

## MINUTES OF THE LAND USE COMMITTEE MEETING 2-23-17

The meeting was held at 7 pm in the Town Hall. Present were Craig Brooks and Dedun Ingram, co-chairs; Tom Collins, Kathy Flaxman, Rod Henderer, Eric Murtagh, Stuart Sessions; and Barney Rush, Council liaison.

Minutes of the January 17, 2017 meeting were approved as circulated.

Curb Cut Ordinance: Copies of the revised version were circulated. Consensus was that it is ready to go to the Town Council for action.

Bethesda Downtown Plan (BDP): Barney updated the committee on various developments. A letter with key Town positions has been sent to the County Council; Dedun will circulate a copy to members. (

Design Guidelines: Committee members have been reviewing guidelines from other municipalities to look for ideas that could be applicable locally. Dedun has started a spreadsheet to organize feedback. Most guidelines are very general but Rod noted that Toronto's are quite specific and in his view excellent. Committee members were asked to continue to look for specifics that would apply to Bethesda and our relationship with development there.

Building heights: The Town has asked for reduction of the height for the Jaffe, Bernstein, and Sport & Health club properties. Even with the requested height reductions, the buildings will be tall and some mitigation through design guidelines is desirable. LUC is considering such measures as stepback towards the Town, tower separation

Building stepback: LUC had earlier discussed the pros and cons of having either a 45 degree angle or 30 degree angle run from the Bethesda boundary towards Wisconsin Ave. with a requirement that the buildings fronting on Wisconsin could not build above this plane. Rod noted that this would not result in lower the heights of buildings along Wisconsin Ave. west of the Town, due to the depth of lots here, but might affect development abutting East Bethesda.

Greenways: The Town is requesting that greenways be mandatory (not optional), with a 35-foot minimum width, and offering an additional foot of building height for each foot of additional greenway width. LUC considers that specifications for greenways should be in the Bethesda Overlay Zone so they are enforceable.

LUC believes that some of these guidelines should become part of the Bethesda Overlay Zone so they are enforceable; others can remain as looser design guidelines that come into play when a project is reviewed by the Planning Board.

### Possible Design Guidelines:

- Location of loading docks/mechanical equipment/dumpsters/service entrances: internal to the property or on a side street not facing residential neighborhood.
- If parking lots become parks: No garage entrances/loading docks/etc. facing the parks. Encourage restaurant patios facing parks to improve activation.
- Building heights and spacing for light/air/sky: Minimum spacing between towers of 75 feet (would mean 37.5 foot setback on each property)
- Lighting?
- Noise? Venting?
- Trees?

Continuing BDP Process: The Bethesda Overlay Zone Zoning Text Amendment (ZTA) comes last. The LUC will continue to draft recommendations for the Town Council regarding Design Guidelines for the ZTA and guidelines to be used by the Planning Board in site plan review.

Dedun will write up our recommendations and circulate.

The meeting adjourned at 9:08 pm.

Next meeting is scheduled for Thursday, March 23, 2017 at 7 pm.