



Bethesda Downtown Plan Implementation Guidelines, Planning Board Work Session #1



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Description

SUMMARY

This work session will present the draft *Bethesda Downtown Plan Implementation Guidelines* (“Implementation Guidelines”), which provide technical guidance for the implementation of certain elements in the 2017 *Bethesda Downtown Sector Plan* for Optional Method projects within the Bethesda Overlay Zone (BOZ).

DISCUSSION

The May 2017 *Bethesda Downtown Sector Plan* includes several concepts and provisions that uniquely impact the review of Optional Method development applications in the BOZ. The Implementation Guidelines:

provide direction, specific guidance, and address situations that are not specifically addressed in the Sector Plan, Design Guidelines, Subdivision Staging Policy, or other county policies. These Guidelines, once approved by the Planning Board, should be considered when making Site Plan findings for substantial conformance, as stated in 59.7.3.4.E.2.g. of the Zoning Ordinance. (p. 6)

The Implementation Guidelines provide technical direction and examples for three main elements:

- Procedures: explain the roles and processes for the Monitoring and Tracking Program, the Implementation Advisory Committee (IAC), and the Design Advisory Panel (DAP)
- Bethesda Overlay Zone: discuss the implementation of BOZ density; Park Impact Payments; Building Heights; Moderately Priced Dwelling Units (MPDUs); FAR Averaging; Public Open Space; Development Procedures; and Public Benefit Point Calculations
- Urban Green (Green Cover): clarify details and examples.

The guidance for Public Benefit point calculation for BOZ projects supersedes the *Commercial/Residential and Employment Zones Incentive Density Implementation Guidelines*. The Implementation Guidelines also take into account the most recent changes to the MPDU law. The Bethesda IAC has also reviewed the draft Implementation Guidelines, which reflect their comments.

STAFF RECOMMENDATION

Approve the Implementation Guidelines for use in reviewing development applications.