



Bethesda Downtown Plan

community
identity

equity

habitat +
health

access +
mobility

water

energy +
materials



Work Session #7 | Planning Board, February 4, 2016

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Work Session Outline

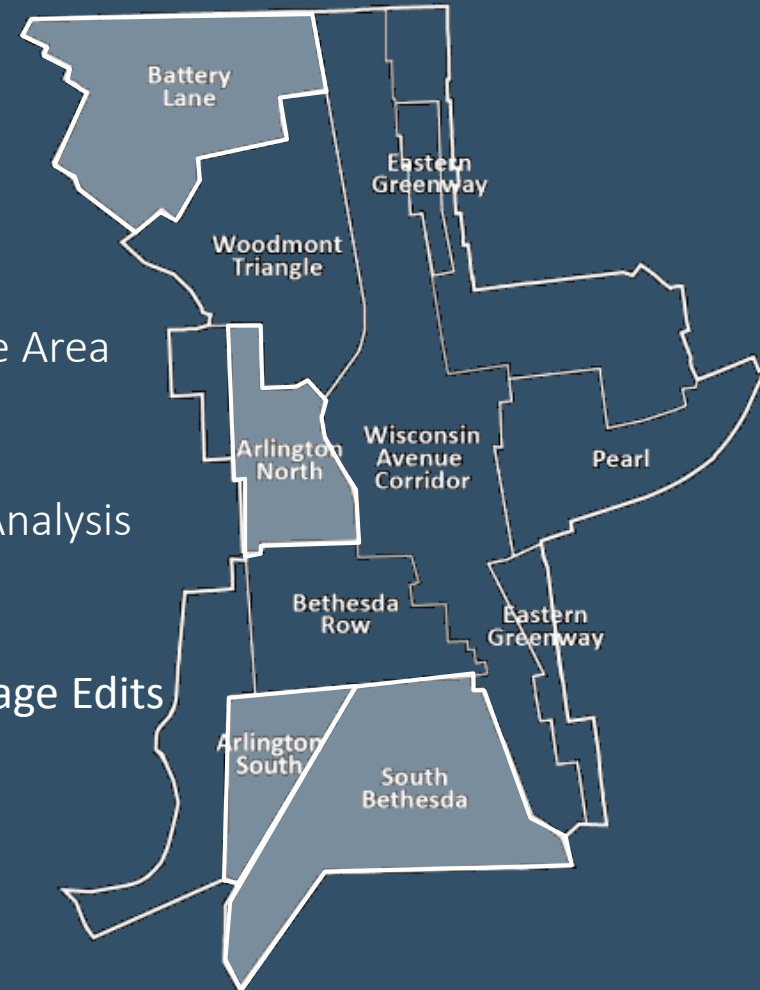
Work session #7 – **Zoning & Building Heights**
South Bethesda District

Work session #8 **Specific Elements of the Plan**
Parks and Open Space
Environment and High Performance Area

Work session #9 – **Zoning Wrap-up**
Density Tally and Building Heights Analysis
Economics

Work session #10 – Outstanding Items and Plan Language Edits

Work Session #11 – **Vote Out**



Density

Density Tally

| Bethesda Downtown Sector Plan | | |
|---|---------------------------------|---------------------------------------|
| Work Session Density Results as Recommended by the Board as of January 07, 2016 | | |
| 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 | | 141,345 |
| Arlington South | | 257,492 |
| Battery Lane | | 1,093,621 |
| Eastern Greenway | | 651,153 |
| South Bethesda | | |
| TOTAL | 91,188 | 2,964,716 |

Net added density = **2,873,528 SF**

Options:

