

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

Friday, October 11, 2024 @ 8:00 AM

Notes Taken By: Jad Donohoe

Hybrid Meeting (Microsoft Teams and in-person)

B-CC Regional Services Center, 4805 Edgemoor
Lane East

IAC MEMBERS AND OTHER PARTICIPANTS PRESENT

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

Other Participants: Elza Hisel-McCoy, Brandan Stuckey, Cindy Gibson, Richard Hoyer

Minor Master Plan Amendment Update –

Elza Hisel-McCoy, Division Chief, Down-county Planning,

- Working draft of the recommendations will be released next Thursday
- A two-page explainer and an economic consultant report will go out at the same time
- Planning Board hearing potentially in December; the board would welcome comments
- The county is continuing outreach to property owners abutting Veterans Park for its possible expansion, (one of the options in the Bethesda Downtown Master Plan)
- Key staff recommendations:
 - Remove the development cap. Other plans (e.g., Silver Spring) do not have a similar cap
 - Raise the PIP to \$15.57/sf
 - Extend the incentives currently offered for projects providing 17.5% MPDUs to projects providing 15% MPDUs if they include more than the required family-size units
 - Remove the requirement for a 17.5% reduction in energy in the high-performance area, since the impact of those reductions are now “baked in” to county-wide requirements
- Questions were asked about the assumptions used to assess adequacy levels under the studied development levels; the Veterans Park expansion; the need for flexibility to acquire additional property for parks; temporary improvements to Parks-acquired properties; adequacy of park space in Bethesda with the increased density lev.