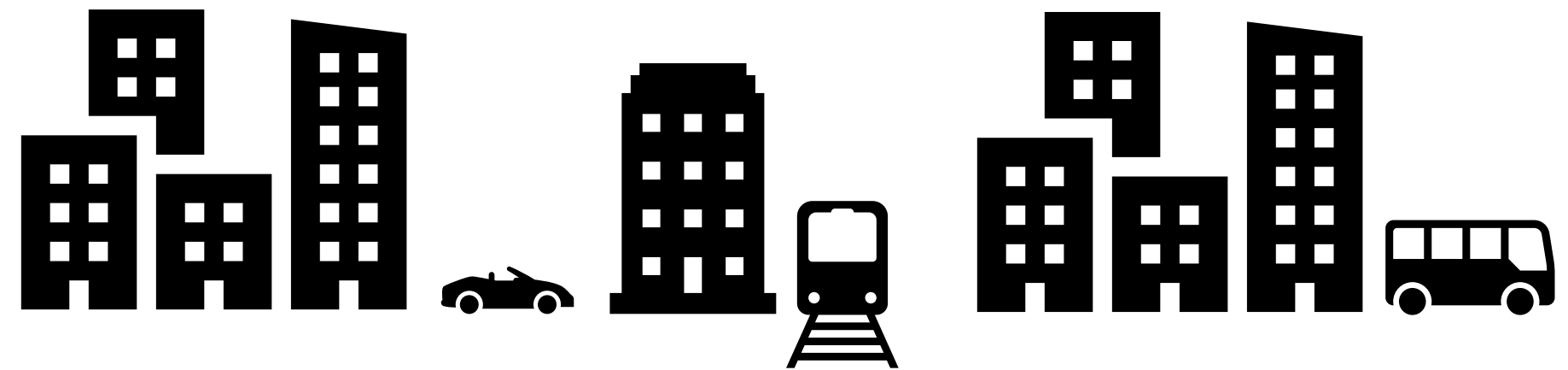
Plans are a Public/Private Partnership

- Master Plans are the result of an **extensive public process**
- **A 20-year Vision**
 - **Private and public participation in creation**
 - **Private and public participation in implementation**
- **Balance growth, infrastructure, & amenities**

Checks and Balance: Master Plan Adequacy

Master Plan Adequacy

- Master plan process includes an **assessment of how the transportation network supporting the Plan area will accommodate anticipated new development**
- Five metrics: **Improvement in how people can and do get to work, shop, and play in their community and beyond: walking, biking, car, transit**



Building the Vision

Building the Vision

- **Private development and public investment**
- **Overall economic health, real estate development market and capital budget determine pace**
- Tools for building
 - Indirect
 - Direct

Indirect Tools

- Development Impact taxes for transportation and school improvements
- Property, business, income, sales, & other taxes that fund capital improvements more generally



Direct Tools

- Project-specific
- Private development
- Public Capital Budget & Capital Improvement Program



Private Development

- Adequate Public Facilities assessment (APF)



Private Development

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- Improvements recommended in master/sector plan



Private Development

- Adequate Public Facilities assessment (APF)
- Improvements recommended in master/sector plan
- Affordable Housing



