



Bethesda Downtown Plan



community
identity

equity

habitat +
health

access +
mobility

water

energy +
materials



Work Session #5 | Planning Board December 15, 2015

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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**

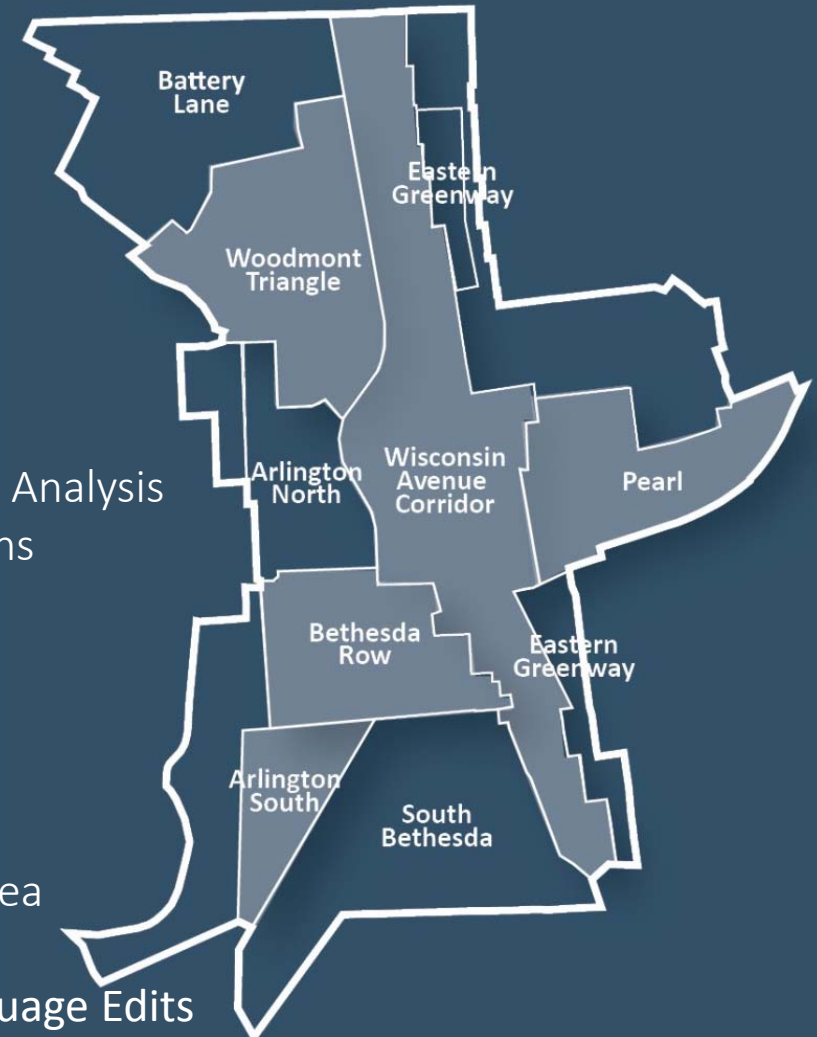
Density Tally and Building Heights Analysis
Density Transfer Recommendations
Affordable Housing
Economics

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		
DISTRICT	Square Feet (SF) RECAPTURED	Square Feet (SF) ADDED TO PLAN
Wisconsin Ave	35,069	489,370
Bethesda Row		4,196
Woodmont Triangle	56,119	84,542
Pearl District		242,997
Arlington North		
Arlington South		
Battery Lane		
Eastern Greenway		
South Bethesda		
TOTAL	91,188	821,105

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.
3. Follow Public Hearing Draft recommendations.
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

ZONE	Total Max FAR	Building Height
CBD 0.5	1.5	45-60
CBD 1.0	3.0	60-90
CBD 2.0	5.0	143-200
CBD 3.0	8.0	200

