**BETHESDA SECTOR PLAN**

**Maryland National Capital Park and Planning Commission**

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<http://montgomeryplanning.org/wp-content/uploads/2016/12/BDP-Planning-Board-Draft_lowres2.pdf>

**Six Sustainability Performance Areas**

1. **Access and Mobility**

* **Goals:** 
  + Enhance roadway accommodation of all users
  + Reduce vehicle miles travelled
  + Increase the use of non-auto driver travel
  + Expand bicycle network
* **Recommendations**
  + Implement new transit alternatives
  + Improve circulation system
  + Improve pedestrian safety, walkability, and connectivity
  + Expand bicycle network & connectivity

1. **Equity**

* **Goals:** 
  + Prioritize affordable housing opportunities
  + Retain mix of economies and age diversity/ avert displacement
  + Provide public facilities to meet the human service, recreation, security, educational needs of the community
  + Encourage flexibility in space and programming to adapt to future needs
* **Recommendations**
  + Incentivize expanded affordability for housing
  + Preserve existing, market-rate housing where possible
  + Promote a diversified mix of housing options through mixed-use and multifamily residential zoned development
  + Assure that schools provide adequate capacity
  + Preserve existing single-family neighborhoods in and around the Sector Plan area
  + Maintain and enhance the quality of housing through County Design Excellence
  + Support live/work opportunities

1. **Community Identity**

* **Goals:** 
  + Retain and improve neighborhood identity and character
* **Recommendations**
  + Retain recognizable and unique urban design through design excellence, public art, gateways
  + Promote quality buildings & compatibility
  + Promote a pleasing pedestrian experience
  + Provide walkable access to transit options, public green space, shopping and entertainment
  + Accommodate opportunities for creative placemaking to activate the streets and open spaces
  + Enhance the primary links between Bethesda’s established centers of activity and major transit nodes

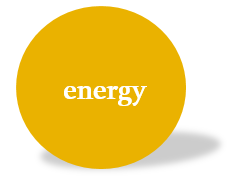
1. **Health and Habitat**

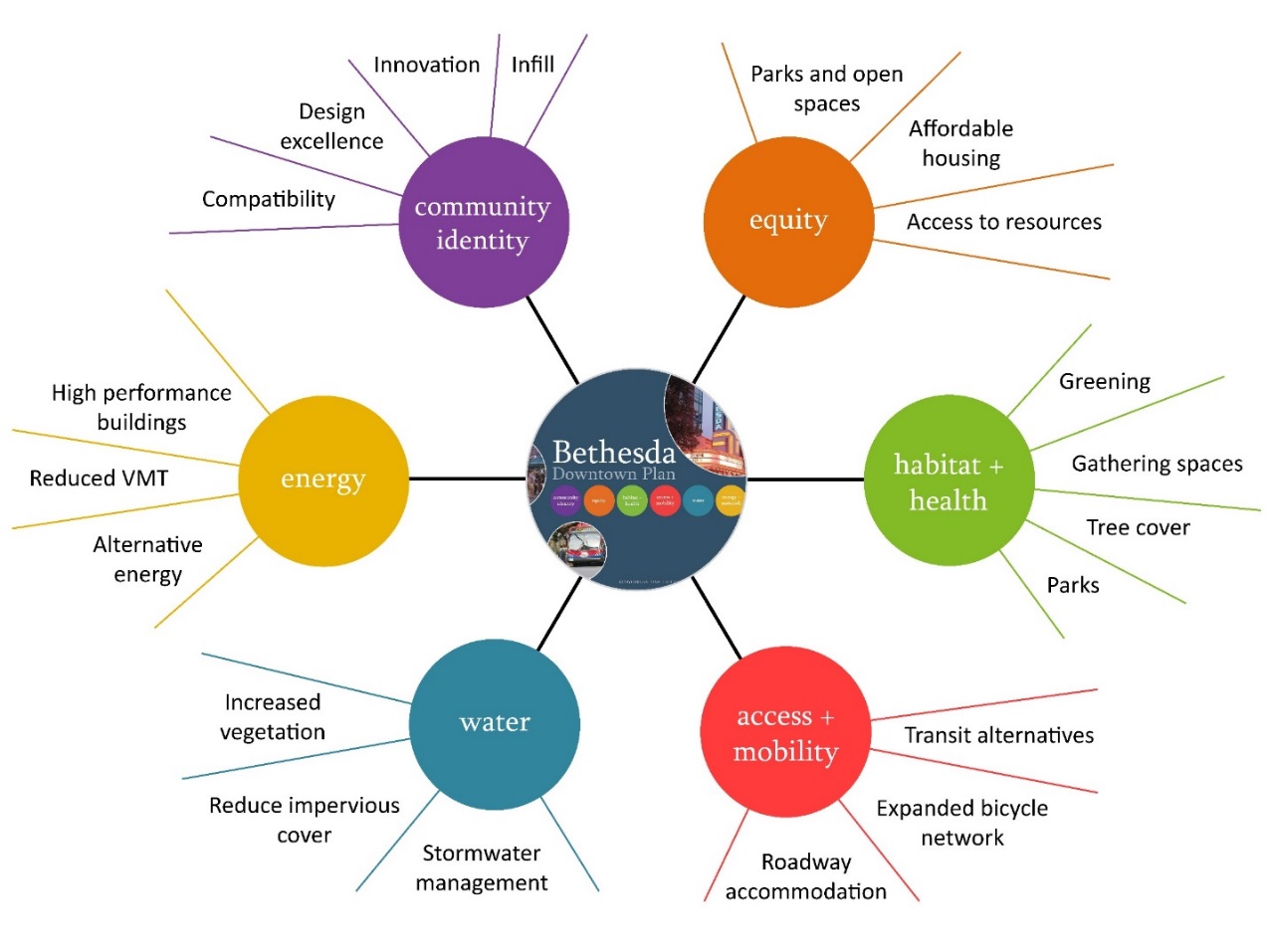
* **Goals:** 
  + Increase parks, open space, civic green, and recreation areas
  + Improve community health and well-being
  + Reduce Heat Island Effect
  + Link green spaces creating green connected corridors
  + Increase biodiversity
  + Increase nesting, breeding, foraging, and brooding options for wildlife
* **Recommendations**
  + Expand park and open space networks
  + Plant native and locally adaptive species to reduce water demand and improve nesting, foraging, and brooding availability
  + Provide additional street tree planting, site and open space canopy cover
  + Provide 35% greenspace on private property

