






Bethesda Downtown Sector Plan, Work Session #16

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Description

Bethesda Downtown Sector Plan: Work Session #16

Summary

Work session #16 will focus on finalizing the Park Impact Payment discussion from June 9, 2016 and reviewing with the Planning Board the revised language to be incorporated into the final Planning Board draft to be sent to the County Council.

DISCUSSION

Park Impact Payment

During work session #14 held on June 9, 2016, staff presented the Park Impact Payment parameters, goals and methodology used in preparing the Park Impact Payment recommended cost. At the end of the discussion, the Planning Board requested feedback from the development community prior to the next work session on the Park Impact Payment methodology and cost as recommended by the Park and Planning staff. As of this staff report posted June 24, 2016, the Planning Department has received three

letters in response to this request. The responses do not agree with Staff's approach to the amount proposed or the concept of the Park Impact Payment. Alternatively, the respondents believe that if the fee is imposed then the fee should be at a much lower level than what Staff presented. None of the respondents provided direction that supported a reduced fee.

Sector Plan Language/Text Edits

On Friday June 24, 2016 the Planning Board was provided the revised language to the May 2015 Public Hearing Draft which reflects the Planning Board's recommendations through the last 15 work sessions, since July 2015 (Some sections of the Plan document such as additional incentives for the Priority Sending Sites, Parks Implementation and Legacy Open Space text may not be complete in the revised document and will be updated prior to the work session on June 30, 2016).

Staff will present all of the key language revisions pertaining to land use and zoning, transportation, environment, urban design, parks and open space and implementation in the revised Bethesda Downtown Sector Plan document. The Planning Board asked for either new language to address certain issues pertaining to specific properties or revised language that clarifies recommendations made in the Sector Plan. Those changes are organized according to Chapter and are included as Attachment 1.

Attachments

Revised Bethesda Downtown Sector Plan language/text edits with track changes (complete errata, no graphics)

Recent Correspondence between June 16, 2016 and June 24, 2016