

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

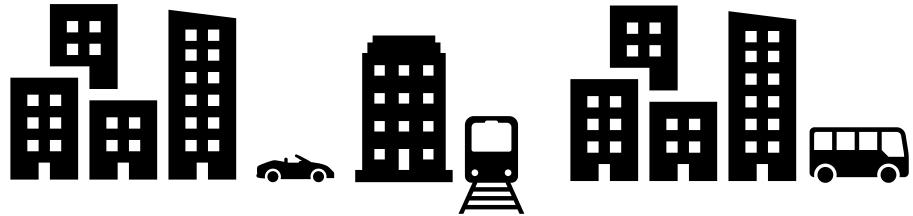
Plans are a Public/Private Partnership

- 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

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Indirect Tools

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



Direct Tools

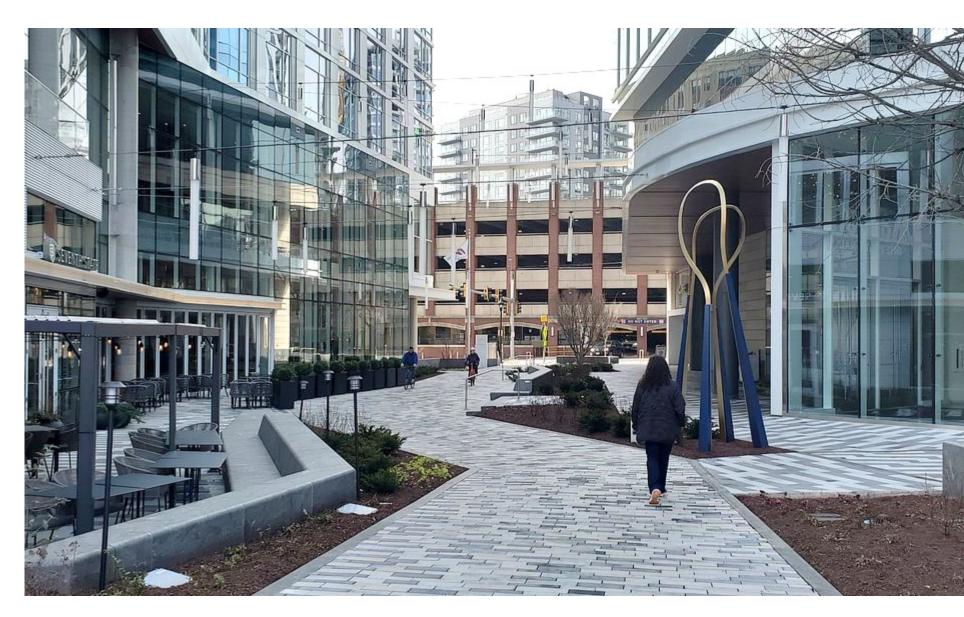
- Project-specific
- Private development
- Public Capital Budget & Capital Improvement
 Program



 Adequate Public Facilities assessment (APF)



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- Improvements recommended in master/sector plan