Sector Plan

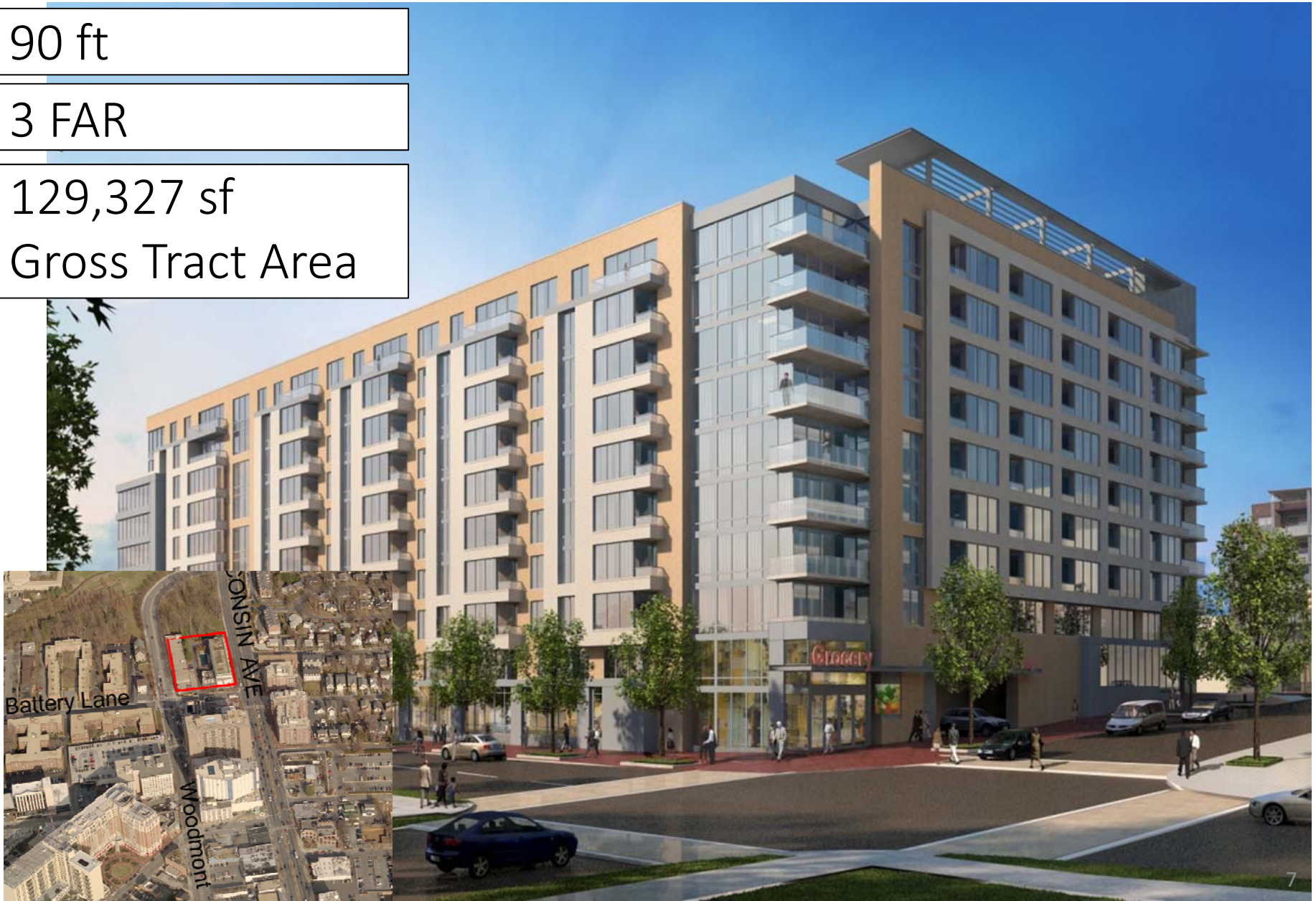
ZONE	Total Max FAR	Building Height
CR/CRT	1.5	45-70
CR	3.0	90-120
CR	4.0	145-174
CR	5.0	200
CR	6.0	250
CR	8.0	290

8300 Wisconsin Ave (Harris Teeter Property)

90 ft

3 FAR

129,327 sf
Gross Tract Area



Carr Building

98 ft (143ft)