1. **Water**

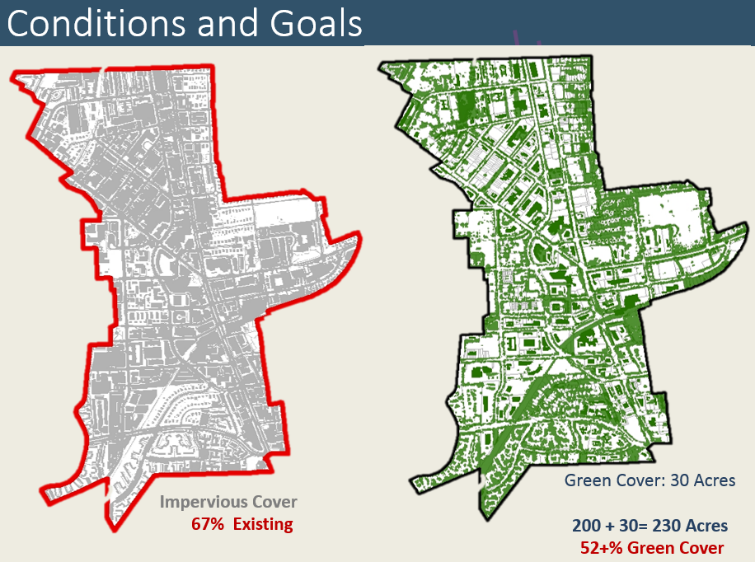
* **Goals**
  + Reduce untreated stormwater runoff to improve water quality
  + Reduce water use through conservation measures
* **Recommendations**
* Integrate low impact development strategies for stormwater management on all redevelopment sights
* Integrate stormwater management within the right-of-way where feasible without displacing bicycle network
* Promote the use of intensive green roofs on redevelopment properties
* Provide environmental site design on sidewalks and right-of-way where practical
* When feasible, exceed the County’s minimum stormwater treatment requirement

