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

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>Square Feet (SF) Reduced</th>
<th>Square Feet (SF) ADDED TO PLAN</th>
</tr>
</thead>
<tbody>
<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>651,153</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>1,472,258</strong></td>
</tr>
</tbody>
</table>

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.
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