4 FAR

55,825 sf
Gross Tract Area



Bethesda Commerce

143ft

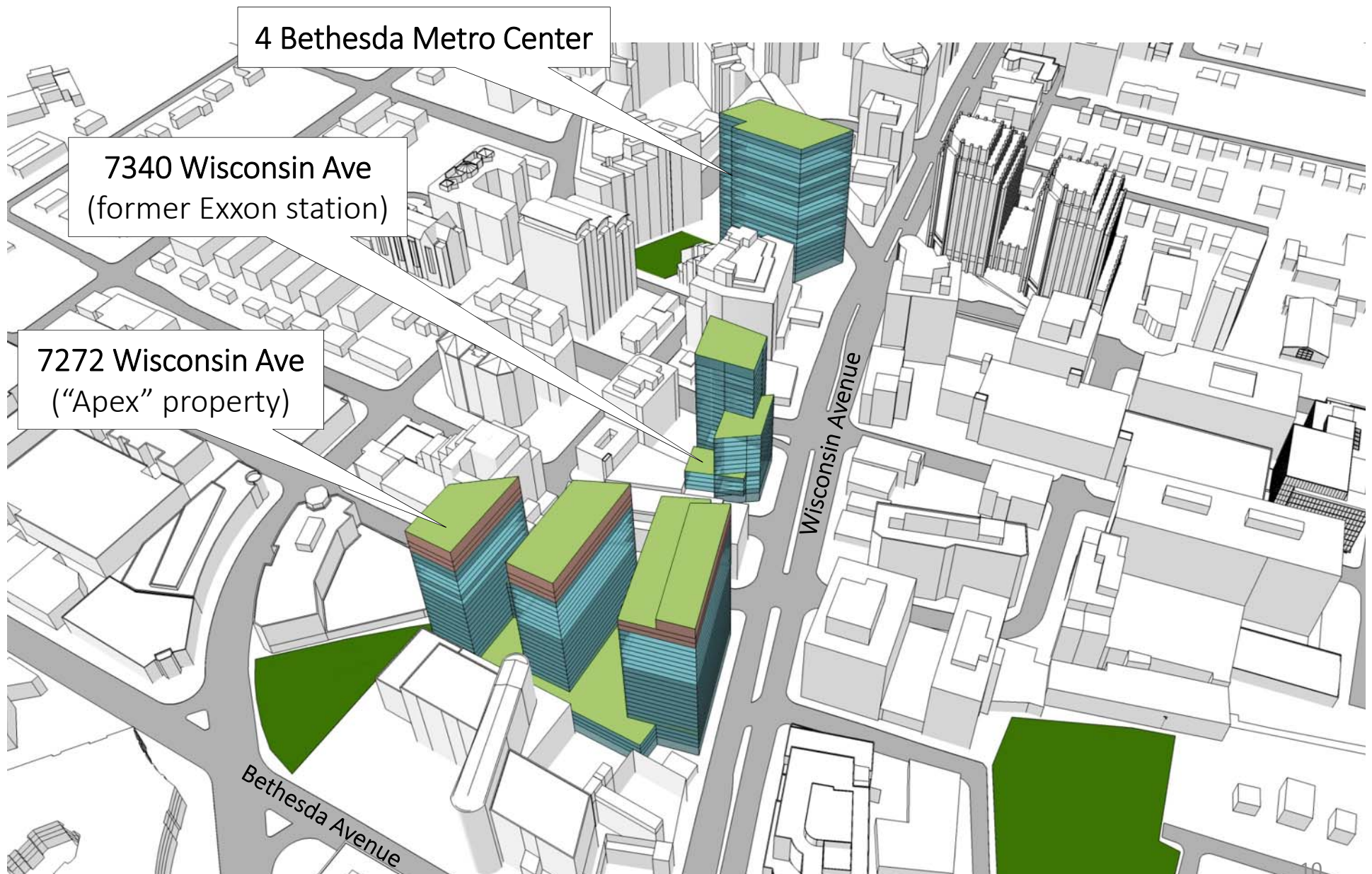
5 FAR

29,069 sf

