



**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 17, 2014, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:23 p.m.

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

Items 1, 2, 3, 4, and 5 are reported on the attached agenda.

Item 6 was removed from the Planning Board agenda and rescheduled for Thursday, April 24.

There being no further business, the meeting was adjourned at 1:23 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 24, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, April 17, 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 adoption.**

**\*B. Record Plats**

**Subdivision Plat No. 220130920 - 220130960, Montgomery County Multi Agency Service Park**  
I-4 zone, 4 lots, 1 parcel; located on the east side of Snouffer School Road at the intersection of Turkey Thicket Drive; Gaithersburg Vicinity Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140340, Riding Stable Estates**

RE-1 zone, 3 lots; located on the east side of Riding Stable Road, 500 feet north of Riding Ridge Court; Fairland Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140790, Spring Lawn Farm**

RE-2 zone, 1 lot; located on the south side of Country Hills Road, 300 feet west of Crystal Spring Drive; Sandy Spring – Ashton Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** WELLS-HARLEY/PRESLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved staff recommendation for approval of the Record Plats cited above.

**\*C. Other Consent Items**

**Shady Grove Station: Preliminary Plan Amendment No. 12012008A**

Request to modify the approved Preliminary Plan to require the execution of the Traffic Mitigation Agreement prior to the issuance of building permit (instead of prior to Certified Site Plan), and to allow modifications to the cross-sections for Roads I and P. Approximately 90.34 acres in the TOMX-2/TDR Zone, located along Crabbs Branch Way, south of Shady Grove Road, in the 2006 Shady Grove Sector Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** PRESLEY/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved staff recommendation for approval of the Other Consent Item cited above, and adopted the submitted Resolution.

**\*D. Approval of Minutes**

Minutes of March 20, 2014

**BOARD ACTION**

**Motion:** DREYFUSS/WELLS-HARLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved Planning Board Meeting Minutes of March 20, 2014, as submitted.

## **2. Roundtable Discussion**

- Park Director's Report

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing, followed by Board discussion and questions to staff.

**Park Director's Report** – Parks Department Director Mary Bradford briefed the Board on the following Parks Department activities and events: meeting with the County Council Staff Analyst regarding the Parks Department Operating Budget Hearing scheduled for Monday, April 21, 2014; landscaping personnel positions that were eliminated during previous years of budget restrictions have not been replaced, and general maintenance workers have fulfilled landscaping duties as noted by the landscaping installations in front of the Commission Regional Office in Silver Spring. Ms. Bradford also updated the Board on Parks activities and projects which include Project Search, a school-to-work program that focuses on employing developmentally disabled young adults; The Maryland Recreation and Parks Association annual conference held in Ocean City and attended by Parks staff, where the department received six awards for excellence; Park Police upcoming “Run, Hide, Fight – Surviving an Active Shooter” training for staff on April 29 at the Wheaton Ice Rink. Park Police also provided security at the Annual Persian American Festival that was held at Black Hill Regional Park on April 6; Parks staff participation in a reforestation project in Muddy Branch Stream Valley Park, funded through a grant from the Maryland Department of Natural Resources, and the addition of 200 trees; the Hollywood Branch stream restoration project which will begin very soon, and will be constructed in two phases over a two-year period. Ms. Bradford also noted that Parks and Planning Departments staff will conduct a joint session at the Makeover Montgomery 2 conference on May 8-10 regarding the establishment of an urban park in White Flint at Wall Park, and discussed the Meadowside Nature

Center, featured on Fox5 Morning News on April 8, promoting the Raptors Rule Festival to be held on May 4, 2014.