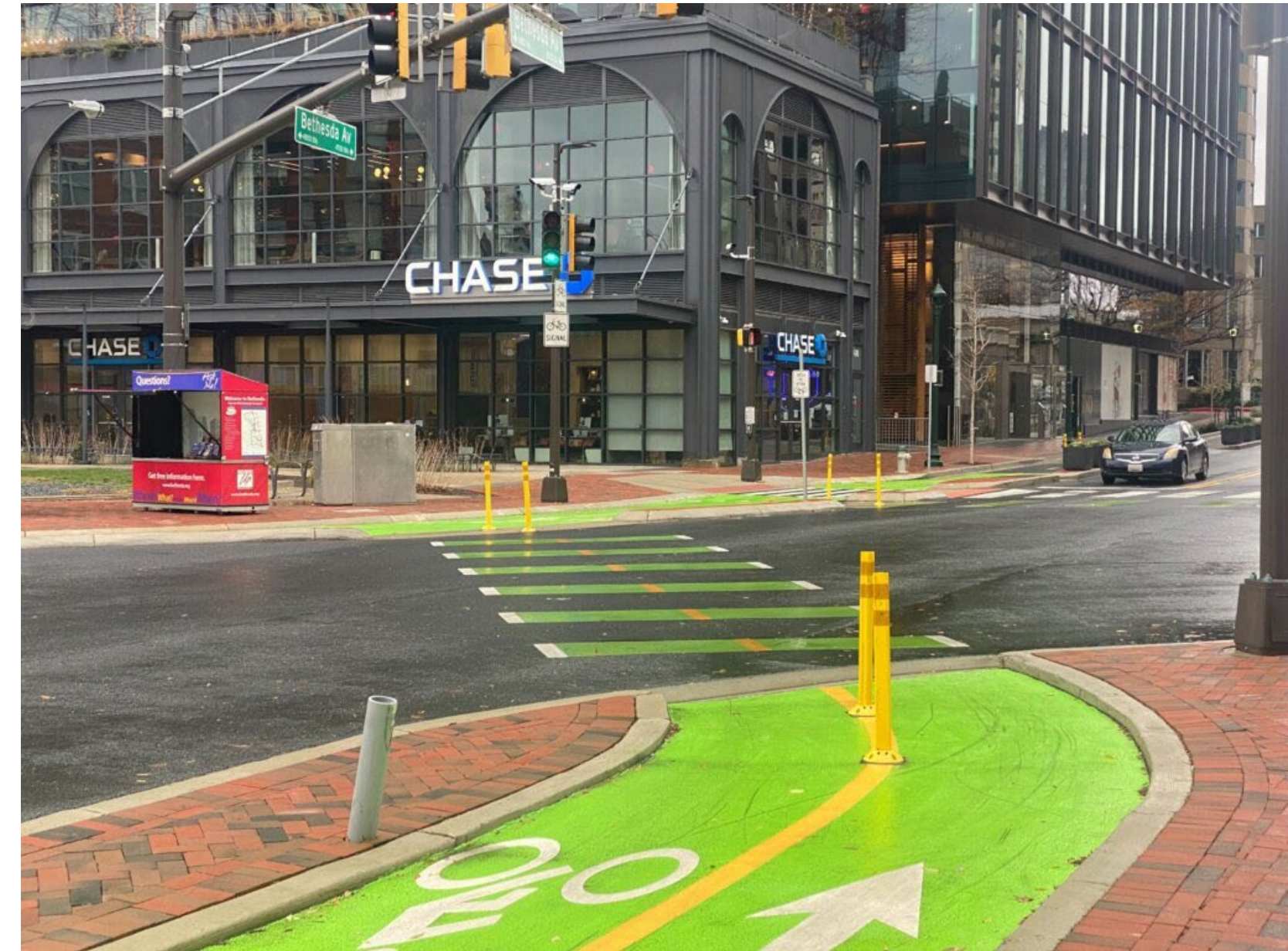
Private Development

- Adequate Public Facilities assessment (APF)
- Improvements recommended in master/sector plan
- Affordable Housing
- Public/Private Partnerships (P3)



Public Investment

- Capital Budget + Capital Improvements Program (CIP)
- Public schools, street maintenance, parks, etc
- 6-year program; updated every 2 years



Focus on: Parks

How are parks created?

- Recommended in a master plan
- **Private:** As part of a new development, the developer
 - Designs park with Parks, and/or
 - Builds park, and/or
 - Dedicates park land to Parks for public access



How are parks created?

- **Public:** Parks Department uses capital budget (or other funding sources) to purchase and develop property into a park



How are parks created?

- Additional tools:
 - Park Impact Payment (PIP) in Bethesda
 - In Bethesda and Silver Spring, Open Space fee-in-lieu payment



Focus on: **Transportation**

What are transportation improvements?

- New or wider sidewalks
- Street trees
- Bicycle lanes
- Bus shelters
- Crosswalks
- Curb extensions
- Signals and flashing beacons
- ADA ramps
- Through-block connections
- New streets
- In Bethesda:
 - Purple Line Station
 - Bethesda Metro Station South
 - Capital Crescent Trail Tunnel



