



Bethesda Downtown Implementation Advisory Committee Est. 2017

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

Friday, September 5th, 2025, 8:00 AM
Location: Virtual (Chamber Offices Closed for Renovation)
7910 Woodmont Avenue, Suite 1204, Bethesda, MD 20814
Notes to be taken by Amanda Farber

I. WELCOME

II. ZTA 25-05 – Updated Point System for Optional Method Development Projects

- [BOZ recommendations for Incentive Zoning Update - Bethesda IAC presentation.pdf](#)
- Based on Housing for All, Environmental Resilience, Infrastructure for Compact Growth, Complete Community Amenities
- Based on FAR; still need Design Excellence; Tiers 1-4
- Keep MPDU benefit in Bethesda; increase from 20% to 25% for full credit
- October – ZTA to the Council PHP; November – Implementation Guidelines to the Planning Board; January – in effect (one year transition window)
- Question about ability to “double dip” (ie extra height and Tier 4 credit)
- Why not based on FAR + BOZ – because of the PIP and Tier 4 aspirational
- How to ensure a balance of benefits – will review/update every 5 years; data hub will track; avoid concentration of certain benefits
- Impact taxes waived with 25% MPDUs
- Need update to Recreation Requirements at future date

III. GENERAL DISCUSSION – State of Bethesda Downtown

- Many projects have requested extensions
- Planning will provide status update for pipeline projects for the November meeting (briefing the Council in September/October)
- Issue with long-blighted properties such as Wisconsin/Cordell/Woodmont
- Montgomery Pearl only newly proposed project – Community Meeting scheduled for October 8th
- Question about MPDU vetting – can't fill units; Program of Requirements for DHCA going to Council in October

IV. PARKS UPDATE

- Parks reported that they are working on getting the final plans/documents from the State/Purple Line for the Capital Crescent Civic Green area

- Parks is working on getting the demolition permits for the properties on Montgomery Avenue (future Eastern Capital Crescent Park)
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V. NEW BUSINESS – FUTURE AGENDA IDEAS

- IAC to sign on to Recreation Center Budget Request Letter with WMCCAB
- Budget Hearing September 8th, 2025 at Regional Services Center

IAC Attendees:

Jack Alexander
Amanda Farber
Andy O'Hare
Patrick O'Neil
Joyce Gwadz
Dedun Ingram
Naomi Spinrad
Dave Yampolsky
Stacey Band

Other Attendees:

Grace Bogden
Stephanie Dickel
Larissa Klevan
Atul Sharma
Elza Hizel McCoy
Ben Berbert
Gary Fahle
Jeff Burton
Livhu Ndou
Richard Hoyer
Cindy Gibson
Henry Coppola

<http://montgomeryplanning.org/planning/communities/area-1/bethesda-downtown-plan/bethesda-downtown-implementation-advisory-committee/>