Gross Tract Area



Potential Development



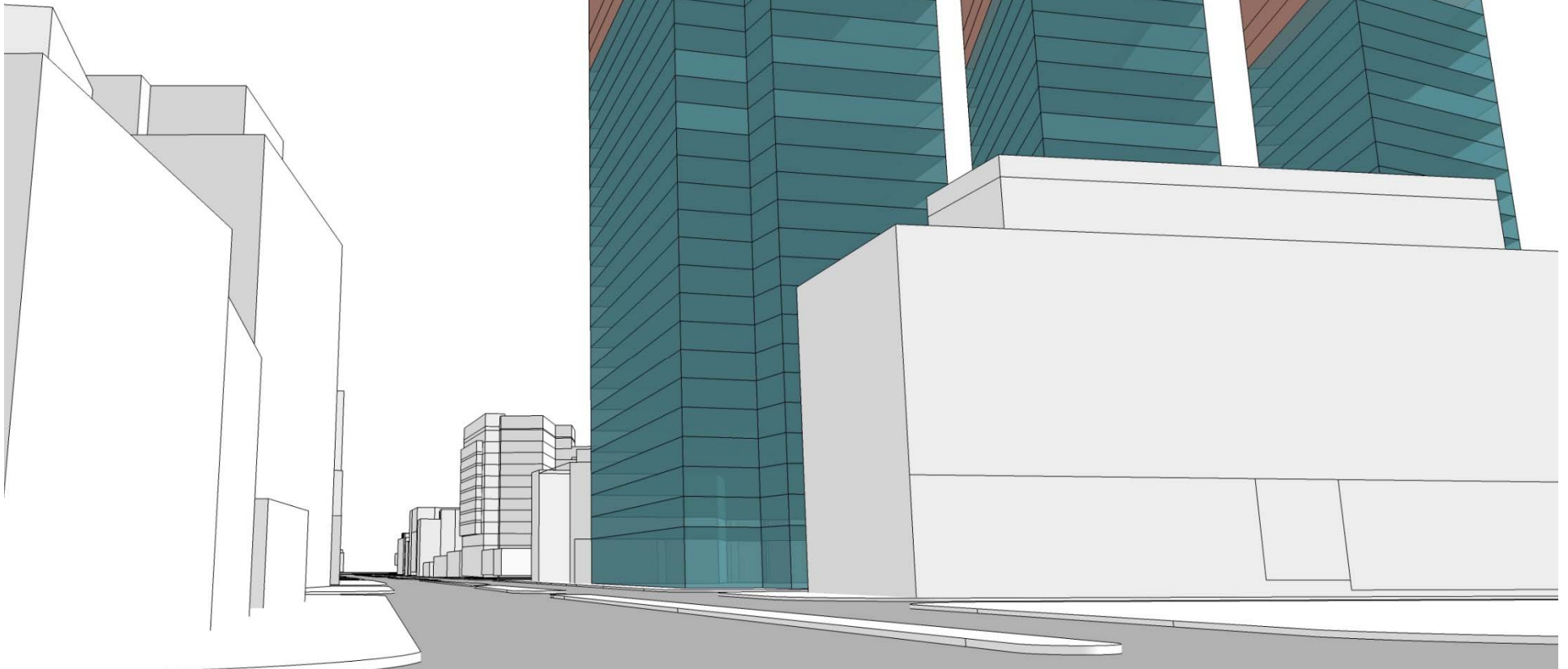
7272 Wisconsin Ave (“Apex” property)

