



Bethesda Downtown Plan

- community identity
- equity
- habitat + health
- access + mobility
- water
- energy + materials



Work Session Outline

Work session #6 – **Zoning**

Arlington North District
Arlington South District
Battery Lane District
South Bethesda District

Work session #7 **Zoning & Affordable Housing**

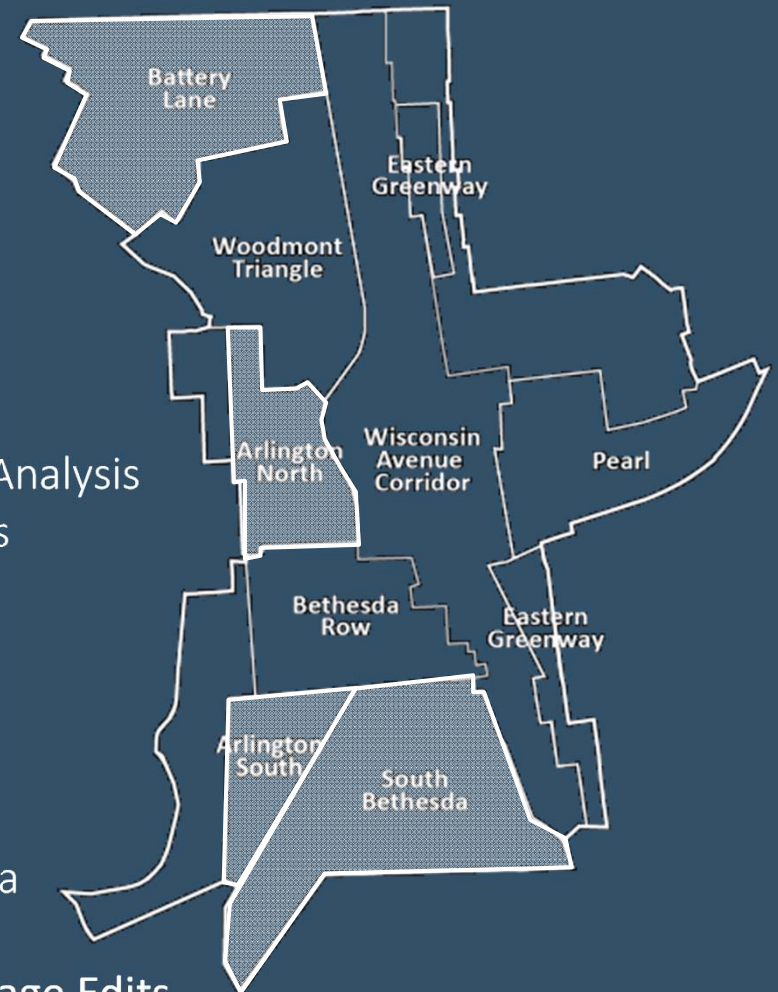
Density Tally and Building Heights Analysis
Density Transfer Recommendations
Affordable Housing
Economics

Work session #8 – **Specific Elements of the Plan**

Parks and Open Space
Ecology and High Performance Area

Work session #9 – Outstanding Items and Plan Language Edits

Work Session #10 – **Vote Out**



Follow-up after last work session

- Density Tally and
- Options for balancing density and capacity
- Outline of Recommendations still to consider

