



# Bethesda Downtown Plan

community  
identity

equity

habitat +  
health

access +  
mobility

water

energy +  
materials



Work Session #17 | Planning Board July 21, 2016

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



# 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):

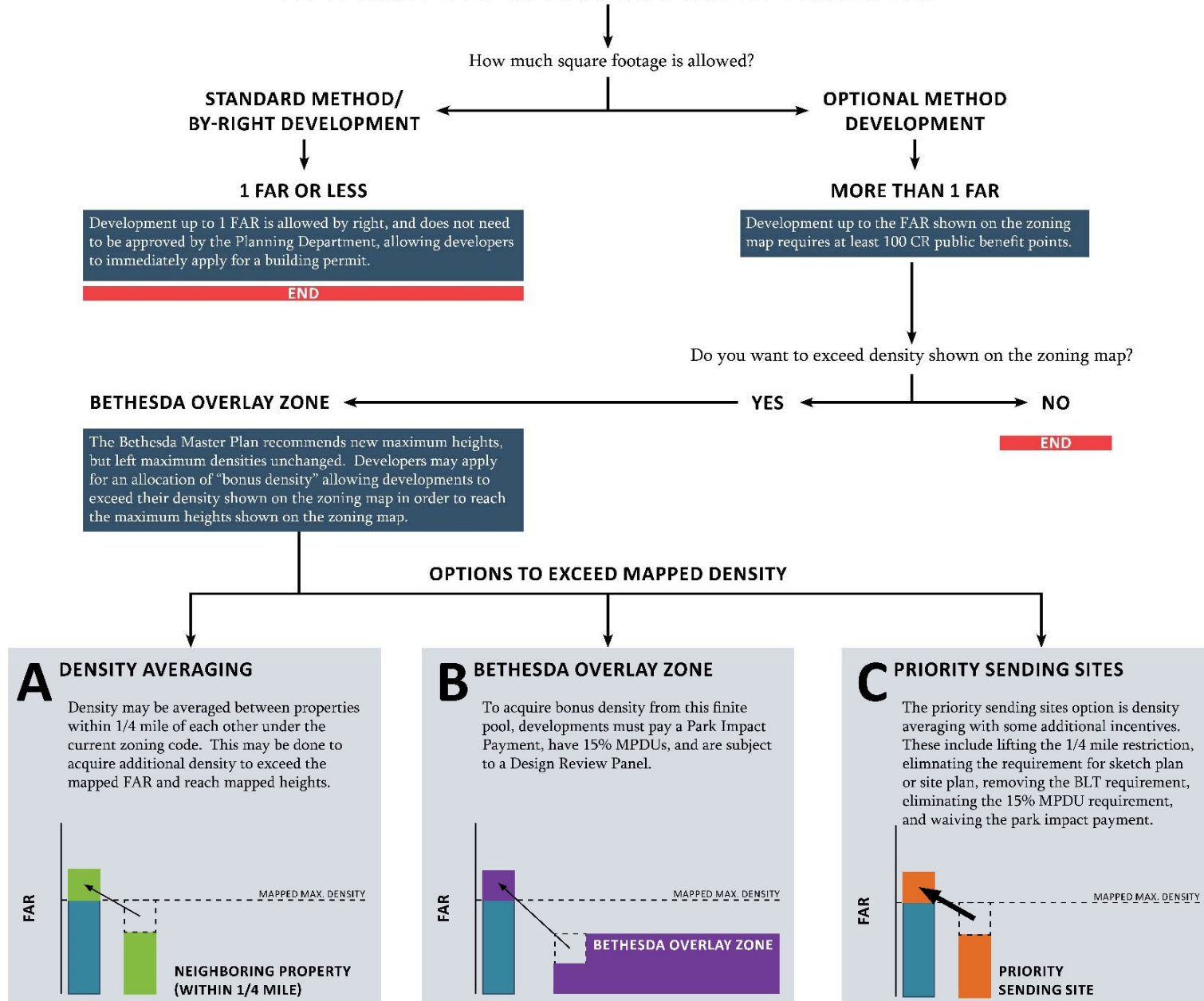
- MPDU square footage does not count against the FAR (same as CR zone today)
- No additional height given with MPDUs outside of the HPA boundary