290 ft

8 FAR

117,148 sf
Gross Tract Area

** Based on 2015 sketch plan*



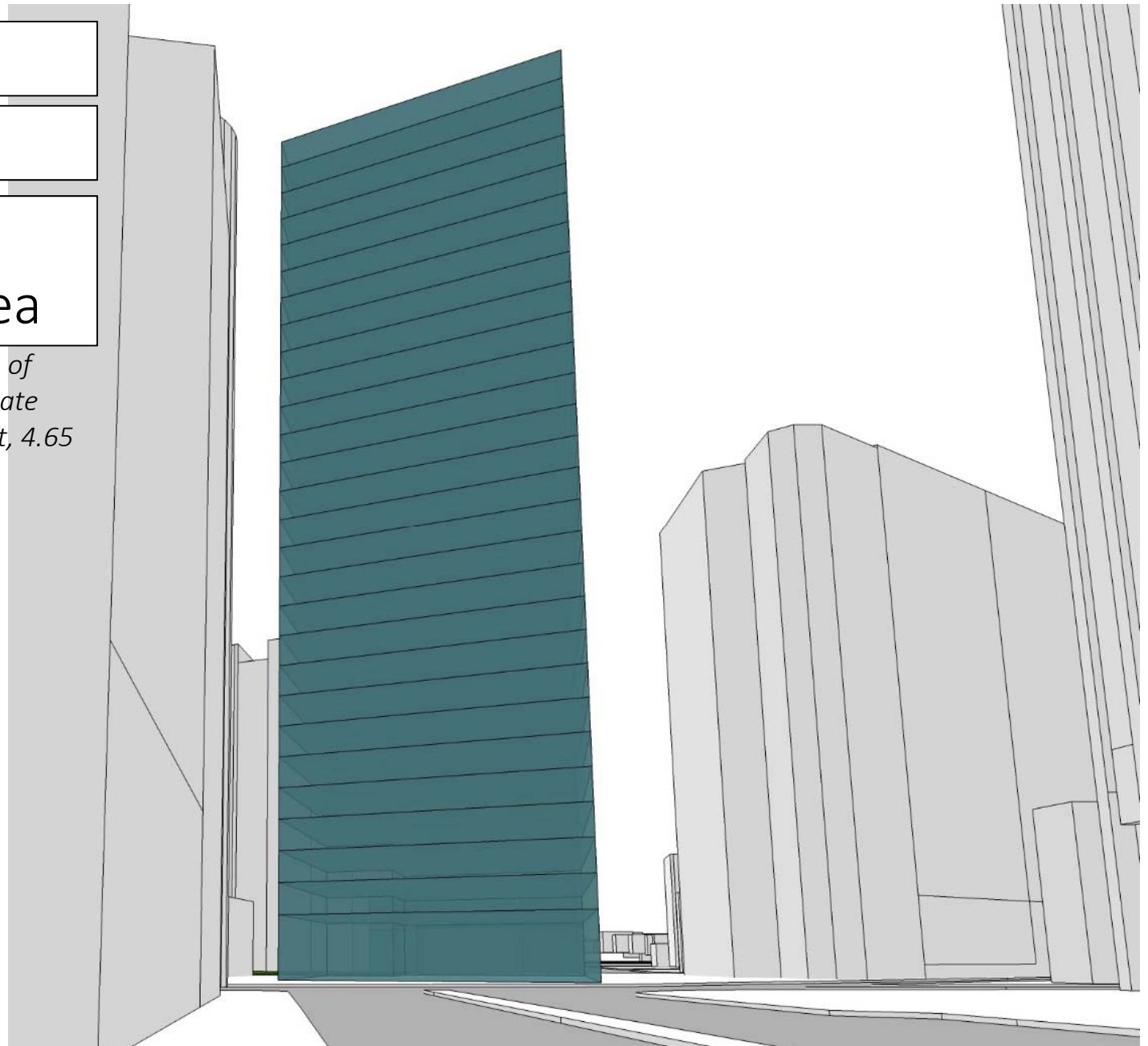
4 Bethesda Metro Center

