



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, April 3, 2014, at 9:12 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:40 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson and Amy Presley. Commissioner Norman Dreyfuss was necessarily absent.

Items 1 through 5 are reported on the attached agenda.

The Board recessed for lunch at 11:00 a.m. and to take up Items 6, 7, and 12 in Closed Session.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:15 a.m. in the 3rd floor conference room, on motion of Vice Chair Wells-Harley seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto, and Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with counsel to obtain legal advice.

Also present for all or part of the Closed Session were Associate General Counsels Donna Calcote, Nicholas Dumais, Carol Rubin and Christina Sorrento of the Legal Department; Director Gwen Wright, Deputy Director Rose Krasnow, David Anspacher, Thomas Autrey, Lawrence Cole, Marc DeOcampo, Robert Kronenberg, John Marcolin, Tina Schneider, Melissa Williams of the Planning Department; Director Mary Bradford, Deputy Director Michael Riley, Brooke Farquhar, John Hench, Dan Hertz, Charles Kines, Judie Lai, and Mitra Pedoeem of the Parks Department; and Tomasina Ellison of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff, Planning Department staff, and legal counsel to the Board regarding the proposed Montgomery County Park and Planning new headquarters building in Wheaton; received briefing and advice from legal counsel regarding Platt Ridge Drive traffic safety matters; and also received briefing and advice from legal counsel regarding the Purple Line project.

MCPB, 4-3-14, APPROVED

The Planning Board reconvened in the auditorium at 1:17 p.m.

Items 8, 9, 11, and 10, discussed in that order, are reported on the attached agenda.

Commissioner Presley left the meeting at 5:30 p.m. after discussion of Item 11.

There being no further business, the meeting was adjourned at 5:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 10, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, April 3, 2014
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Resolutions submitted for approval.**

***B. Record Plats**

Subdivision Plat No. 220080420, Hendrix addition to Fairway, Section 4

R-60 zone, 5 lots; located in the southeast quadrant of University Boulevard and Brunett Avenue; Four Corners Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131360, Churchill Town Sector Germantown

Road Dedication for Century Boulevard/Crystal Rock Drive; located at the intersection of Dorsey Mill Road and Century Boulevard; Germantown Employment Area Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220140810, The Towns at Germantown Park

RT-12.5 zone, 33 lots, 6 parcels; located in the southeast quadrant of the intersection of Woodhouse Road and Longford Glen Drive; Germantown Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220141130, Clarksburg Village

Road Dedication for Little Seneca Parkway; located on the east side of Frederick Road (MD 355), 950 feet south of Running Brook Drive; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 3-0

Nay:

**Other: ANDERSON TEMPORARILY ABSENT
DREYFUSS ABSENT**

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

~~Approval for Granby Woods~~

REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board Agenda.

***D. Approval of Minutes**

Minutes of February 27 and March 6, 2014

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON TEMPORARILY ABSENT
DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of February 27, 2014, and March 6, 2014, as submitted.

2. Roundtable Discussion

A. Parks Director's Report

B. 1. Operating Funds Seven-Month Financial Report Including Projections to June 30, 2014.

2. Enterprise Funds Seven-Month Financial Report Including Projections to June 30, 2014.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Parks Director's Report – Parks Department Director Mary Bradford discussed the condition of the County's recreational fields following recent weather events, stating that public access has been suspended in an attempt to prevent further turf damage. Ms. Bradford presented an update of Parks Department activities and projects, which included an update of the Ovid Hazen Wells Recreational Park Master Plan. The Brookside Gardens Butterfly Show has been cancelled this year as a result of renovations taking place at the Visitors' Center. Carroll Knolls Local Park, a new resource located on Georgia Avenue, will open on April 26, 2014. Also, an active shooter demonstration conducted by the Park Police was held at the Cabin John Ice Rink on March 12, 2014, and another session will be held at the Wheaton Ice Rink on April 29, 2014. Following inquiry from the Planning Board regarding upcoming Earth Day activities, Ms. Bradford stated that the entire month of April has been dedicated to cleanup events such as Sweep the Creek at Sligo Creek Parkway. Earth Day events are daily throughout the County during the entire month of April.