## Process:

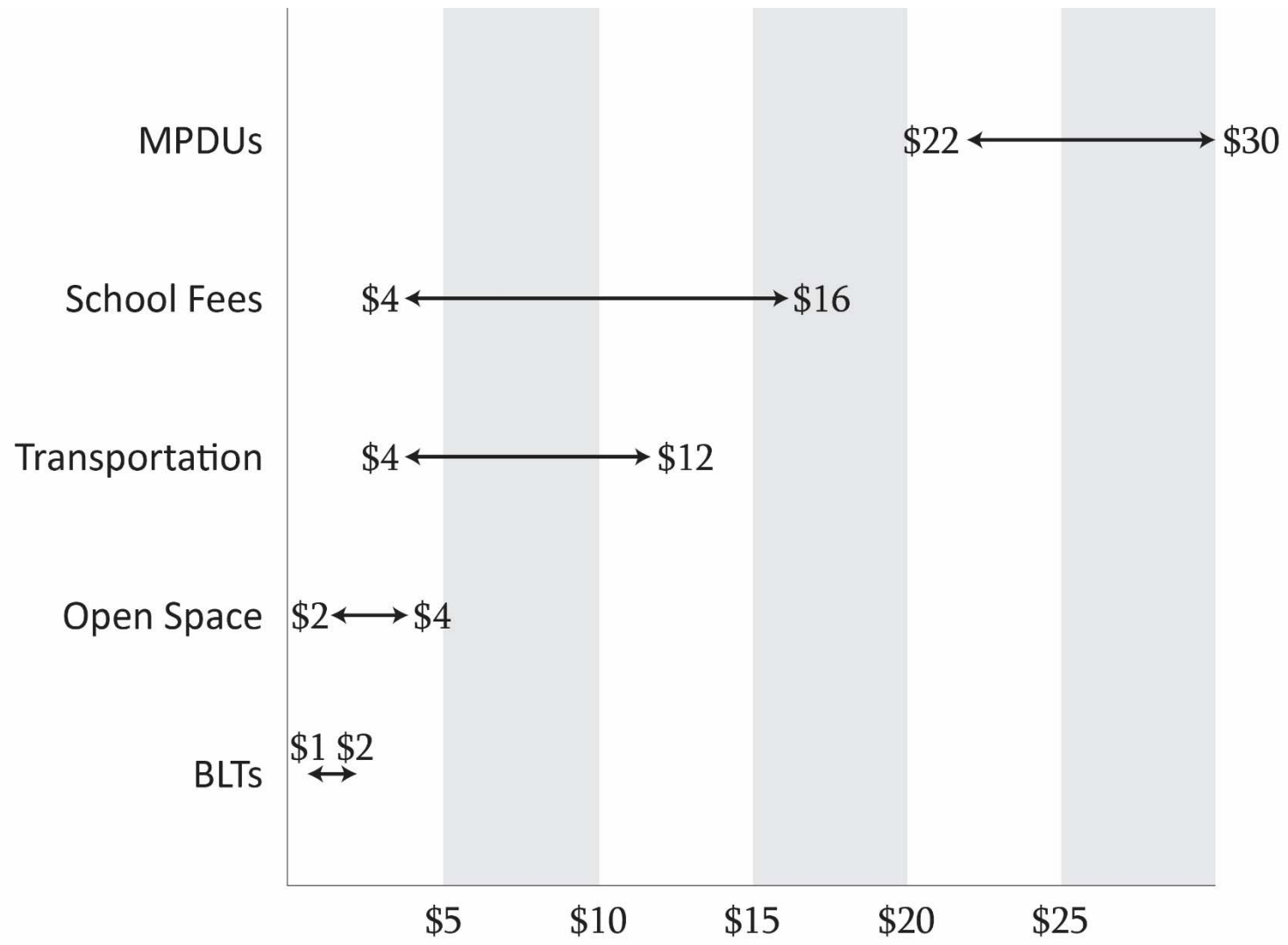
- Board may approve a project that exceeds the mapped CR density
- For the Board to approve a project with additional density it must find that no more than a total of 32.4 million SF has been approved
- Project receiving additional density must go to permit within 24 months of receiving site plan approval

# How Buildings are Approved in Bethesda

## HOW ARE BUILDINGS APPROVED IN BETHESDA?



# Cost of Typical Exactions (Sample)



# 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

# Around the Region

## 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.).



# Summary of the Plan

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-NCPPC 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