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).*



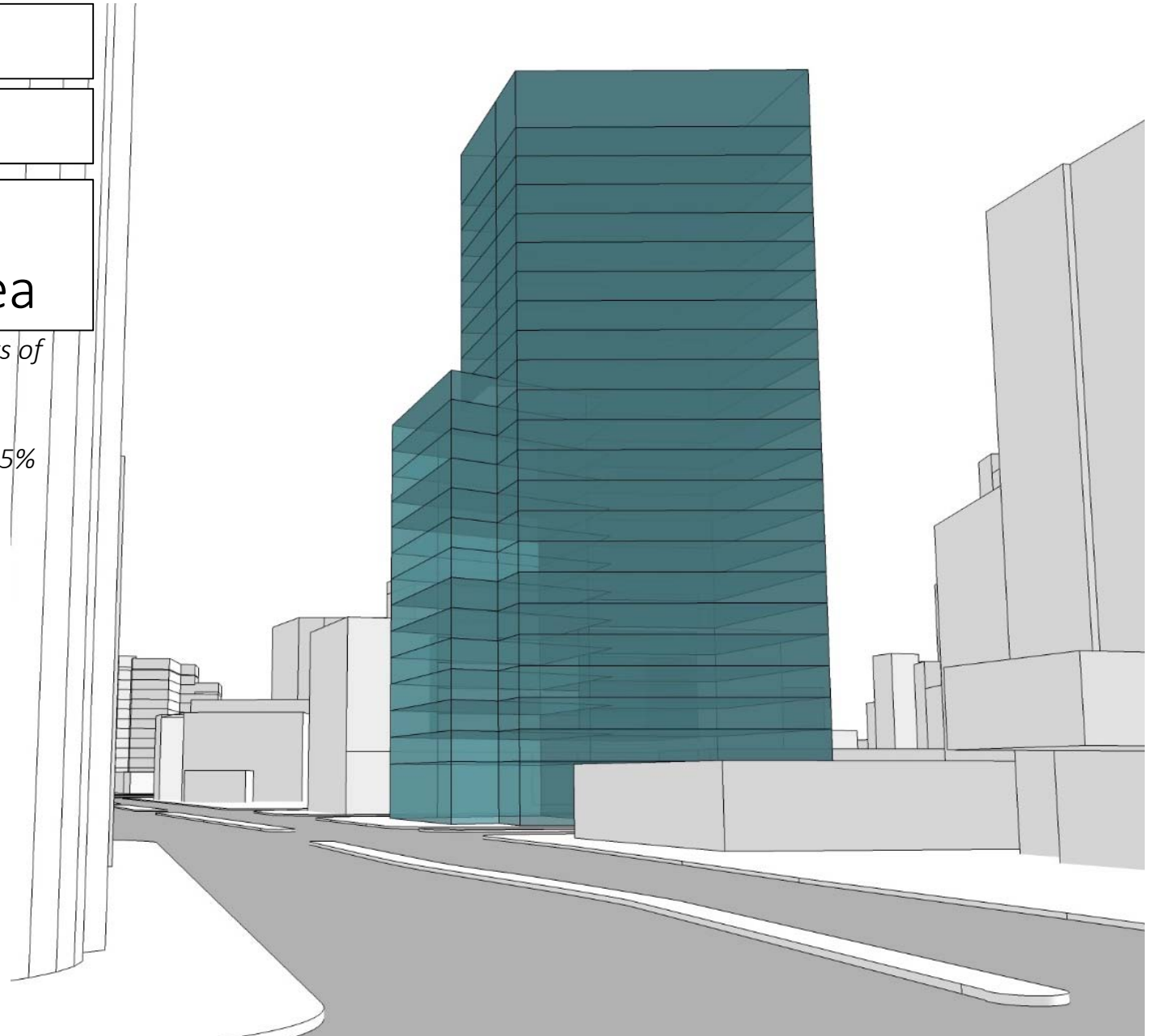
7340 Wisconsin Ave (former Exxon station)