A. Community Benefits Overlay Zone:

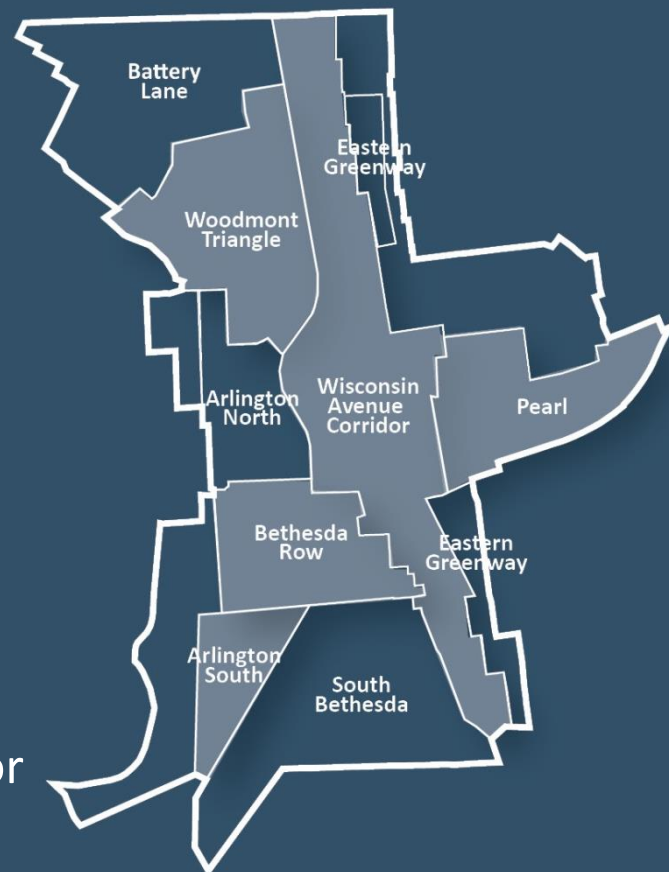
1. At sectional map amendment – every property becomes CR zone (per staff recommendations) and retains existing FAR as mapped today and receives an increase in height maximum.
2. Optional Method Project – Can apply to get a density bonus up to what it takes to fill the height assigned by:
 - Paying a Park Amenity Fee
 - Adhering to design review based on urban design guidelines
 - Provide a minimum of 15 % MPDU's
 - Provide __% below the minimum parking required by the zoning ordinance.

Overall sector plan density capacity is capped at 33 million square feet – once that threshold is reached, properties can only build to what they are mapped to.

B. May 2015 Public Hearing Draft:

Implementation - Overlay Zone

- Prioritize Plan Goals to include:
 - Parks and Open Space
 - Affordable Housing (Preservation and Redevelopment)
 - Environmental Innovation
 - Economic Competitiveness
- Accommodate future growth in targeted areas
- Use CR zoning to provide use flexibility and to tailor heights and densities.
- Identify priority sending sites to achieve Plan goals.



Great Transit
+ Walkability

Density
Averaging

Optional
Method Public
Benefits

High
Performance
Area

Design
Excellence

An aerial photograph of a city, likely downtown, with a semi-transparent blue overlay covering most of the image. The buildings are dense and varied in height. The text is overlaid on the left side of the image.