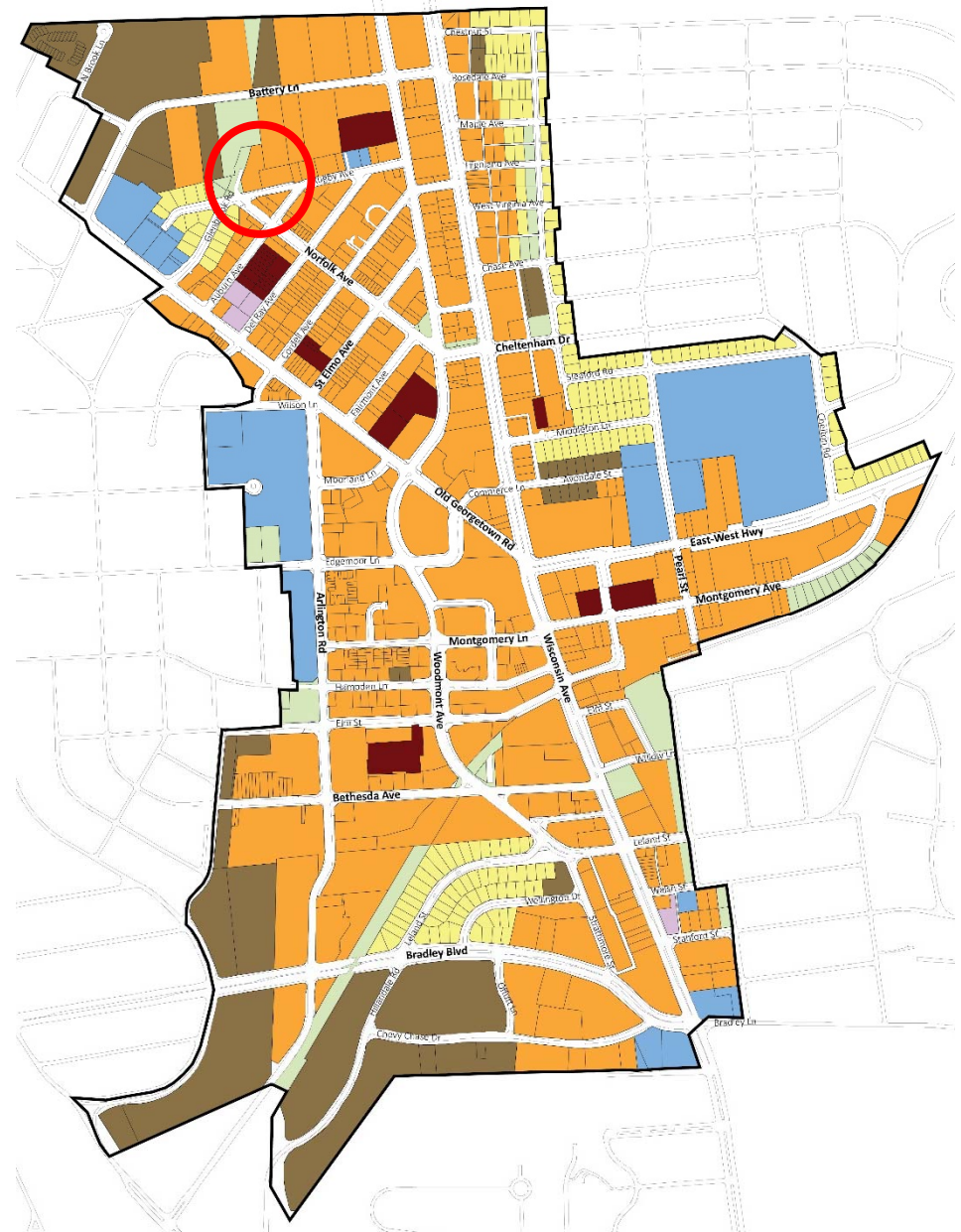
- Errata
- A complete zoning map with mapped densities and heights will be added to the Plan as an insert that folds out to a larger sheet size for readability.
- Request Planning Board approve Planning Board Draft of the Bethesda Downtown Sector Plan and vote to transmit to County Council and County Executive

# Errata

Figure 2.03, Page 27 -  
Recommended Land  
Use

Revised Legend for  
Figure 2.02:

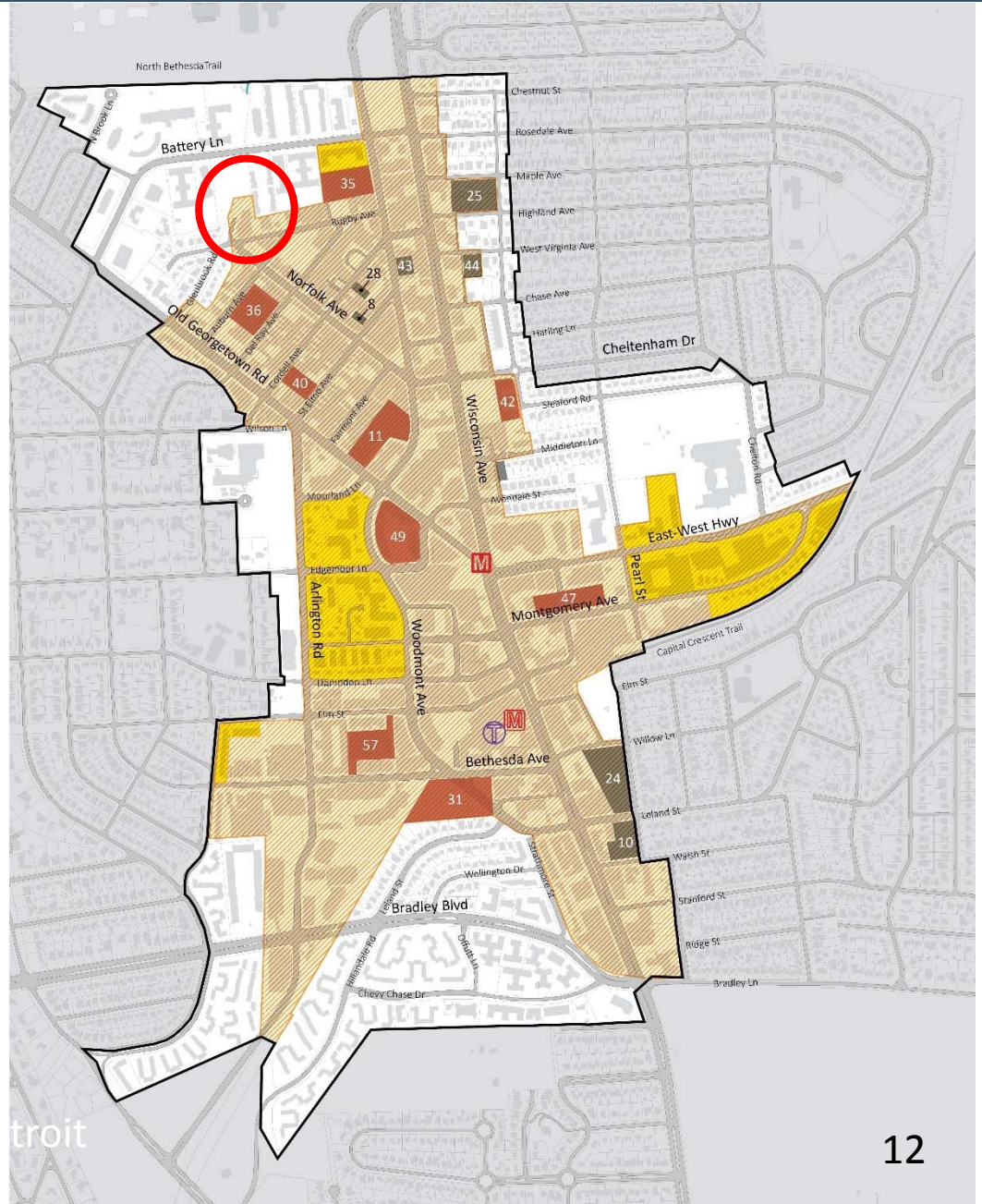
Removed “County  
Owned Parking  
Facilities” and  
replaced with  
“Parking Facilities”