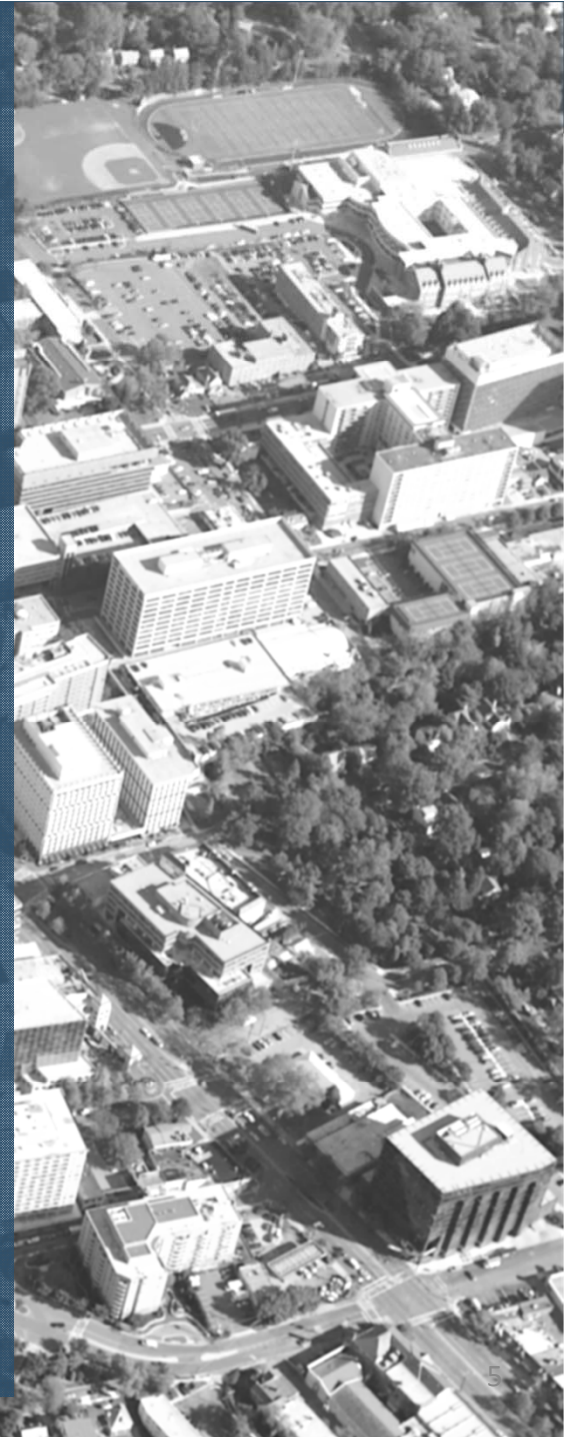
Density Tally

Bethesda Downtown Sector Plan		
Work Session Density Results as Recommended by the Board as of December 15, 2015		
DISTRICT	Square Feet (SF) Reduced	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		651,153
South Bethesda		
TOTAL	91,188	1,472,258

Net added density = **1,381,070SF**

Options for balancing density and capacity:

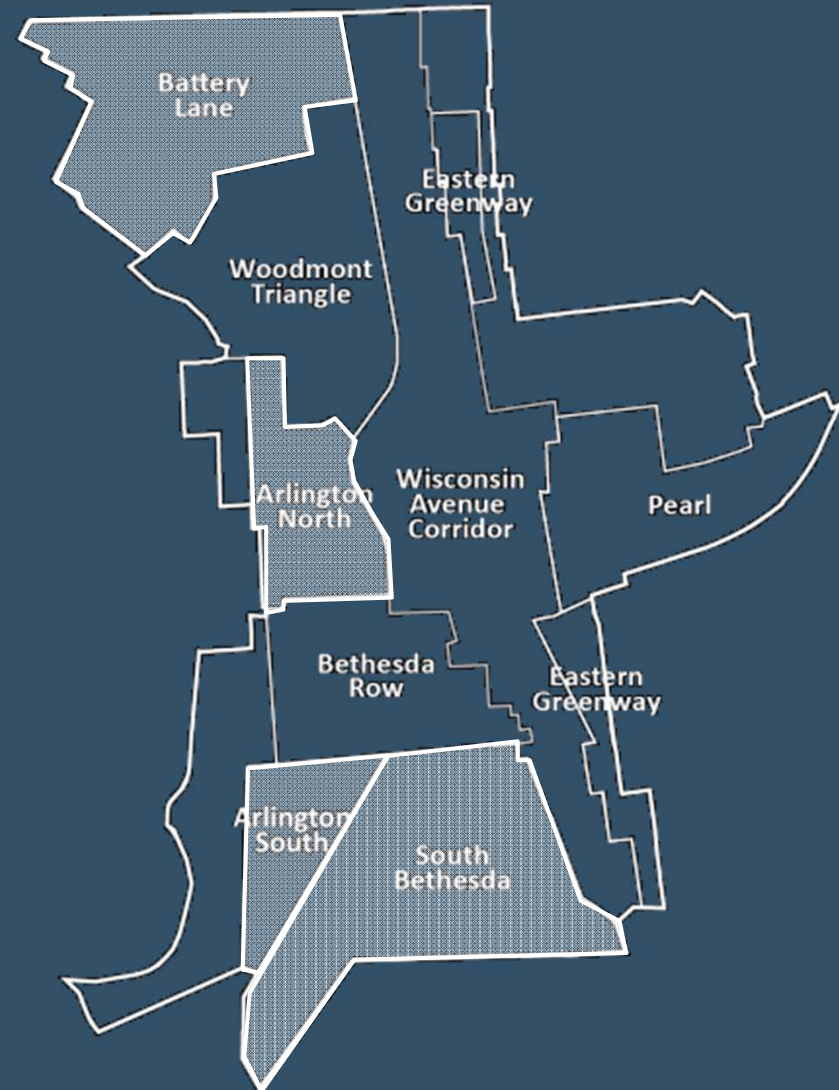
1. Add as much density as you feel appropriate without increasing infrastructure.
2. Retain existing density and owners purchase density for any increase in FAR.
3. Follow Public Hearing Draft recommendations.
4. Decrease Board's recommendations to-date by a set percentage.
5. Remove up-zoning for recently developed properties (will not resolve capacity issues).