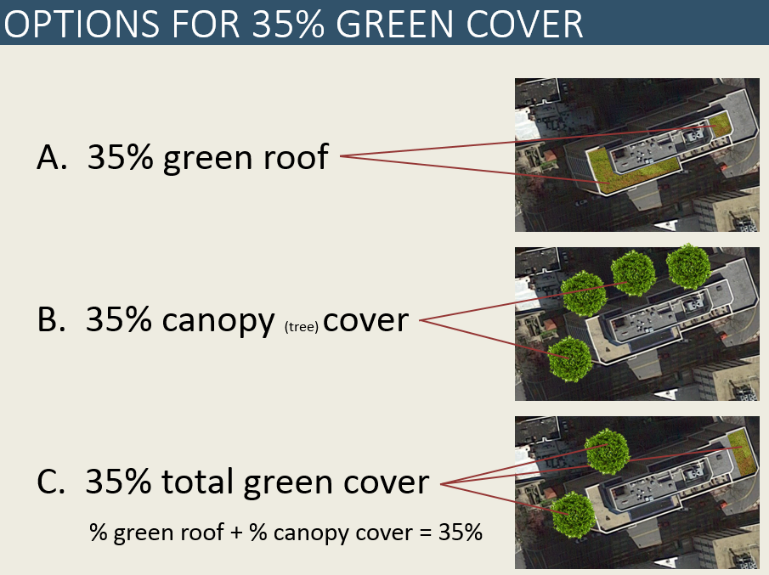
1. **Energy**

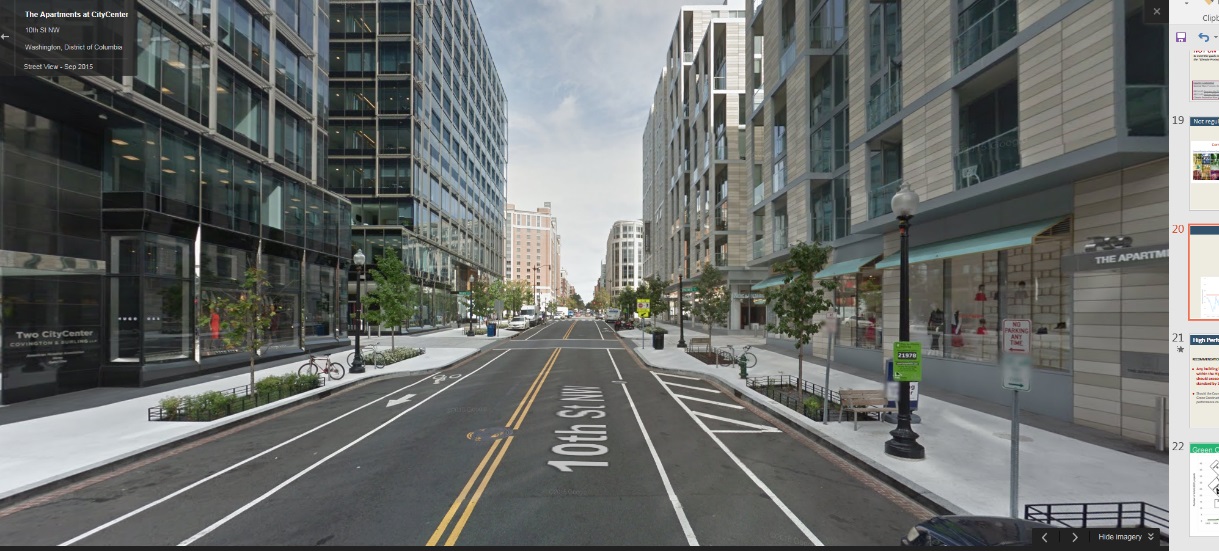
* **Goals:** 
  + Improve building energy efficiency and reduce energy demand
  + Reduce demand of non-renewable resources
  + Reduce vehicle miles travelled
* **Recommendations**
  + Exceed the County’s minimum ASHRAE 90.1 energy standard or other codes that replace ASHRAE in the future
  + Optimize whole building design
  + Maximize use of alternative energy systems to supply a portion or all of a building’s energy demand
  + Use renewable energy