C. Equitable Distribution Option:

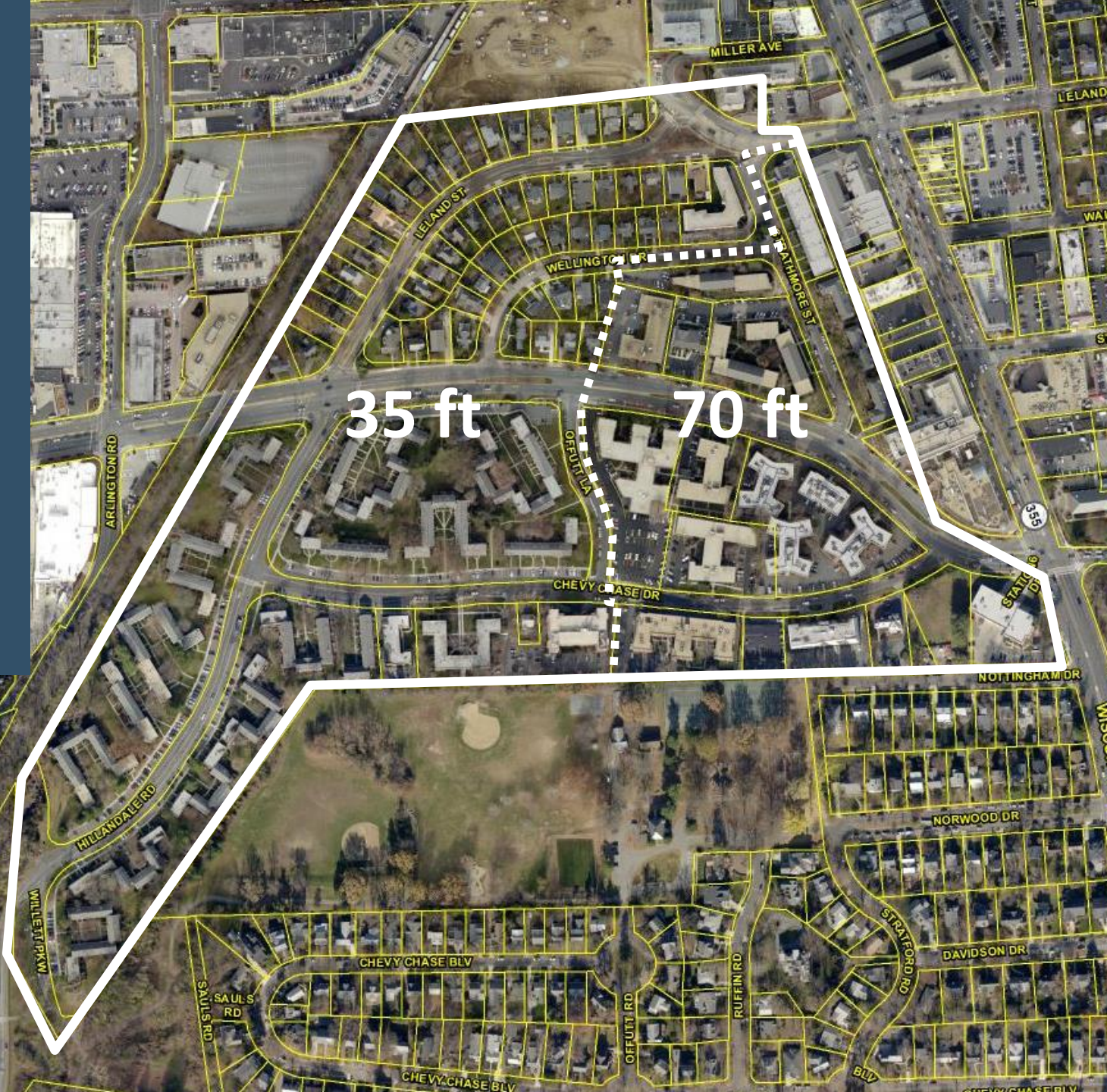
- Planning Board recommended density - cut the total increase by a certain percentage across the Plan to get to density cap proposed in the Public Hearing Draft.

