






Bethesda Downtown Sector Plan, Work Session #17

-  Leslye Howerton, Planner Coordinator, Area 1, leslye.howerton@montgomeryplannng.org, 301.495.4551
-  Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, 301.495.2187
-  Michael Brown, Master Plan Supervisor, Area 1, Michael.brown@montgomeryplanning.org, 301.495.4556
- Laura Shipman, Senior Planner, Urban Design, Area 1, 301.495.4558
- Matt Folden, Planner Coordinator, Transportation, Area 1, 301.495.4539
- Tina Schneider, Senior Planner, Environment, Area 1, 301.495.4506
- Brooke Farquhar, Master Planner/Supervisor, Parks Department, 301.650.4388
- Rachel Newhouse, Park Planner, Parks Department, 301.650.4368
- Susanne Paul, Senior Planner, Parks Department, 301.650.4392
- Rick Liu, Senior Planner, Research Department, 301.495.5641
- David Anspacher, Planner Coordinator, Transportation, Functional Planning & Policy, 301.495.2191
- Scott Whipple, Supervisor, Historic Preservation, 301.563.3402
- Lisa Tate, Senior Planner, Research Department, 301.650.5623

Completed: 07.14.16

Description

Work Session #17: Bethesda Downtown Plan, Planning Board Draft

Staff Recommendation: Review and approve the Bethesda Downtown Sector Plan Planning Board Draft for transmission to the County Executive and County Council.

Summary

Staff will first present to the Planning Board offset options for the Bethesda Overlay Zone Park Impact Payment as requested during work session #16.

The attached Bethesda Downtown Sector Plan Planning Board Draft represents the final changes directed by the Planning Board for transmittal to the County Executive and County Council.

DISCUSSION

Bethesda Overlay Zone, Park Impact Payment - Offset Options

During work session #16 held on June 30, 2016, the Planning Board directed staff to research and

recommend offsets to the Park Impact Payment (PIP) as part of the Bethesda Overlay Zone. The following is a list of possible offsets prepared by staff:

1. Reduce the public use space requirement as an offset for the PIP.
 - a. This is a relevant offset because both the public use space and the PIP contribute to the same goal.
 - b. Reducing the public use space requirement gives property owners greater flexibility in how to design the ground level building footprint.
 - c. Currently, when a property owner buys out of their public use space requirement, the cost is \$35.00/SF.
2. Reduction of the Development Application Fee on the bonus density (this would affect the Planning Department budget, but it is something we can control, unlike impact taxes, etc.).
3. Eliminate the PIP if land is dedicated to the Parks Department for a master plan designated public open space/park space.
4. Green Tape plans that receive Bethesda Overlay Zone bonus density and pay PIP (currently the Green Tape Program applies to M-NCPPC for projects providing 20% MPDUs or greater and to DPS for the review of building permits for the same affordable housing element).
5. Affordable Housing – Provide 12.5 % MPDUs in lieu of the 15% Bethesda Overlay Zone requirement.

Similar to the PIP amount, the particular offsets would not be included in the Sector Plan text but would be included and further evaluated in the zoning text amendment that would create the Bethesda Overlay Zone.

Attachments

Bethesda Downtown Sector Plan Planning Board Draft
Recent Correspondence between June 25, 2016 and July 14, 2016