Operating Funds Seven-Month Financial Report Including Projections to June 30, 2014 - Secretary-Treasurer Joseph Zimmerman discussed the revenue budget for the County and stated that revenue collection was strong and indicators suggest that the budget projections will be achieved. The Administrative budget is slightly lower than projected but has been offset by projected expenditure savings. The overall administrative fund balance will increase, creating a surplus. Mr. Zimmerman also discussed the Park Fund budget, stating that although expenditure savings are projected to be at approximately \$1.2 million, spending is projected to be above budget, in large part due to higher than expected hazardous material abatement, and the use of contracted services due to unfilled staff vacancies.

Following Mr. Zimmerman's presentation, the Board discussed County Bonds Sales.

2. Roundtable Discussion

CONTINUED

Enterprise Funds Seven-Month Financial Report Including Projection to June 30, 2014 - Enterprise Chief Christine Brett presented an update of net profit for County golf courses, ice rinks, tennis facilities, event centers, and park facilities. Also discussed was the impact of lost revenue resulting from the temporary closure of the Brookside Gardens Visitor's Center during renovation.

The Board inquired about the County's tennis facilities and the level of community use.

*3. 4990 Fairmont Avenue: Site Plan No. 820140060

CBD-2 zone, 0.53 acres, Mixed-use development for up to 72 multi-family dwelling units and 7,000 square feet of non-residential; located on Fairmont Avenue at the southeast intersection with Old Georgetown Road, Bethesda CBD Sector Plan

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **Approved staff recommendation for approval, subject to revised conditions, as stated in the attached adopted Resolution.**

Planning Department staff offered a multi-media presentation and discussed the proposed site plan application request for a 0.53-acre property located on Fairmont Avenue in Bethesda. The

proposed redevelopment project is an urban infill in the Woodmont Triangle and is located within the Bethesda Central Business District (CBD) Sector Plan. The Planning Board previously approved the Project Plan and Preliminary Plan for this project on April 4, 2013. The proposed mixed-use redevelopment would include 72 multi-family dwelling units, of which up to 12 would be designated as Moderately Priced Dwelling Units (MPDUs), retail space, and 118 garage parking spaces. The proposed building would include an artist incubator space as well as private amenities such as a community center, an outdoor sitting area, and a fitness center. Staff stated that the proposed redevelopment is compatible with surrounding developments in the immediate area with heights up to the recommended maximum of 174 feet. Staff also discussed revised Conditions of approval for the proposed redevelopment.

Mr. Robert Dalrymple, attorney representing the applicant, discussed the revised noise level recommendation for the proposed open rooftop space.

Following the Planning Board's inquiry regarding environmental noise levels, staff stated that the noise level study attenuated to 65 decibels (dB), which is standard and is used as a baseline for urban development. Staff also stated that this standard attenuation is being reconsidered for evaluation because it is unattainable as open spaces are subject to environmental factors.

The Board agreed to relieve the applicant of the noise level condition for the project. There followed extensive discussion regarding the proposed design features.

***4. Country Club Village: Preliminary Plan No. 120140040**

R-60 zone, 0.49 acres, Re-subdivision of one parcel into one lot located at 6311 Wynkoop Boulevard, approximately 350 south of the intersection with Winston Lane, Bethesda-Chevy Chase

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval, subject to conditions, as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed the proposed preliminary plan application for a 0.49-acre property located on Wynkoop Boulevard in Bethesda. The applicant is requesting approval to subdivide one parcel into one one-family lot, as well as a variance to remove two specimen trees. A previous request for approval by the applicant to subdivide the parcel into two lots was denied by the Planning Board in 2012, with cited reasons including steep slopes, soil

erosion, and protection of specimen trees. The current request for subdivision is in compliance with the Master Plan and Forest Conservation Plan. Staff also discussed stormwater management provisions.

