Agenda

• Review PIP offset options

• Review Errata items

• Request Planning Board approve Planning Board Draft of the Bethesda Downtown Sector Plan and vote to transmit to County Council and County Executive
# Bethesda Overlay Zone

## Requirements:
- Park Impact Payment
- 15% MPDU Requirement
- Design Review Panel

## Affordable Housing (MPDUs):
- MPDU square footage does not count against the FAR (same as CR zone today)
- No additional height given with MPDUs outside of the HPA boundary

## Process:
- Board may approve a project that exceeds the mapped CR density
- For the Board to approve a project with additional density it must find that no more than a total of 32.4 million SF has been approved
- Project receiving additional density must go to permit within 24 months of receiving site plan approval
How Buildings are Approved in Bethesda

How much square footage is allowed?

STANDARD METHOD/BY-RIGHT DEVELOPMENT

1 FAR OR LESS
Development up to 1 FAR is allowed by right, and does not need to be approved by the Planning Department, allowing developers to immediately apply for a building permit.

END

OPTIONAL METHOD DEVELOPMENT

MORE THAN 1 FAR
Development up to the FAR shown on the zoning map requires at least 100 CP public benefit points.

Do you want to exceed density shown on the zoning map?

YES

END

NO

The Bethesda Master Plan recommends new maximum heights, but left maximum densities unchanged. Developers may apply for an allocation of “bonus density” allowing developments to exceed their density shown on the zoning map in order to reach the maximum heights shown on the zoning map.

OPTIONS TO EXCEED MAPPED DENSITY

A DENSITY AVERAGING
Density may be averaged between properties within 1/4 mile of each other under the current zoning code. This may be done to acquire additional density to exceed the mapped FAR and reach mapped heights.

B BETHESDA OVERLAY ZONE
To acquire bonus density from this finite pool, developments must pay a Park Impact Payment, have 15% MPDUs, and are subject to a Design Review Panel.

C PRIORITY SENDING SITES
The priority sending sites option is density averaging with some additional incentives. These include lifting the 1/4 mile restriction, eliminating the requirement for sketch plan or site plan, removing the BLT requirement, eliminating the 15% MPDU requirement, and waiving the park impact payment.
### Cost of Typical Exactions (Sample)

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<td>BLTs</td>
<td>$1</td>
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</table>
Cost of Density – Regional Benchmarking

District of Columbia

- Combined Lot Density: ~$27 - $38/PSF
  - Essentially density averaging

Arlington County

- Bonus Density: ~$50 – $80/PSF
  - Paid in form of public improvements
  - Only in Rosslyn & Crystal City
Fairfax County Parks:

- Provide a monetary contribution to Fairfax County for public park creation and/or improvements to serve Tysons.
- A land bank/funding bank for parks should be established to make it possible to dedicate space for larger parks.
- Offsite Improvements – Improvements to publicly owned land (such as the Metro station plazas, existing stream valley parkland, and school property) may be made or funded by developers to offset a shortfall in providing new urban park spaces onsite within a development.
- One full size athletic field for every 4.5 million square feet of development, to be dedicated and/or paid for primarily by new development.
- Most new athletic fields serving Tysons will be constructed or funded by private redevelopment. Redevelopment applications involving large land consolidations (i.e. greater than 10 acres) are expected to provide land onsite or nearby where athletic field facilities can be built.
Park Impact Payment – Offset Options

1. **Reduce** the public use space requirement as an offset for the PIP.
   - Both the public use space and the PIP contribute to the same goal.
   - Reducing the public use space requirement gives property owners greater flexibility in how to design the ground level building footprint.
   - Currently, when a property owner buys out of their public use space requirement, the cost is $35.00/SF.

2. **Reduce** Development Application Fee on the bonus density (this would affect the Planning Department budget, but it is something we can control, unlike other impact taxes, etc.).
3. **Eliminate** the PIP if land is dedicated to the Parks Department for a master plan designated public open space/park space.

4. Green Tape plans that receive Bethesda Overlay Zone bonus density and pay PIP (currently the Green Tape Program applies to M-NCPDC for projects providing 20% MPDUs or greater and to DPS for the review of building permits for the same affordable housing element).

5. Affordable Housing – Provide 12.5 % MPDUs in lieu of the 15% Bethesda Overlay Zone requirement.
Planning Board Sector Plan Draft

- Errata

- A complete zoning map with mapped densities and heights will be added to the Plan as an insert that folds out to a larger sheet size for readability.

- Request Planning Board approve Planning Board Draft of the Bethesda Downtown Sector Plan and vote to transmit to County Council and County Executive
Figures 2.03, Page 27 -
Recommended Land Use

Revised Legend for Figure 2.02:

Removed “County Owned Parking Facilities” and replaced with “Parking Facilities”
Errata

Figure 2.15, Page 58 – Parking Lot District Expansion

Include all of Lot 633.
Errata

Figure 3.07, Page 117
– Pearl District
Recommended Zoning

1. CR 1.5, C-1.5, R-1.5, H-145
2. CR 3.0, C-3.0, R-3.0, H-145
3. CR 3.0, C-3.0, R-3.0, H-100
4. CR 1.5, C-1.5, R-1.5, H-60
Errata

Figure 3.11, Page 125 – Battery Lane District
Recommended Zoning

CR 3.5, C-3.5, R-3.5, H-120 (equalized C and R)
building mass and density on a receiving site must still be approved through the usual approval process and subject to the usual findings, but the purchaser of density from a Priority Sending Site knows upfront that the density is available to use.

- Exempt transferred density from a Priority Sending Site on the receiving site from the mandatory Building Lot Termination (BLT) purchase provisions of the CR zone.
- Density from a Priority Sending Site would be exempt from providing the 15 percent MPDUs and would only be required to provide the 32.5 percent MPDUs under current law.
- Density purchased from a Priority Sending Site would be exempt from providing the Park Impact Payment required in the Bethesda Overlay Zone.
- On a site identified in this Plan as an Open Space Priority Sending Site, all development rights must be extinguished before the approval of any plan that uses such density in a density averaging scheme. This rule will discourage a property owner from transferring partial density, which might prolong the status quo at a site where the goal of this Plan is to extinguish development density altogether. The owner of a Priority Sending Site who wishes to sell density from their site would place a covenant on the property, to be approved by the M-NCPCC, that would extinguish the right to have any density on the site and the entire square footage attributable to the site would be available for use on another site or sites. Under this approach, it will be necessary to document the creation of the transferrable density and carefully track the use of the density at a receiving site.
- On a site identified in the Plan as an Affordable Housing Priority Sending Site, all development rights not associated with an existing structure must be extinguished before the approval of any plan that uses such density in a density averaging scheme. As with an Open Space Priority Sending Site, documentation of the extinguishment and tracking of the associated density are essential. In addition, in order for the density from an Affordable Housing Priority

Section 4.2 Priority Sending Sites, Page 148 – added language for clarity

“If all or part of”