

**BETHESDA DOWNTOWN PLAN MINOR MASTER PLAN AMENDMENT  
PLANNING BOARD WORKSESSION 2**

**Description**

Worksession to address Planning Board comments made during the December 12 worksession. Staff recommends approval of the Public Hearing Draft with any modifications as the Planning Board Draft for transmittal to the County Council and County Executive.



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## MASTER PLAN INFORMATION

### Topic

Bethesda Downtown Plan Minor Master Plan  
Amendment Planning Board Worksession 2

### Date

December 12, 2024

### Lead Planner

Elza Hisel-McCoy

### Planning Division

Downcounty Planning

### Staff Contact

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## INTRODUCTION

The Bethesda Downtown Plan Minor Master Plan Amendment (MMPA) recommends technical updates to the 2017 *Bethesda Downtown Plan* – including elimination of the existing development cap – to improve implementation of recommendations related to new parks, transportation infrastructure, a new recreation center, affordable housing, and more within a Plan Area of roughly 450 acres.

During the first worksession, on December 12, staff presented an overview of the testimony and worked with the Planning Board to make any changes to the Public Hearing Draft MMPA the Board deems necessary. Commissioners requested specific recommendations to be modified and the second worksession will address these.

## SUMMARY OF PLANNING BOARD COMMENTS TO ADDRESS

The Planning Board requested refinements of recommendations related to:

- Veteran's Park
- park funding
- tree canopy
- additional analysis
- interim uses at planned parks
- Park Impact Payment (PIP) Reduction
- Height Incentive Area.

The Planning Board may also raise any additional issues.

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## **RECOMMENDATION**

Staff recommends approval of the Public Hearing Draft of the Bethesda Downtown Plan Minor Master Plan Amendment as the Planning Board Draft of the Bethesda Downtown Plan Minor Master Plan Amendment, including any changes directed by the Planning Board during the worksession, and transmittal of the Planning Board Draft to County Council and the County Executive.

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## **ATTACHMENTS**

Attachment A – Powerpoint Presentation for Worksession 1, December 12, 2024