The Board discussed the proposed stormwater management plan.

Ms. Jane Mahathre, member of the applicant's team, offered comments.

5. Design Guidelines for the Approved and Adopted Long Branch Sector Plan

Staff Recommendation: Approve Guidelines and Transmit to County Council for Information

BOARD ACTION

Motion: ANDERSON/PRESLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval and to transmit the Design Guidelines to the Montgomery County Council.

Prior to discussion of this Item, Planning Department Director Gwen Wright discussed the review and approval process for the Design Guidelines for the Long Branch Sector Plan, as well as pending Design Guidelines for upcoming Plans.

Planning Department staff offered a multi-media presentation and discussed the Design Guidelines development and review schedule for the Long Branch Sector Plan, also noting revisions to the May 2013 Draft. Staff stated that the County Council reviewed and approved a number of changes presented in the current Design Guidelines draft.

The Planning Board discussed changes in the Design Guidelines and inquired about placement of the Café Zone so close to a building.

Ms. Wright discussed current urban design standards and individualized neighborhood design guidelines.

6. CLOSED SESSION

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

7. CLOSED SESSION

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto (Wheaton)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

12. CLOSED SESSION

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

8. Sandy Spring Rural Village Plan: Briefing

Preliminary recommendations, and update on the planning and outreach process

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing, followed by Board discussion.

In keeping with the March 26 technical staff report, Planning Department staff offered a multi-media presentation, discussed the preliminary recommendations, and updated the Planning Board on the planning and outreach process for the Sandy Spring Rural Village Plan. The discussion focused on the planning challenges related to the area, market analysis, outreach strategy, and preliminary planning and design recommendations. The Sandy Spring Rural Village Plan will follow the requirements of the 1998 Master Plan, and determine how to best design a village center concept. Some of the challenges the Plan will address are: single-use zoning on commercial properties with site limitations; outdated buildings footprints with inadequate retail space; unshaded parking lots; preserving the health of the Patuxent River Watershed; limited housing in the commercial area; and limited sidewalks, bicycle infrastructure, and streetscape. Staff also discussed preliminary recommendations for the Plan, and noted that the Plan's land use and zoning recommendations, and the implementation of the County's streetscape improvements, will set the stage for long-term investment in public infrastructure and private redevelopment for the area.

Research Division staff conducted a retail market analysis to determine the amount and type of retail space that the Sandy Spring Study Area could support. The analysis reviewed retail supply and demand, competition from nearby areas, and examined the demographic trends and patterns to help identify real opportunities. Staff is proposing to retain residential zoning, and to protect the rural character and forest conservation areas. Staff will prepare a staff draft for Planning Board review in June 2014, with a Planning Board public hearing to be held in July 2014, and transmittal of the final Plan to the County Executive and County Council scheduled for November 2014.

9. Platt Ridge Drive Extended

A. Forest Conservation Plan, MR2014012

B. Mandatory Referral No. MR2014012

C. Disposition of Parkland No. MR2014012

CIP Project No. 501200 Construction of a new road between Jones Bridge Road at the existing intersection of Platt Ridge Drive to the existing terminus of Montrose Driveway just west of Spring Valley Road.

Staff Recommendation: A. Forest Conservation Plan: Denial; B. Mandatory Referral: Disapproval with comments; C. Disposition of Parkland: Disapproval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: DREYFUSS ABSENT

Action: By consensus, approved the Applicant’s request for a deferral.

At the start of the discussion of this Item, Chair Carrier noted that Legal Counsel to the Planning Board advised that the Board cannot act on the Forest Conservation Plan (FCP) today, because the County Arborist requires a 30-day period to issue a recommendation, and this has not yet been done, therefore the Board will not act on the FCP portion of this item.