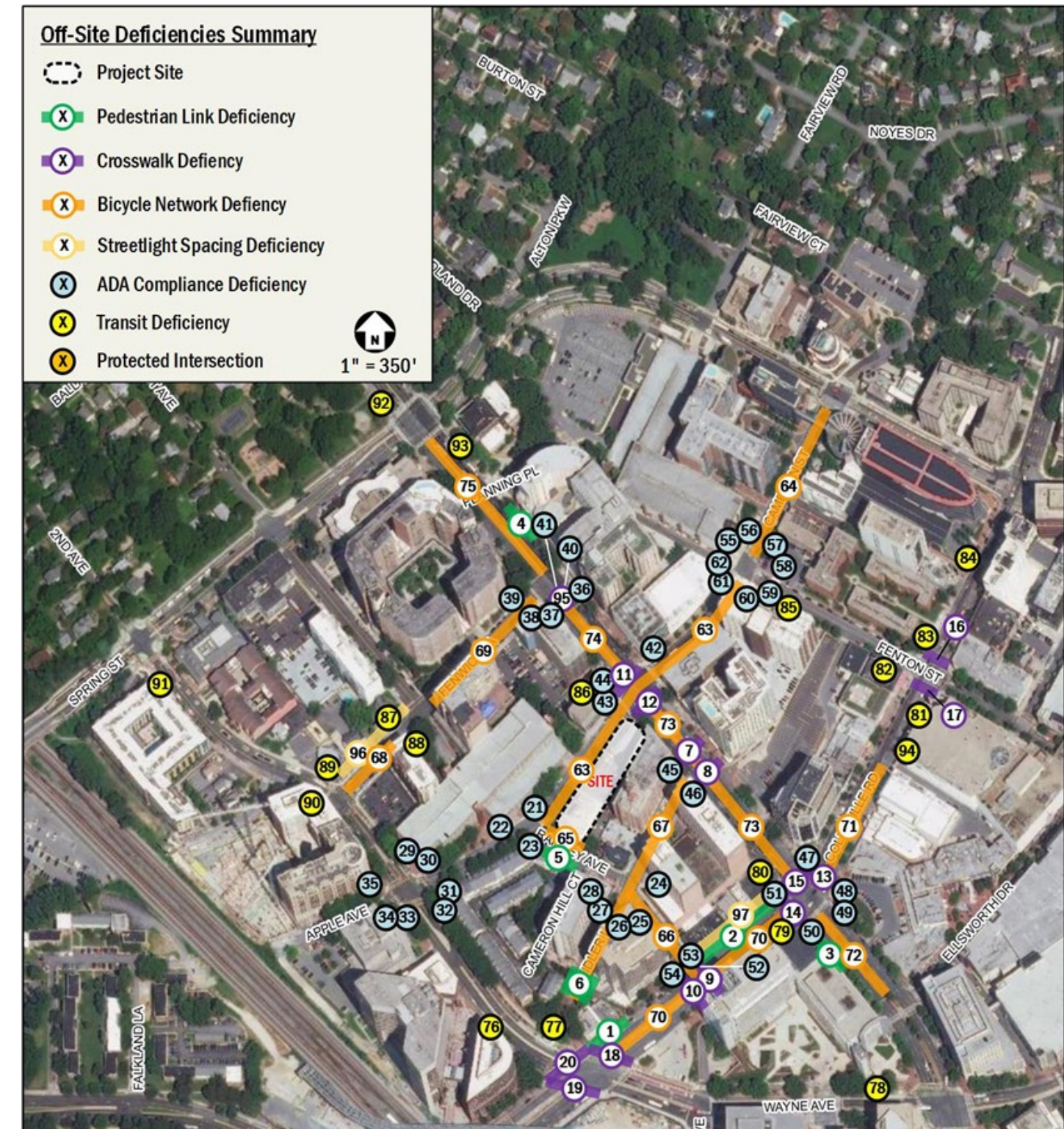
Who makes transportation improvements

- **Private:**
 - Developers construct new sidewalks, bike lanes, etc. along the site edges (frontages)
 - Includes street trees, street lights, utility undergrounding and more



Who makes transportation improvements

- **Private:**
 - Local Area Transportation Review (LATR)
 - Off-site construction projects
 - Fee-in-lieu of construction



Who makes transportation improvements

- **Public Sector:**
 - Capital Improvement Program (CIP)
 - Specific master plan improvements: bike, transit, bridge, etc.
 - General countywide improvements: lighting, crosswalks, ADA, etc.

Focus on: **Schools**

How are schools built & improved?

- **Private:**

- **School Impact Tax:** Developers pay per new residential unit
- **Utilization Premium Payment (UPP):** Developers make additional payment for residential projects in overutilized school service areas
- **Dedicate land/funding for schools:** If master plan recommends new school site on private land, as part of overall redevelopment

How are schools built & improved?

- **Public:**

- MCPS Capital Budget & CIP
- Impact Taxes and UPPs pay for school capital projects that add capacity (new schools, additions, modernization to add classrooms)
- UPP must be used for capital projects that add capacity in order to alleviate overutilization in the school service area

Focus on: **Affordable Housing**

Who builds affordable housing

- **Private:**
 - County law requires at least 12.5% (15% in Bethesda/SS) of new residential units to be Moderately Priced Dwelling Units (MPDUs)
 - Additional density and height for providing affordable housing beyond the requirement



Who builds affordable housing

- **Private:**
 - Partner with Affordable Housing Providers like Housing Opportunities Commission or MHP



Who builds affordable housing

- **Public:**
 - Public/Private Partnerships leverage County-owned land for projects that will deliver high % of affordable units
 - Department of Housing and Community Affairs regulates affordable units; does not build.



Focus on: Recreation Center

Recreation Center

- Private:
 - Public/Private Partnership with County Department of General Services (DGS), Department of Recreation



Recreation Center

- **Private:**
 - Public/Private Partnership with County Department of General Services (DGS), Department of Recreation
 - Include as an amenity in new development and dedicate to County



Recreation Center

- **Public:** County uses capital budget (or other funding sources) to purchase and develop property into a recreation center



Takeaways

- **Master Plans address many interconnected pieces of the built environment**
- **Implementation requires many partners, many tools**
- **Plan visions are for 20 years, but built project by project**
- **Markets guide the pace of development and public investment**
- **The MMPA is looking at ways to make the tools work better for downtown Bethesda**

Coming up next

| June 2024 | Scope of Work at Planning Board |
|--------------------------------|--|
| Summer 2024 | Public workshops on tools to implement recommendations |
| September 2024 | Preliminary Recommendations |
| October 2024 | Draft MMPA |
| November 2024 | Planning Board Public Hearing |
| December 2024- January 2025 | Planning Board Worksessions & Planning Board Draft to County Council |
| Winter 2025 | County Council Public Hearing, County Executive review & County Council review and approval |

Staying Connected and Involved

- <https://montgomeryplanning.org/bethesda-mmpa>
- E-Letter
- Lead Planner

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