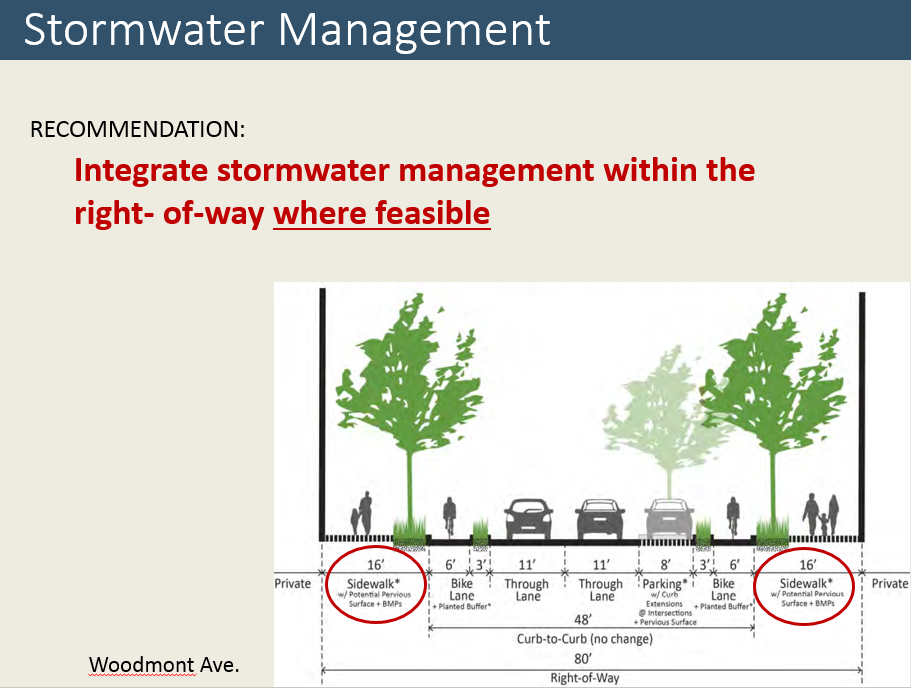


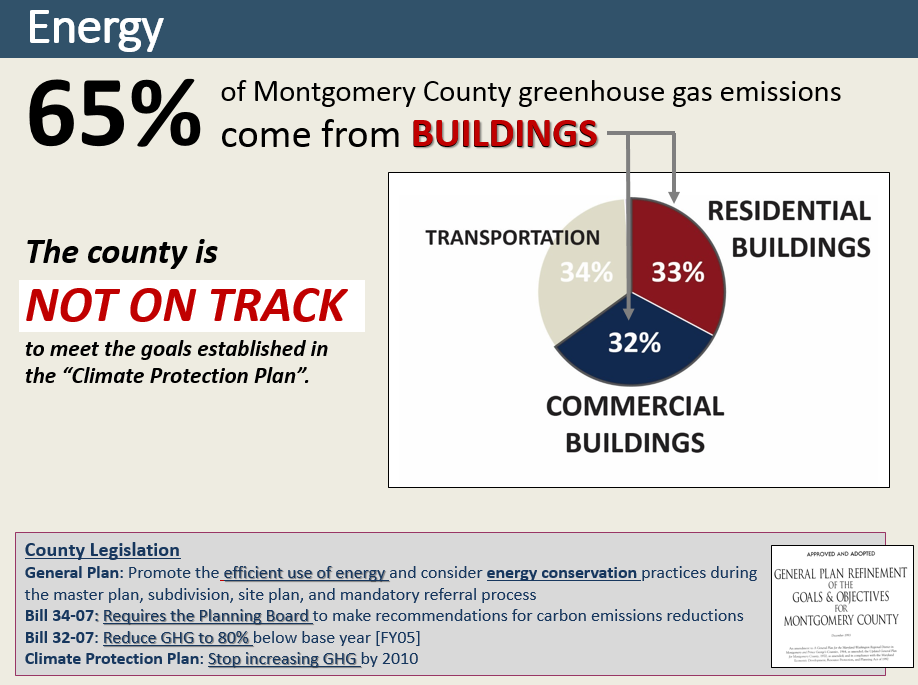
Some of the Most Challenging Recommendations