# Errata

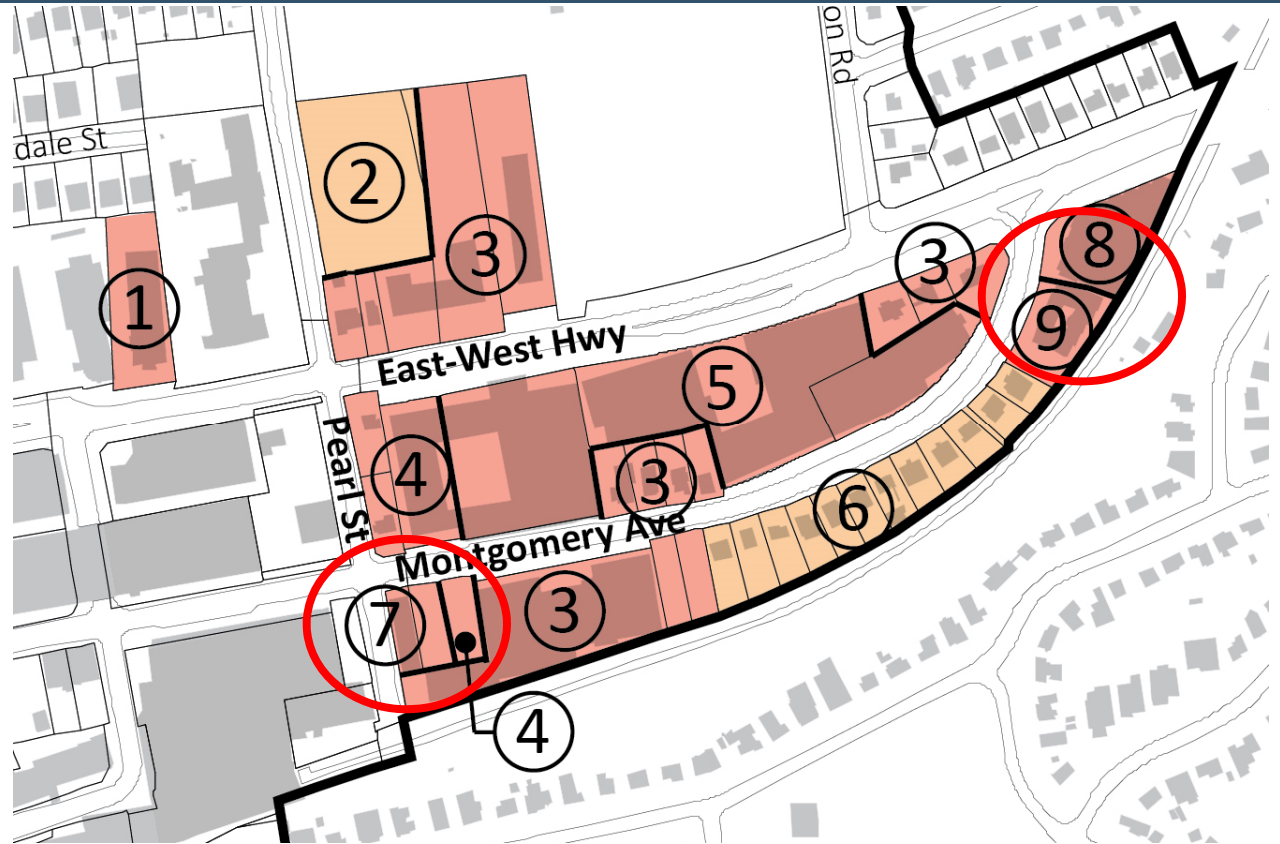
Figure 2.15, Page 58 –  
Parking Lot District  
Expansion

Include all of Lot 633.



