

**Town of Chevy Chase
Long Range Planning Committee
Monday, June 10, 2019
7:00 pm, Town Hall**

Attendees: Pat Burda, Dedun Ingram, Deborah Vollmer, John Freedman, Karen Elkins, Tina Coplan, and Joel Rubin (Council liaison)

1. Review of minutes: Action on the March 21, 2019 meeting minutes was deferred.

2. Discussion of current downtown Bethesda projects: Four building projects and the County's tracking system were briefly reviewed, including:

a. *7000 Wisconsin Avenue:* The initial design for this parcel of three adjacent lots, which currently house retail outlets, was rejected by the Design Advisory Panel. Issues include setbacks from the sidewalk, step backs in the upper part of the building, tower separation, and the configuration of an alley behind the property. Both CBAR and the Town have sent letters with objections to the Planning Board, who will be reviewing the project's sketch plan in July.

b. *7340 Wisconsin Avenue:* The developers of this long-vacant lot at the western corner of Wisconsin Avenue and Montgomery Avenue (formerly an Exxon station) postponed a community meeting about site development, so no recent and reliable information was available..

c. *7316 Wisconsin Avenue:* Plans for this parcel, formerly the Bank of America building, located on the west side of Wisconsin between Hamden Lane and Elm Street, include a 250-foot building (primarily residential). Issues include the lack of green scape and the proposed use during construction of one lane of Wisconsin Avenue for pedestrians (sidewalk will be used for construction staging). A proposal has been submitted to the Design Advisory Board, but it is unclear when a sketch plan will be submitted to the Planning Board. However, current tenants are being moved out now through the end of the year, implying an aggressive development time line.

d. *Farm Women's Market:* Following a consultation with the Historic Preservation Commission which objected to moving the market building and to locating the underground parking garage under the FWM site, the developers are revising their plans, reportedly with a view toward submitting a new sketch plan to the Planning Board in September. The Town will continue to follow plans for this project.

e. *Implementation of the Bethesda Downtown Sector Plan (BDP):* The Planning Board has instituted a Monitoring and Tracking web page to report on development in Bethesda in terms of building square footage, BOZ density, the

PIP. See <https://montgomeryplanning.org/planning/communities/area-1/bethesda-downtown-plan/bethesda-downtown-development-tracking/>). The web page should include annual monitoring reports, although a draft report for 2019 has apparently been removed from the web site and is not yet available. An important activity for the 2019 – 2020 LRP will be scrutinizing the tracking effort for accuracy and conformance to the approved BDP.

3. Montgomery County update of the “General Plan”: In 1964, Montgomery County instituted a “General Plan” as an overarching outline for County growth and land use planning. The basic idea was to map out “wedges and corridors” in order to channel growth along major roads, while preserving wedges of open space, farmland, and low-density residential uses. A General Plan Update for the next ~ 30 years is now beginning (“Thrive Montgomery”, see <https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/>). To date, this initiative has not had much activity, but the LRP will monitor this effort during the upcoming year.

Action items: Pat Burda announced that she will be stepping down as Chair of the LRP. The LRP will not meet in July or August.

The meeting was adjourned at 8:25 pm.