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

<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>141,345</td>
</tr>
<tr>
<td>Arlington South</td>
<td></td>
<td>257,492</td>
</tr>
<tr>
<td>Battery Lane</td>
<td></td>
<td>1,093,621</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>91,188</td>
<td>2,964,716</td>
</tr>
</tbody>
</table>

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.
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.
South Bethesda District
Edges
Fenton Village Overlay - Height of 60T
Edges

Spring Street
Fenwick Station

- 60 feet in height