**3. Saul Centers White Flint Sketch Plan No. 320140010**

Redevelopment of existing retail and surface parking into a mixed-use development of 1,641,744 square feet on 9.42 acres in the CR4, C3.5, R3.5, H300 Zone; located in the Northwest and Northeast quadrants of the intersection of Rockville Pike and Nicholson Lane in the White Flint Sector Plan area. *Staff Recommendation: Approval with Conditions and Adoption of Resolutions*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved staff recommendation for approval, subject to revised conditions. The Resolution will be presented for adoption during the April 24, 2014 Board meeting pending review by the Planning Board Chair.**

Planning Department staff offered a multi-media presentation and discussed a 9.42-acre property located in the Northwest and Northeast quadrants of the intersection of Rockville Pike and Nicholson Lane. The applicant is requesting approval to construct residential and non-residential structures to include an office building, commercial strip retail centers, and a drive-through restaurant. The proposed residential units would include 247 Moderately Priced Dwelling Units (MPDUs). Staff also discussed the design of the proposed development, noting its conformity with existing structures in the immediate area, and stated that Woodglen Drive Extended would be used for vehicular circulation around the property.

The Planning Board discussed the project requirements and instructed staff to incorporate easement recommendations contained in the staff report as conditions of approval of the project Sketch Plan.

Mr. Robert Dalrymple, attorney representing the applicant, offered comments, discussed prior community meetings, and concurred with the staff recommendation.

Mr. Brian Downe, member of the applicant's team, offered testimony.

Mr. Marty Hutt, attorney representing an abutting property owner, offered comments.

Messrs. David Landow and Nate Landow, abutting property owners; and Ms. Natalie Goldberg of Jolly Way, offered testimony.

The Board extensively discussed the proposed project density, setback requirements, project easements, and public benefits.

**4. 2014 Mobility Assessment Report (MAR)**

Presentation to Board and discussion as required biannually under Subdivision Staging Policy legislation. This report provides the most current data on roadway and intersection congestion, transit ridership, pedestrian and bicycle counts.

*Staff Recommendation: Approval to Transmit 2013 Mobility Assessment Report to County Council*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing, followed by Board discussion and questions to staff.**

Planning Department staff presented a multi-media presentation and discussed the 2014 Mobility Assessment Report (MAR), arterial roadway congestion, and multi-modal forms of transportation such as pedestrians, bicyclists, and public transportation, all of which is monitored by the County. Data collected through monitoring shows that national and local travel trends have increased slightly. Staff stated that bike count data represents the least amount of information available for analysis with the highest level of bike activity in the Bethesda Central Business District (CBD) and noted that future bike data collection will include bike share usage. The heaviest usage of Montgomery County's Ride On transportation service occurs along Routes 55 and 59, which serves the Rockville-Gaithersburg Corridor. Ride On continues to serve local areas that are not served by Metrobus. While Metrobus ridership has increased from Fiscal Year 2012 (FY12) to FY13, Metrorail ridership has decreased between FY11 and FY13. Staff also discussed the Critical Lane Volume (CLV) of County intersections and roadway analysis on the Intercounty Connector (ICC), recording travel time savings, and stated that traffic speed and travel time data is collected by private companies through the use of Global Positioning Systems (GPS) satellite signals mounted on vehicles.

The Planning Board briefly discussed the County's bike share program.

**5. Olney Town Center Advisory Committee**

Briefing by Committee members on the Committee's Purpose, Goals and Objectives, and a Presentation on its Design Guidelines.

*Staff Recommendation: Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing, followed by Board discussion and questions to staff.**

Planning Department staff briefly discussed the objective of the Olney Advisory Committee, created at the request of the County Council, and the community's support of the project.

Mr. James Smith, Olney Town Center Advisory Committee Chair, offered a multi-media presentation and discussed the membership, work plan, illustrative concept, advertising design guidelines, and past recommendations to the Planning Board for the Olney Town Center.

Ms. Helene Rosenheim, former Chair of the Olney Town Center Advisory Committee, and Ms. Lydia Rhapholt, Olney Town Center Advisory Committee Vice-Chair, offered comments.

The Planning Board briefly discussed the Committee's accomplishments as well as their projected goals.

**6. Closed Session - POSTPONED**

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: This Item was postponed.**