250 ft

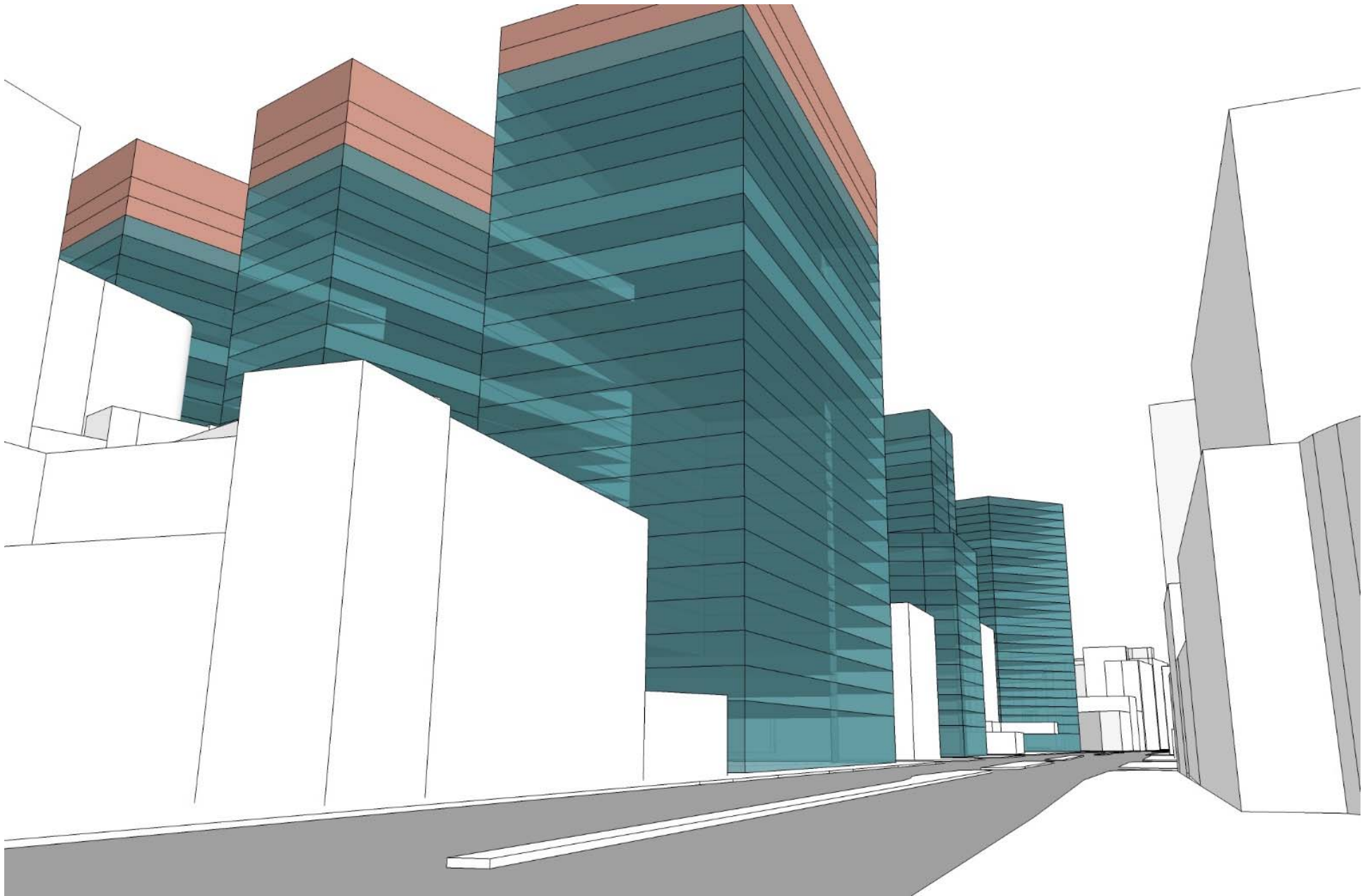
8 FAR*

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.*

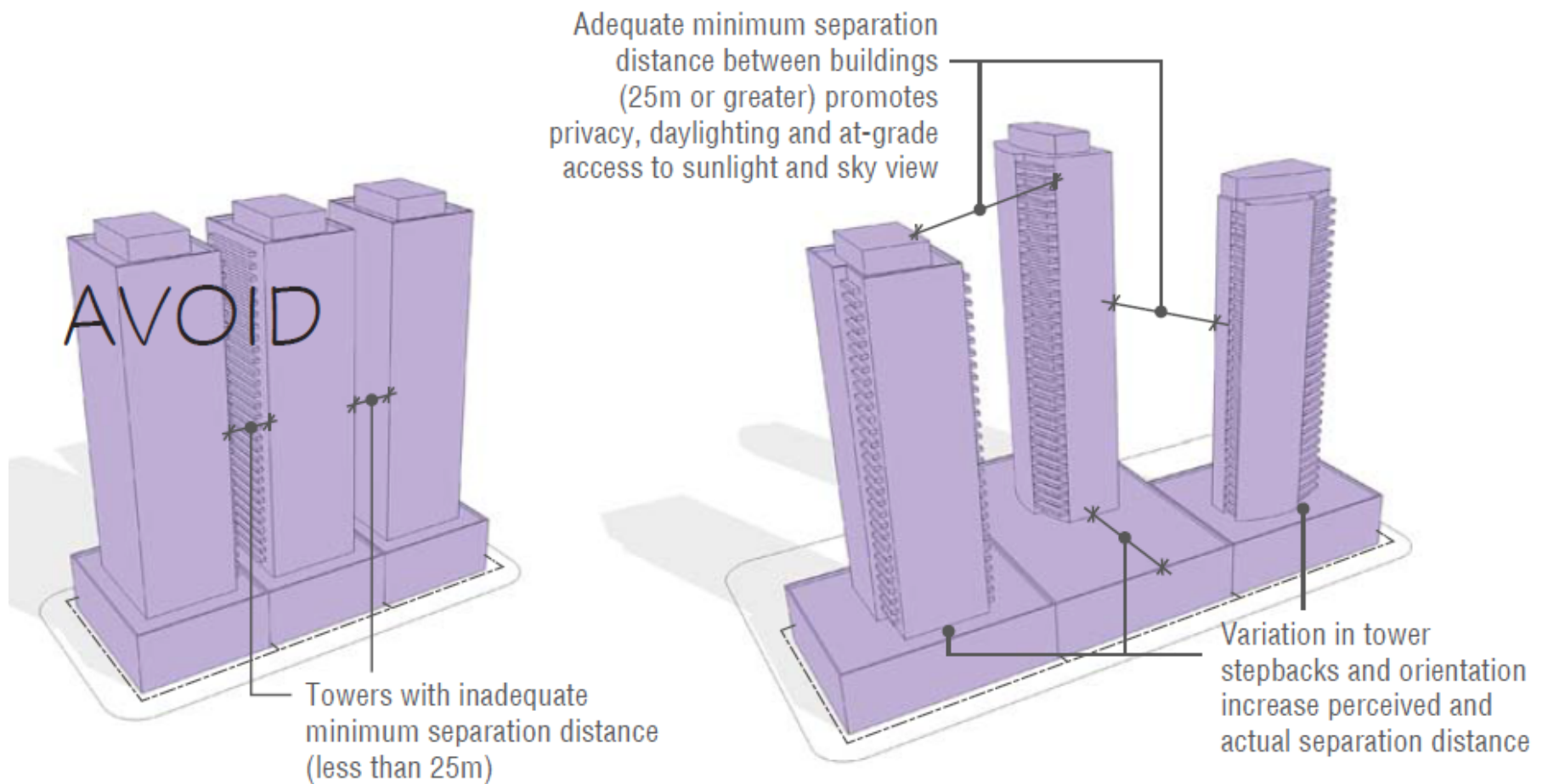


Potential Development



Addressing Challenges of Tall Buildings