# Errata

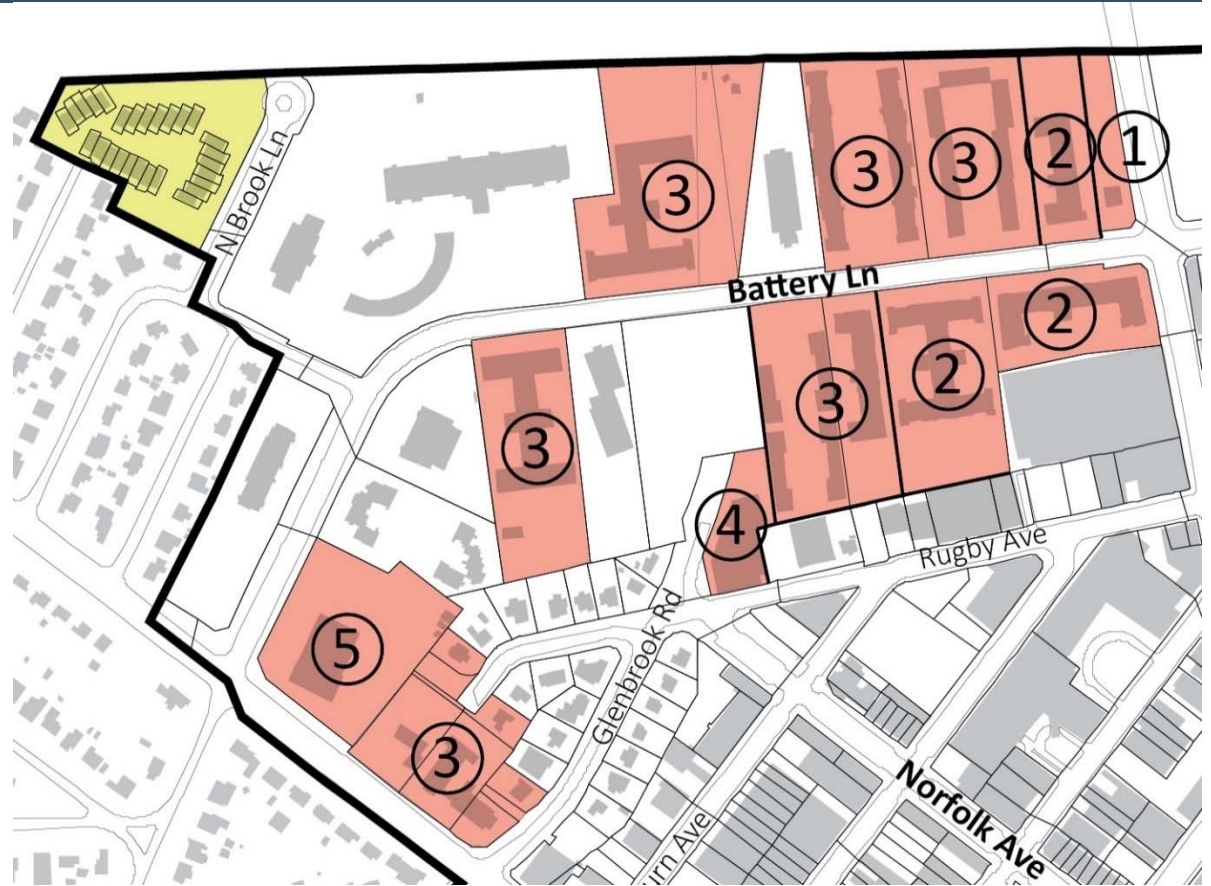
Figure 3.07, Page 117  
– Pearl District  
Recommended  
Zoning



- ④ CR 1.5, C-1.5, R-1.5, H-145
- ⑦ CR 3.0, C-3.0, R-3.0, H-145
- ⑧ CR 3.0, C-3.0, R-3.0, H-100
- ⑨ CR 1.5, C-1.5, R-1.5, H-60

# Errata

Figure 3.11, Page 125  
– Battery Lane District  
Recommended  
Zoning



④ CR 3.5, C-3.5, R-3.5, H-120 (equalized C and R)

# Errata

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

“If all or part of”

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 12.5 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-NCPPC, 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

Sending Site to be transferred, the owner of such a development must enter into a rental agreement to retain 30 percent of their existing affordable housing units, defined as 65 percent of area median income (AMI) or below, for 20 years.

- On a Historic/Community Resources 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, except in situations where a small increment of density is needed for operational purposes; the amount of density left on the site will be determined at the time of Sketch Plan.
- Density from a Priority Sending Site may be used at more than one receiving site. This rule addresses the likelihood that all of the density from a Priority Sending Site cannot be used at one receiving site.
- If all or part of an Open Space or Historic/Community Resources Priority Sending Site is dedicated to the M-NCPPC Montgomery County Department of Parks, it may qualify for public benefit points as a major public facility. However, if density is transferred off of a Priority Sending Site, the dedication of that site to the M-NCPPC Montgomery County Department of Parks does not qualify for public benefit points as a major public facility.
- Surface parking lots as an ultimate primary feature are not allowed on a Priority Sending Site that transfers its density.

Recommending an overlay zone is not the only way in which this Plan seeks to facilitate the transfer of density from Priority Sending Sites. This Plan also recommends that Open Space and Affordable Housing Priority Sending Sites be zoned to allow for development completely as residential or commercial development. These zones maximize the flexibility with which the density from such sites can be used at a receiving site.



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