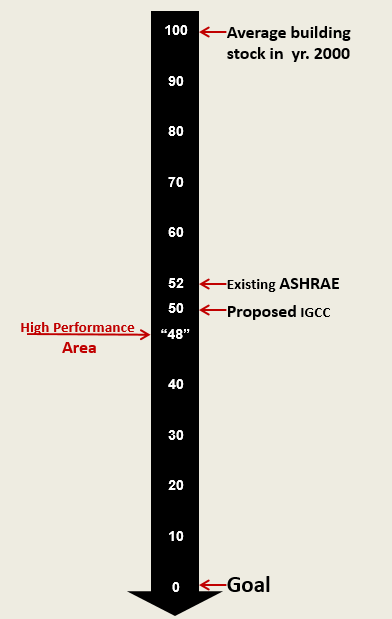


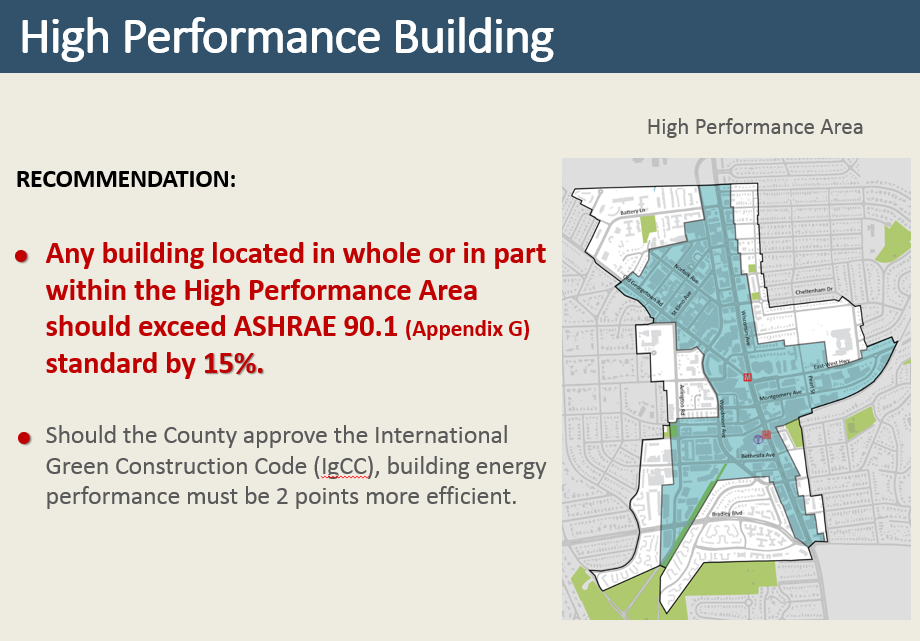


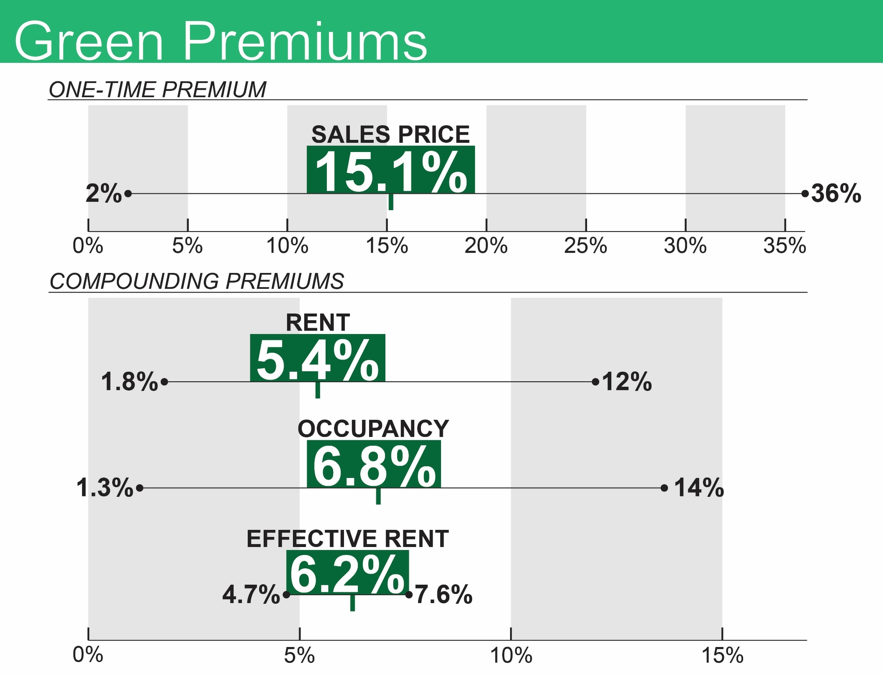




High Performance Building Recommendation







Financial benefits of

green buildings