



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 31, 2004

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**FROM:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Marilyn Clemens, Planning Coordinator/Urban Designer *MC*  
Bethesda-Chevy Chase Team

**SUBJECT:** Staff Draft  
Amendment to the Sector Plan for the  
Bethesda Central Business District

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**RECOMMENDATION:** Approve the Staff Draft as the Public Hearing Draft, and set the Public Hearing date for May 20, 2004.

**INTRODUCTION**

In October 2003, the Montgomery County Council requested that the M-NCPPC examine the provisions in the existing Sector Plan that limit opportunities to achieve the goals for housing and retail revitalization in the Woodmont Triangle. In accordance with this request, this Staff Draft Amendment recommends methods to improve the opportunities to provide housing to serve a variety of income levels and to support retail revitalization in the Woodmont Triangle. The recommendations are intended to be in accordance with the goals of the existing Sector Plan.

Since October 2003, five workshops were held with diverse sectors of the Bethesda community to discuss the issues in the Woodmont Triangle. The Conflict Resolution Center of Montgomery County helped facilitate the discussions during the workshops. At the final community meeting in February 2004, the staff recommendations were presented.

**SUMMARY OF THE AMENDMENT**

The existing Sector Plan is divided into districts. This amendment includes the entire Woodmont Triangle District and portions of the Battery Lane District, the Old Georgetown Road Corridor and the Wisconsin Avenue North Corridor. The Woodmont Triangle District is the primary focus of the amendment. The amendment is not intended to cover areas located outside the Woodmont Triangle Study Area.

Located within 2,500 feet of the Metro station, the Woodmont Triangle Study Area is becoming a transit-oriented neighborhood. Through the proposed amendment, mixed-use projects in the Woodmont Triangle will be able to achieve the height and density allowed in the respective zones. Housing to serve a variety of income levels, first floor retail, retention of existing enterprises, and space for the arts are emphasized.

This amendment also supports the separate preparation of comprehensive amendments to the Optional Method of Development for central business districts to improve opportunities for housing.

## **CONCLUSION**

The staff recommends approval the Staff Draft as the Public Hearing Draft, and that the Public Hearing date be set for May 20, 2004

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Attachment