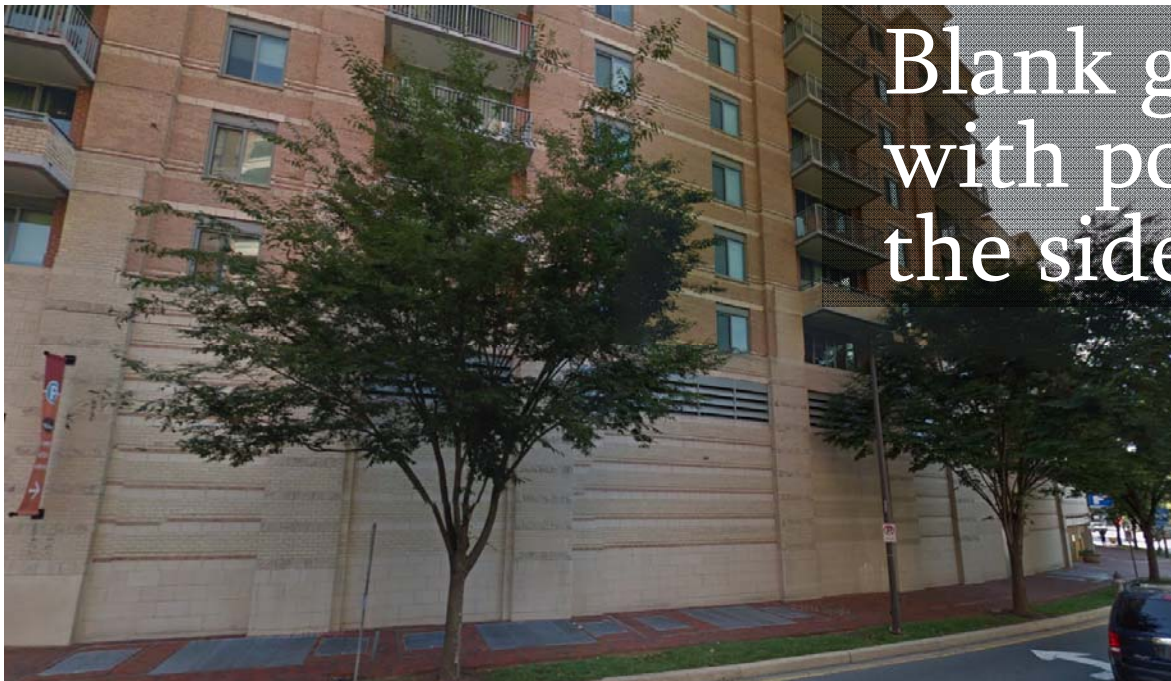
- Compatibility
- Relationship to streets and open spaces
- Access to sunlight and air



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







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