



Montgomery Planning Downcounty Planning

Bethesda Minor Master Plan Amendment

An Introduction and Invitation



Bethesda **Wow!**

- Thriving urban center, economic engine for the county, and one of the county's most desirable communities
 - 17,000+ residents
 - Diversity of housing types
 - 33,000+ jobs (including two largest employers in MoCo)
- Parks, restaurants, shops, art galleries, performing arts, live music, movies
- Excellent transit, bike lanes, sidewalks



2017 Bethesda Downtown Plan

- 4-year collaboration between residents, property owners, staff, Planning Board, and County Council
- 20-year vision of sustainability, accessibility, equity and innovation:
 - Affordable housing near jobs, shopping, and recreation
 - Safe tree-lined sidewalks, bikeways, & streets
 - New parks and open spaces

Implementation Progress

- Planning Board approved over 7M sf of development, over 3M sf built
 - Office: 1.25M sf built of 1.6M sf approved
 - Retail: 320,000 sf built of 410,000 sf approved
 - 2,800 residential units built/under construction of 4,800 approved
 - Over 400 MPDUs built/under construction of over 750 approved



Implementation Progress

- Parks progress : Civic Greens, Eastern Greenway, Montgomery Avenue
- New bikeways and pedestrian improvements
- Traffic and schools operating within standards

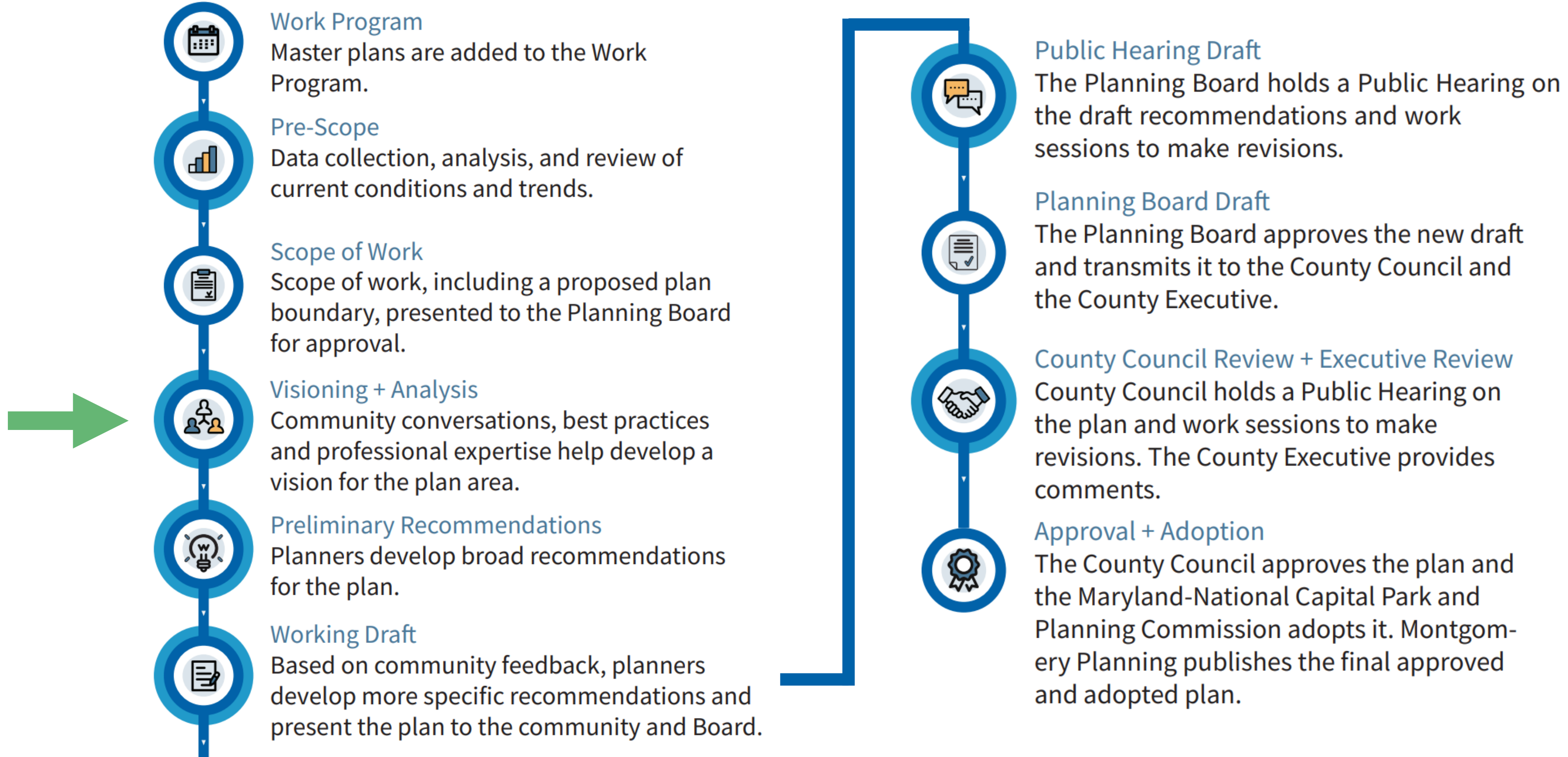


So what are we talking about?

- Plan **capped total development at 32.4M sf**, based on 2016 assessment of transportation infrastructure capacity
 - Plan recommends **check-in at 30.4 million sf**
 - Since 2017, completed many new buildings, but **not as many new public amenities**
 - \$15M in PIP payments; no new parks complete
- **Bethesda Minor Master Plan Amendment**

Master Plan Process

○ MASTER PLAN MILESTONE ○ COMMUNITY ENGAGEMENT



Scope of Work

- Same Plan Area as BDP
- Focus solely on implementing current recommendations
- No changes to specific zoning, park, or other recommendations



Implementation Areas to Explore

- Economic development
- Park development
- Transportation improvement
- Schools
- Affordable housing
- Community recreation center

BMMPA: Questions to consider

- Is a development cap necessary in downtown Bethesda?
 - If so, does it need to be raised?
 - Are there alternative approaches that would work better?
- How do we ensure that public infrastructure can support future growth?
- What are the top-priority public improvements recommended in the Plan, and does the MMPA need to provide additional incentives to realize them?

BMMPA: Questions to consider

- Is the park implementation strategy in the 2017 plan still the right one?
- Could any of the current implementation recommendations be modified to better achieve the goals of the plan?

MMPA Schedule

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

- montgomeryplanning.org/bethesda-mmpa
- eLetter
- Lead Planner
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