District Character

South Bethesda District

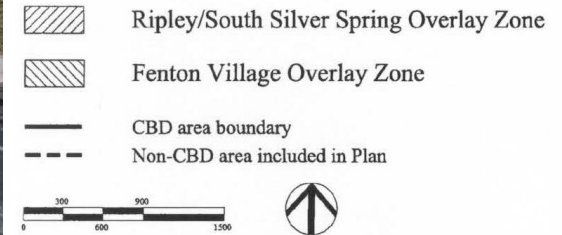
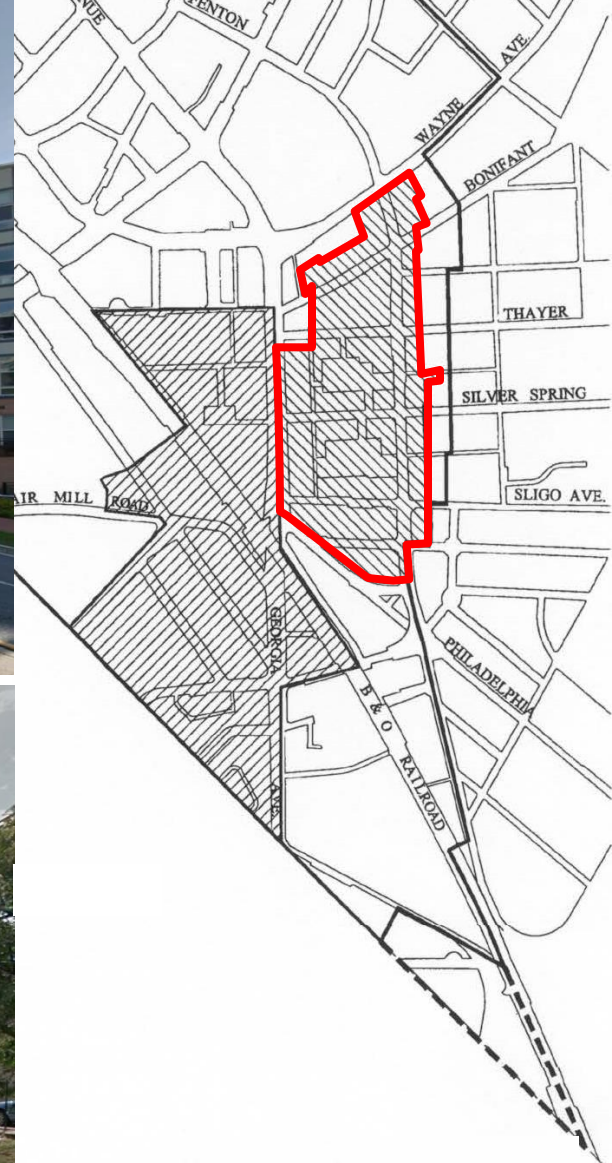
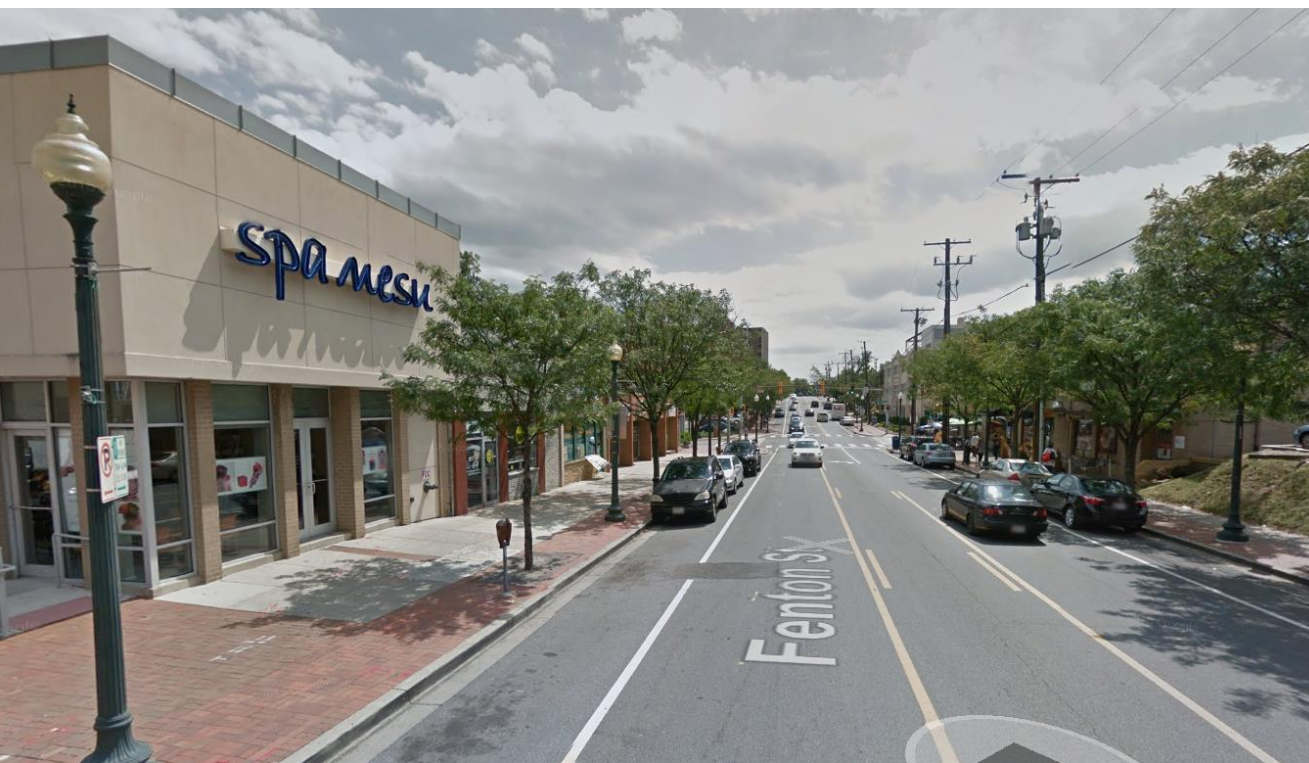


South Bethesda District



Edges

Fenton
Village
Overlay-
Height of
60T



Edges

Spring Street
Fenwick
Station

- 60 feet in height





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