



# Bethesda Downtown Implementation Advisory Committee Est. 2017

Jack Alexander  
Co-Chair  
Commercial Rep

Amanda Farber  
Co-Chair  
Residential Rep

Jad Donohoe  
Commercial Rep

Dedun Ingram  
Residential Rep

Matthew Gordon  
Commercial Rep

Joyce Gwadz  
Residential Rep

Patrick O'Neil  
Commercial Rep

Naomi Spinrad  
Residential Rep

Michael Fetchko  
Residential Rep

Christopher Smith  
Commercial Rep

Andy O'Hare  
Residential Rep

Andrew Saul  
Commercial Rep

Stacey Wolf  
Residential Rep

David Yampolsky  
Commercial Rep

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

Friday, May 2, 2025 @ 8AM

Notes Taken By: Patrick O'Neil

Hybrid Meeting (Microsoft Teams and in-person)

Greater Bethesda Chamber of Commerce, 7910 Woodmont Ave., Suite 1204

### IAC MEMBERS AND OTHER PARTICIPANTS:

IAC Members: Jack Alexander, Dedun Ingram, Andy O'Hare, Dave Yampolsky, Naomi Spinrad, Joyce Gwadz, Michael Fetchko, Jad Donohoe, Matthew Gordon, Patrick O'Neil, Christopher Smith, Andrew Saul

Other Participants: Elza Hisel-McCoy, Stephanie Dickel, Cindy Gibson, Darcy Buckley, Drew Turner, Nelson Cashielle, Richard Hoy, Larisa Klevon

### I. WELCOME

### II. CORRECTIVE MAP AMENDMENT

The meeting began with an overview of the corrective map amendment process (Larisa Klevon - Down County master plan supervisor)

There is a need to make a small correction to the sectional map amendment from the 2017 Bethesda sector plan. The corrective process follows the same process as a master plan amendment.

7979 Old Georgetown Road is inadvertently in a mixed zone property (R-60 and CR). The property was recommended for CR zoning in the 2017 plan. The CMA will correct this error.

The process will begin with an introduction of the CMA to the planning board on May 22, 2025.

Q: why did it take so long to discover the error? Drew Turner from Douglas Development and Matt Gordon, it's council, explained that the oversight had not been focused on until recently when Douglas Development was looking closely at the redevelopment of property. The matter was brought to staff who agreed there was a zoning error and supports the CMA.

The property is identified in the Woodmont triangle District of the 2017 plan at pp. 45-47.

Elsa Hisel McCoy then described the proposed re-structuring of the planning department in order to implement the department's strategic plan, part of which is to implement Thrive Montgomery more efficiently. The new structure is focused on targeted corridor growth and will result in three new planning areas: North County, East County, and West County. Transportation planning, urban design, and environmental divisions will operate independently in support of the new planning areas.

Bethesda will be in the West County. The same senior planning staff should remain in place for Bethesda. The restructuring plan will go before the planning board and council with the intent of going into effect in the next fiscal year, July 1, 2025.

### III. PURPLE LINE UPDATE (deferred until next month)

### IV. HOC IN DOWNTOWN BETHESDA

Ken Silverman from the Housing Opportunities Commission gave an overview of HOC activities in Bethesda. HOC is an independent county agency that focuses on public housing. It currently controls approximately 10,000 rental units in the county. In downtown Bethesda, HOC is involved with the following projects:

1) The Metropolitan (300 units) interior renovations. The project is expected to take two years beginning this summer and is primarily focused on energy upgrades. The 60% market and 40% affordable mix will not change.

2) Battery Lane and Bradley Boulevard improvements. HOC has acquired three buildings from Alden Management on these streets. As a result, HOC now owns approximately 600 units in the area. HOC's ownership goal is to preserve the affordability of the units. Under their ownership 20% of the units will be affordable (50% of AMI) whereas the units were formally 100% market rate naturally occurring affordable housing. Property management of units will be through private companies. The occupancy rate of the units is currently approximately 90%. HOC notes there's potential for redevelopment of these properties in the next 10 years. At that time, HOC would look at the Battery Lane bike improvements that have already been approved.

3) Avondale Terrace (behind the Saul Building). The project will replace existing 2-story buildings on the south side of Avondale with a new high-rise tower. This building will coordinate with the neighboring Waverly House, but will not be age restricted. The project should break ground in 2-3 years.

### V. PARKS DISCUSSION

Darcey Buckley had no new updates to report.