Planning Department staff and Parks Department staff offered a multi-media presentation and discussed the proposed mandatory referral request to construct an extension of the existing two-lane Platt Ridge Drive from its current terminus at Jones Bridge Road to the current terminus of Montrose Driveway, just west of Spring Valley Road. This non-master plan road project is proposed to be constructed through the North Chevy Chase Local Park. The Platt Ridge Drive Extended project is proposed as the new main entry to the Chevy Chase Valley community to resolve longstanding access issues to and from Jones Bridge Road. The traffic signal installed by Montgomery County Department of Transportation (MCDOT) at Spring Valley Road, which had been requested by Chevy Chase Valley residents, did not generate a safety problem as forecasted by MCDOT. Most of MCDOT’s comments in regard to safety at the Spring Valley Road intersection have focused on generic concerns about queuing through the intersection rather than the specifics about what our collision experience has been since the signal was installed. State Highway Administration (SHA) planned addition of an eastbound left

9. Platt Ridge Drive Extended

CONTINUED

turn lane at Connecticut Avenue that would reduce the queuing at Jones Bridge Road has not yet been constructed, but would reduce the length of the queue. Staff noted the importance of achieving good operations for the County’s major roadways, but added that traffic benefits need to be balanced against the impacts of making the proposed improvements. Staff recommends that the Board not approve the mandatory referral request for the following reasons: the safety experience at the traffic signal at Spring Valley Road is not significantly different from the pre-existing condition, and therefore the construction of this non-master plan project is not needed for that purpose; the proposed roadway

design is inadequate to serve as the entry to the Chevy Chase Valley community and to the Chevy Chase Recreational Association clubhouse and facilities, and would in itself constitute a potential safety hazard; and the detrimental impacts of this project on parkland and on existing forest exceed the potential incremental traffic benefits.

Mr. Edgar Gonzalez, Deputy Director of Montgomery County Department of Transportation (MCDOT), introduced Messrs. Emil Wolanin, and Bruce Johnston, also of MCDOT, and Mr. Matthew Snare, consultant for MCDOT, offered a multi-media presentation and answered questions from the Board.

The following speakers offered testimony: Mr. Phil Alperson, the Base Realignment and Closure (BRAC) Coordinator for the Office of the County Executive; Ms. Freda Mitchem of Woodlawn Road and representing the Chevy Chase Valley Citizens Association; Mr. William Daniels of Woodland Road; Mr. Allen Hutter of Jones Bridge Road; Mr. David Goldstein of Spring Valley Road; Mr. Lalo Trujillo of Spring Valley Road; and Mr. Mark Zaidan of Spring Valley Road.

Following extensive discussion by the Planning Board, Mr. Gonzalez requested a deferral, which was unanimously approved by the Board.

The Planning Board provided guidance to MCDOT representatives regarding parkland mitigation, and review and discussion of other road options in cooperation with Planning and Parks Departments staff.

The Board also instructed staff to prepare a transmittal letter informing the County Council of the Board's approval of a deferral on all three items due to the lack of important information, which the applicant will be providing at the next scheduled hearing for this item.

10. Montgomery County Department of Parks FY 16/17 Fee Schedule

Review and approve fees for Department of Parks Facilities and Programs

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: DREYFUSS ABSENT

Action: By consensus approved staff recommendation for approval of the proposed FY16/17 Fee Schedule for the Parks Department.

Parks Department staff briefly discussed the proposed Montgomery County Parks Department FY16/17 Fee Schedule for Parks facilities and programs. Staff noted that the proposed increases in fees are modest, and should not have a big impact on the budget.

There followed a brief Board discussion with questions to staff.

11. Report of the County Council's action on the FY15-20 Capital Improvements Program for the Department of Parks

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Parks Department staff briefed the Board on the County Council's action on the FY15-20 Capital Improvements Program (CIP) for the Department of Parks, and noted that the final numbers approved by the Council were mostly satisfactory and better than expected. Staff also discussed the South Germantown SoccerPlex, and the existing Cricket fields which are scheduled to be moved to Strawberry Knoll Local Park with natural grass turf. Staff also noted that these fields are financed with non-governmental funds.