Consider with Zoning

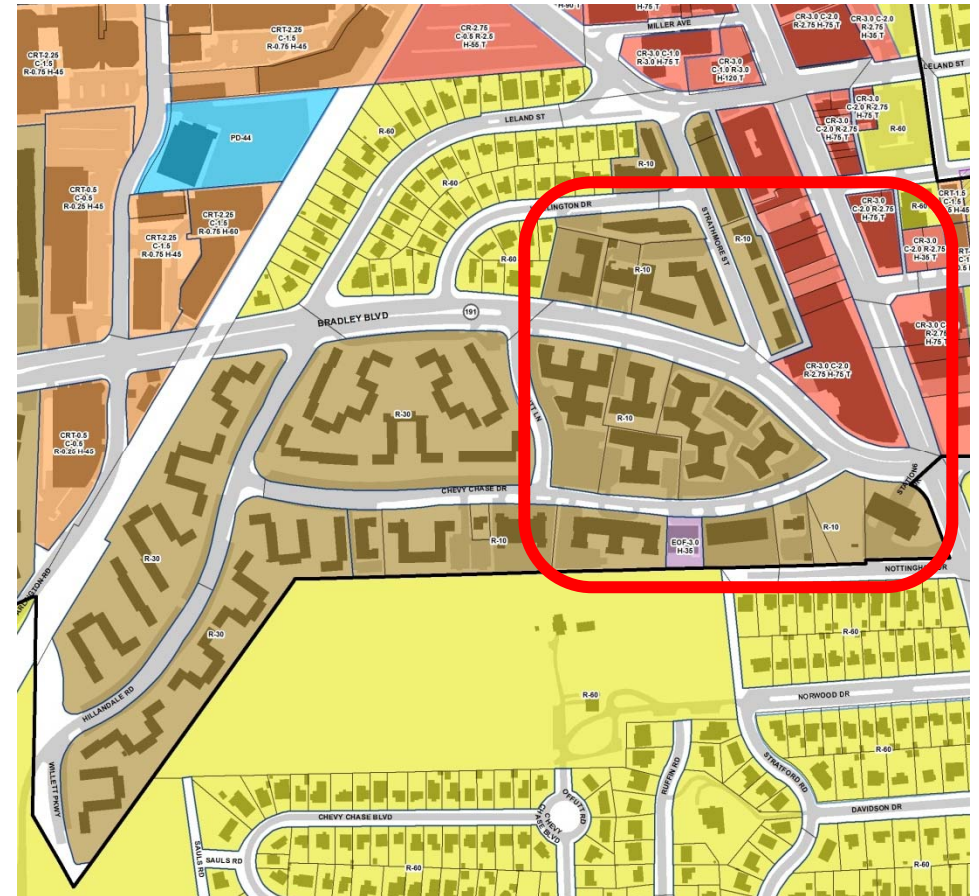
Overarching Goals:

- Preserve existing market-rate affordable housing.
- Encourage some redevelopment to increase housing options.
- Improve and activate connections throughout the districts.
- Enhance and expand parks and open space
- Expand economic incentives through rezoning (density averaging)
- Preserve residential character of the edge neighborhoods through zoning and height



Approach to Affordable Housing

- Encourage preservation of existing market-rate affordable housing through density transfer
 - Identify all market-rate affordable housing buildings as priority sending sites
 - Regulate period of affordability
- Encourage some redevelopment by rezoning from R-10 to CR Zone and increasing density and height.
- Expand economic incentives by rezoning from R-10 to CR Zone to allow the use of density averaging





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Work Session #6 | Planning Board January 7, 2016
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