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- Affordable Housing

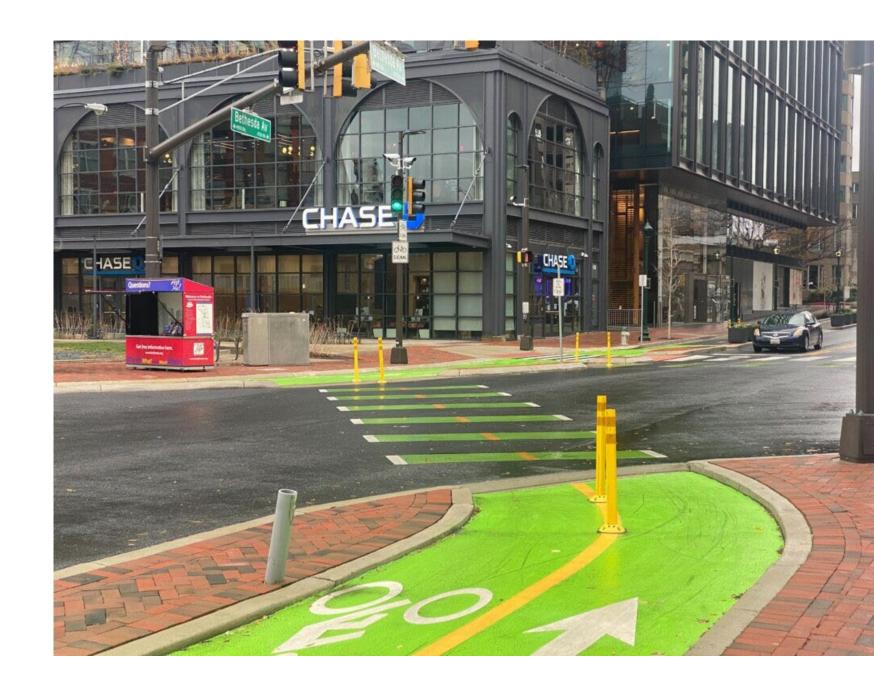


- Adequate Public Facilities assessment (APF)
- Improvements recommended in master/sector plan
- Affordable Housing
- Public/Private Partnerships (P3)



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 developmer
 - Designs park with Parks, and/or
 - Builds park, and/or
 - Dedicates park land to Parks for public access



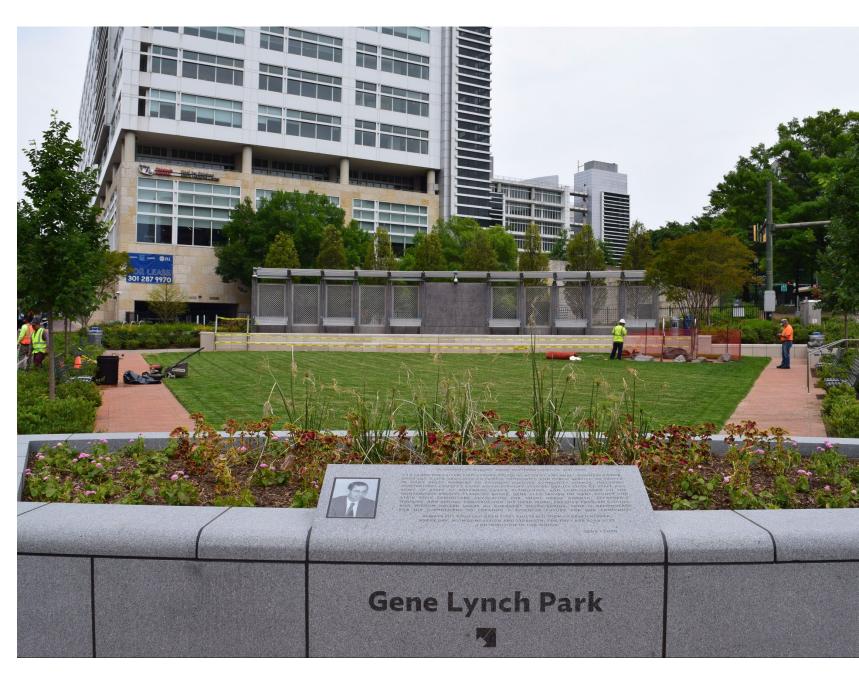
How are parks created?

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



How are parks created?

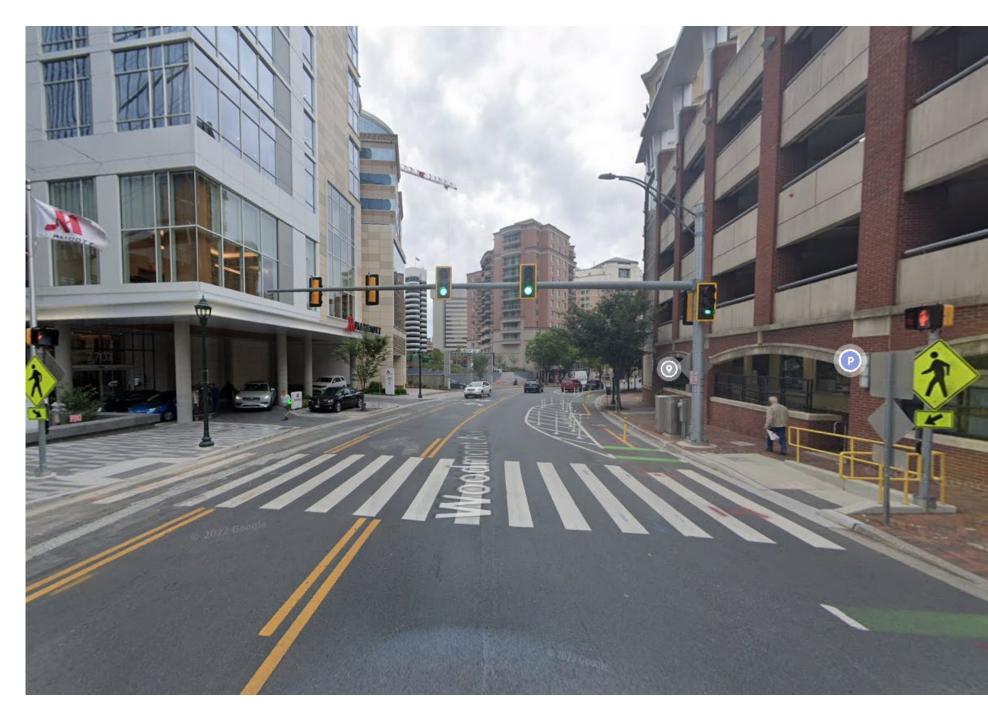
- Additional tools:
 - Park Impact Payment (PIP) in Bethesda
 - In Bethesda and Silver Spring,
 Open Space fee-in-lieu
 payment



