





Bethesda Downtown Plan Design Guidelines, Planning Board Work Session #2

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Description

SUMMARY

After the July 13 Planning Board Work Session, staff received additional stakeholder and community feedback. This input along with direction from the Planning Board were incorporated into the Working Draft Revisions, Attachment A. These revisions will be presented and any outstanding issues will be discussed prior to the Planning Board vote.

DISCUSSION

Parks and Open Space

Section 2.2 Parks and Open Space has been attached for review with changes to reflect the discussion with the Board on July 13.

Coordination with other Applicable Plans

As is currently the process during regulatory review based on the Zoning Ordinance, all Commercial/Residential projects that apply for Site Plan review should substantially conform with three documents: *Bethesda Downtown Sector Plan*, *Bethesda Downtown Plan Design Guidelines* and *Bethesda Streetscape Standards*.

The current version of the Streetscape Standards is the 1992 *Bethesda Streetscape Plan: Approved Plan for the Metro Core District*. An update to this document is currently under development by a consultant hired and managed by the Planning Department. These standards needed to be comprehensively updated to align with the goals of the Sector Plan and Design Guidelines, integrate current best practices and to address all streets within the Sector Plan Area, including those beyond the Metro Core. The document will include details for streetscape elements such as planting, paving, lighting and furnishings.

Another relevant document under development through the Montgomery County Department of Permitting Services is the *Montgomery County Outdoor Café Seating Guidelines*. This document is currently in draft form and was presented to the Planning Board in March of this year. These Guidelines

apply to business owners acquiring a Montgomery County Department of Permitting Services (DPS) permit for an outdoor café seating area within the public right-of-way. These requirements do not pertain to outdoor cafés on private property unless a portion of the right-of-way is needed to support the outdoor café and/or accessibility. This permit application does not come to the Planning Board for approval if it is for an existing building or standard method project that does not have Site Plan review. In these cases, the minimum Clear Pedestrian Zone dimension outlined in the Café Seating Guidelines, 6 feet, would apply.

ATTACHMENTS

- A. Working Draft Revisions
- B. Section 2.2 Parks and Open Space Working Draft
- C. Stakeholder and Community Correspondence