Work Session Outline

Work session #5 – Zoning
Eastern Greenway District
Arlington North District
Arlington South District
Battery Lane District
South Bethesda District

Work session #6 – Zoning & Affordable Housing
Density Tally and Building Heights Analysis
Density Transfer Recommendations
Affordable Housing Economics

Work session #7 – Specific Elements of the Plan
Parks and Open Space
Ecology and High Performance Area

Work session #8 – Outstanding Items and Plan Language Edits

Work Session #9 – Vote Out
Follow-up after last work session

- Density Tally and Options
- Respond to bar graph presented at last work session
- Existing development patterns
- What current recommendations look like
- Ideas on addressing the challenges of tall buildings
## Density Tally

**Bethesda Downtown Sector Plan**

Work Session Density Results as Recommended by the Board as of October 29, 2015

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>Square Feet (SF)</th>
<th>Square Feet (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RECAPPED</td>
<td>ADDED TO PLAN</td>
</tr>
<tr>
<td>Wisconsin Ave</td>
<td>35,069</td>
<td>489,370</td>
</tr>
<tr>
<td>Bethesda Row</td>
<td></td>
<td>4,196</td>
</tr>
<tr>
<td>Woodmont Triangle</td>
<td>56,119</td>
<td>84,542</td>
</tr>
<tr>
<td>Pearl District</td>
<td></td>
<td>242,997</td>
</tr>
<tr>
<td>Arlington North</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arlington South</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Battery Lane</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Greenway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Bethesda</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>91,188</strong></td>
<td><strong>821,105</strong></td>
</tr>
</tbody>
</table>

Net added density = **729,917SF**
Options for balancing density and capacity:

1. Add as much density as you feel appropriate without increasing infrastructure.
2. Retain existing density and owners purchase density for any increase in FAR.
4. Decrease Board’s recommendations to-date by a set percentage.
5. Remove up-zoning for recently developed properties (will not resolve capacity issues).
## Old CBD Zones – FAR & Height

### OLD CBD Zones

<table>
<thead>
<tr>
<th>ZONE</th>
<th>Total Max FAR</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBD 0.5</td>
<td>1.5</td>
<td>45-60</td>
</tr>
<tr>
<td>CBD 1.0</td>
<td>3.0</td>
<td>60-90</td>
</tr>
<tr>
<td>CBD 2.0</td>
<td>5.0</td>
<td>143-200</td>
</tr>
<tr>
<td>CBD 3.0</td>
<td>8.0</td>
<td>200</td>
</tr>
</tbody>
</table>

### Sector Plan

<table>
<thead>
<tr>
<th>ZONE</th>
<th>Total Max FAR</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR/CRT</td>
<td>1.5</td>
<td>45-70</td>
</tr>
<tr>
<td>CR</td>
<td>3.0</td>
<td>90-120</td>
</tr>
<tr>
<td>CR</td>
<td>4.0</td>
<td>145-174</td>
</tr>
<tr>
<td>CR</td>
<td>5.0</td>
<td>200</td>
</tr>
<tr>
<td>CR</td>
<td>6.0</td>
<td>250</td>
</tr>
<tr>
<td>CR</td>
<td>8.0</td>
<td>290</td>
</tr>
</tbody>
</table>
8300 Wisconsin Ave (Harris Teeter Property)

- 90 ft
- 3 FAR
- 129,327 sf

Gross Tract Area
Carr Building

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>98 ft (143ft)</td>
<td></td>
</tr>
<tr>
<td>4 FAR</td>
<td></td>
</tr>
<tr>
<td>55,825 sf</td>
<td>Gross Tract Area</td>
</tr>
</tbody>
</table>
Bethesda Commerce

- 143ft
- 5 FAR
- 29,069 sf
- Gross Tract Area
Potential Development

- **4 Bethesda Metro Center**
- **7340 Wisconsin Ave** (former Exxon station)
- **7272 Wisconsin Ave** ("Apex" property)
7272 Wisconsin Ave ("Apex" property)

290 ft
8 FAR
117,148 sf
Gross Tract Area

* Based on 2015 sketch plan
4 Bethesda Metro Center

290 ft

5.25 FAR*

189,283 sf

Gross Tract Area

* Assumes additional 8 floors of office with a 15,000 sf floorplate over 2008 Project Plan (200 ft, 4.65 FAR).
7340 Wisconsin Ave (former Exxon station)

250 ft

8 FAR*

34,605 sf
Gross Tract Area

* Assumes additional 10 floors of residential with a 10,000 sf floorplate over 2014 Site Plan (143ft, 5 FAR). Also includes 15% MPDUs.
Addressing Challenges of Tall Buildings

- Compatibility
- Relationship to streets and open spaces
- Access to sunlight and air
Adequate minimum separation distance between buildings (25m or greater) promotes privacy, daylighting and at-grade access to sunlight and sky view.

Avoid towers with inadequate minimum separation distance (less than 25m).

Variation in tower stepbacks and orientation increase perceived and actual separation distance.

25m = approx. 82ft
Imposing building massing and bulk

Blank ground floor walls with poor relationship to the sidewalk
Create active ground floors to frame a vibrant public realm
Design a low to mid-rise base to relate to pedestrian scale
Step back and separate the building’s upper floors to limit tower impacts at grade.
Create innovative building forms and facades