

**1. Purpose and Compatibility**

p.4 Purpose, add the following language:

These guidelines will ensure compatibility of new development with neighboring communities and enhance the quality of life for all residents in the area, including those inside and outside the downtown. The surrounding communities are not separate from downtown Bethesda, but closely connected to it. Therefore, the guidelines are intended to maintain and enhance the urban to neighborhood connections in a compatible way that will be successful for Downtown Bethesda and the surrounding communities.

**2. Guidelines Flexibility**

p.4 Guidelines Flexibility:

The Planning Board may approve alternative design approaches that better meet the intent of the design guidelines or make such a compelling contribution to the public ~~realm~~ interest as to justify departure from the guidelines.

**3. Projects with 25% or more MPDUs**

p.5 Design Advisory Panel add the following language:

Projects including 25 percent or more MPDUs provide an important public benefit and should be expedited through the DAP review process to the greatest extent possible.

**4. Neighborhood Local Streets Frontage Zone**

p.24, Section 2.1.7 Neighborhood Local Street Table 2.06:

C. Frontage Zone: 0 - 4 ft. ~~not recommended~~

**5. Tower Separation**

p.56 Alternative Treatments

Buildings below 120 feet, ~~or~~ with limited property width/depth or a site area less than a ¼ acre may reduce tower separation or consider party walls. If party walls are necessary, mitigate their visual impact with elements such as public art, lighting, texture and/or patterning that provide visual interest and are appropriate to the context and architecture of the building.

Where existing neighboring buildings ~~s-towers~~ are built to or close to the property line, new development should aim to achieve the total tower separation where possible. However, at a minimum, the new building tower levels should provide the separation distance indicated in *Guideline 2.4.6 A* from the side and rear property lines, except where building to the lot line could better address an existing blank wall condition.

**6. Tower Step-Back**

p.57 Alternative Treatments

These alternative methods particularly apply to buildings lower than 90-120 feet as noted in *Section 2.1 Street Types*, [sites less than a ¼ acre](#) or to sites with limited property depth from the street.

## 7. Additional Revisions

- p.28, *Section 2.1.9 Public Through-Block Connections and Trails* add the following Language: [Properties on a trail confronting a Residential Detached or Residential Townhouse zone should see the Montgomery County Code Chapter 59 Section 4.1.8 Compatibility Requirements for base height and upper floor step-backs.](#)
- p.32, *Section 2.1.10 Canopy Corridors*:  
C. Provide soil volumes for canopy trees of no less than 600 cubic feet, as recommended in the Sector Plan. [This volume may be achieved through amended soil panels, and where possible, utilize street tree panels for greater soil volumes.](#)
- p.46 *Section 2.3.3 Servicing, Access and Parking*, add the following guideline language:
  - [Design structured parking floors to be flexible for future retrofit to other uses where possible.](#)
  - [Ensure continuous tree canopy along service areas and lay-by areas to the greatest extent feasible.](#)
- p.51, *Section 2.4.2 Base: Building Placement*:  
Buildings taller than 200 feet that do not step- back the upper floors should have a build-to line of at least 20-30 feet.
- p.74, *Section 3.1.3 Farm Women’s Market Civic Green* add the following language under Building Design: [Building design guidelines listed here apply to new development adjacent to the south side of the Farm Women’s Market, not to development on the Farm Women’s Market site.](#)
- p.82, *Section 3.4 Eastern Greenway Districts*  
These parks are envisioned as destinations and pockets of larger green space along the edge of the downtown. Height limits and greenways [setbacks](#) will ensure compatibility, provide public open space, enhance connectivity and improve environmental quality.  
A. As recommended in the Sector Plan, provide a [building-setback from the curb for the greenway width](#) that is equal to or greater than the amount of building height proposed. The minimum greenway [setback width](#) is 35 feet.

## 8. Graphics Revisions

- p.11 Figure 2.01: Street Types
  - remove Strathmore extended
  - revise East Lane to Downtown Mixed-Use Street
  - revise Waverly Street to Neighborhood Local Street
  - revise Strathmore Street to a Neighborhood Connector
  - add note: [Several properties in the Plan area that front on Neighborhood Residential streets are designated for greenways, See Section 3.4 Eastern Greenway Districts for additional guidelines.](#)
- p.29 Figure 2.04: Public Through-Block Connections and Trails  
add Strathmore extended as a recommended public connection (ped/bike only)

- p.33 Figure 2.07: Recommended Canopy Corridors  
remove canopy corridor color from, one block of Leland Street and one block of Willow Lane  
inside the Town of Chevy Chase
- p.82 *Section 3.4 Eastern Greenway Districts*  
revise language: ~~Setback from Curb for~~ Greenway Width