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



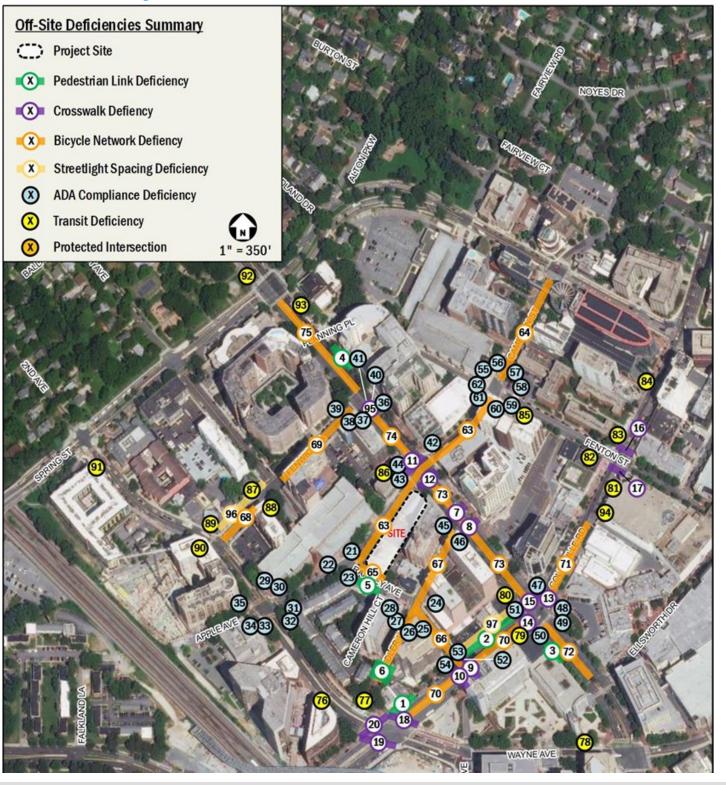
Who makes transportation improvements

- 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
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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.

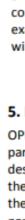


Focus on: Recreation Center



Recreation Center

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





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Lifecycle of an OPD project



1. Master Plan Tracking/Adoption

OPD coordinates review and comments on planning initiatives on behalf of the Bethesda Executive Branch, staying Downtown Pla engaged from M-NCPPC staff drafts through Council adoption. Comprehensive community plans provide specific land use and zoning recommendations and outline generally where community facilities should be located.

2. Facility Planning and Programming

OPD works with other DGS divisions, the using department for the facility and, if applicable, community members to determine what will be included in the facility. This results in a Program of Requirements and may include massing diagrams to assist with site acquisition.

4. Public Private Partnership

OPD leverages County assets and works with development partners in the private sector to design and construct County facilities utilizing fewer public dollars.

6. Approvals

Public projects go to the Planning Board under the Mandatory Referral process, OPD meets with key stakeholder groups, including residents and other community members, prior to obtaining necessary approvals.

3. Site Acquisition

OPD performs test fits for the new facility and collaborates with the using department for the facility, **Regional Services Center for** the area, and the community to determine exactly where the facility will be located.

5. Design

OPD and its private sector partners work together to design a building that meets the needs of the County and the community within the parameters of the approved program and budget.

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7. Construction

OPD's private sector partners construct the new facility based on the County's approved plans and specifications.

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 imple
	September 2024	Preliminary Recommendations
	October 2024	Draft MMPA
	November 2024	Planning Board Public Hearing
	December 2024-	Planning Board Worksessions & Pla
	January 2025	County Council
	Winter 2025	County Council Public Hearing, Cou
		County Council review and approva

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Staying Connected and Involved

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

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