



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, May 1, 2008, at 9:00 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:40 p.m.

Present were Chairman Royce Hanson, Vice Chair John Robinson and Commissioners Allison Bryant and Jean Cryor.

Items 1, 2, 9, 4 and 5, taken in that order, are reported on the attached agenda.

Item 6, a Closed Session, followed the morning regular session.

In compliance with Section 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 in the third floor conference room at 12:30 p.m., on motion of Vice Chair Robinson, seconded by Commissioner Bryant, with Chairman Hanson, Vice Chair Robinson and Commissioners Bryant and Cryor present and voting in favor of the motion. The meeting was closed under authority of State Government Article, Annotated Code of Maryland § 10-508(a)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present were Director Mary Bradford and Deputy Directors Michael F. Riley and Gene Giddens of the Department of Parks; Secretary-Treasurer Patricia Barney; and Ann Daly of the Commissioners' Office.

In Closed Session, the Board received a briefing on the 2007 financial report of the Maryland Soccer Foundation, Inc., in preparation for open session regular agenda Item 7.

The Closed Session was adjourned at 1:15 p.m. and the Board reconvened in open session in the third floor conference room.

The Board returned to the auditorium at 1:30 p.m.

Items 7 and 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:40 p.m. The next regular meeting of the Planning Board will be held Thursday, May 8, 2008, in the Montgomery Regional Office in Silver Spring, Maryland.

E. Ann Daly
Technical Writer

Ellyn Dye
Technical Writer

AGENDA

Montgomery County Planning Board Meeting
Thursday, May 1, 2008, 9:00 am
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

1. Adoption of Opinions/Resolutions

Group A: Three Commissioners Eligible to Vote [Commissioners Bryant, Hanson and Robinson.]

- i) Preliminary Plan No. 120080120, Sellar Property, ADOPTION OF RESOLUTION No. 08-54
- ii) Site Plan No. 82000032A, Discovery Communications, Inc. Headquarters, ADOPTION OF CORRECTED RESOLUTION No. 08-38

BOARD ACTION

Motion: ROBINSON/BRYANT

Vote:

Yea: 3-0-1

Nay:

Other: CRYOR ABSTAINED

Action: Adopted the Resolutions identified above.

2. Record Plats

Subdivision Plat No. 220081150. Drummond
R-60 zone; 1 lot; located on the south side of Drummond Avenue, 975 feet west of Wisconsin Avenue (MD 355); Bethesda-Chevy Chase
Staff recommendation: approval of record plat

BOARD ACTION

Motion: ROBINSON/BRYANT

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation for approval of the record plat listed above.

3. Consent Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: No items presented.

9. ICC Status Report #14

ICC Status report: Memo - Status Report Figures 1-4; Status Report Figures 5-8
(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Status Report No. 14 from the Intercounty Connector (ICC) Internal Review Team as an opportunity to preview the issues and preliminary staff recommendations and focus on accommodation of bicyclists in the east-west ICC corridor between Shady Grove Road and the Prince George’s County line.

Noted alignment of bikeways, connectivity and access points, distance between access points, and a range of options. Endorsed the addition of cost estimates for various options, a timeline showing past and future decision points, and identification of the decision maker. Received recommendations for the Lake Frank trail connection and a report on other park-related projects, including the Trolley Museum relocation, development of a park on the Llwellyn property (as it relates to the ICC Record of Decision), and park property transfers. Noted the establishment of the task force to research and make recommendations on appropriate use of state and county resources to address the anticipated non-native invasive effects likely to be introduced due to the new forest edge created by the ICC roadway.

Concluded with a review of the ICC project schedule, including dates of future status reports.

4. Site Plan Review No. 820080070, 814 Thayer Avenue

CBD-0.5 zone; 0.64 acres; 52 multi-family dwelling units, including 7 MPDUs; located on Thayer Avenue, approximately 150 feet southeast of Fenton Street; Silver Spring
Staff recommendation: Approval with conditions

BOARD ACTION

Motion: BRYANT/ROBINSON

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation for approval subject to conditions as modified and stated in the attached Board Resolution; directed staff to send a letter to Montgomery County Department of Transportation to convey concerns expressed in testimony about vehicular turning movements, safe access to an adjacent alley and Grove Street, and possible placement of protective bollards in the alley.

Development Review Division staff presented highlights of the April 18 technical staff report on this proposal, located on the eastern edge of the Silver Spring Central Business District, to create a five-story multi-family residential building with 52 units, 7 of which are moderately priced dwelling units (MPDUs), an on-site recreation room, and 36 on-grade parking spaces under the building. As noted in the staff report, this site plan is subject to the conditions of approval imposed on the project plan and preliminary plan, and “remains largely unchanged from those submissions.”

Ms. Susan Reutershan, attorney for the applicant, introduced Mr. Harold Collins, the applicant, Ms. Meredith Byer, consulting engineer with VIKA, Inc., Mr. Matt Davitt, consulting architect, and Mr. Stan Voudrie of the applicant company. Ms. Reutershan accepted the conditions as modified. Members of the applicant’s team reviewed site background, design elements, and details of the artwork designed for the plaza by artist Kari Minnick.

Ms. Jane Gorbaty of Grove Street, representing the East Silver Spring Civic Association, testified the building is beautiful, but the community has concerns that it was not part of the process and is concerned about potentially serious vehicular and pedestrian conflicts.

Ms. Reutershan offered rebuttal testimony about traffic circulation and traffic management issues.

5. BRAC Final Environmental Impact Statement (FEIS) for Activities to Implement 2005 Base Realignment and Closure Actions at National Naval Medical Center, Bethesda

Discuss current status and next steps.
(No public testimony will be taken at this time.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Approved transmittal of comments, following review of the Final Environmental Impact Statement (FEIS) for the Base Realignment and Closure (BRAC) activities at the National Naval Medical Center (NNMC) in Bethesda; discussed the report extensively with Department staff and Messrs. John Carman, Chair, and Phil Alperson, Coordinator, Montgomery County BRAC Implementation Committee; identified points to be stated in a letter to be transmitted to the Medical Corps, U.S. Navy Commander, National Naval Medical Center. A copy of the transmittal letter is attached.

6. Closed Session: Maryland SoccerPlex Foundation

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter. Maryland Soccerplex Foundation audited financial report.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

7. [Maryland SoccerPlex Foundation](#)

Audited Financial Report – Summary Overview – Maryland Soccer Foundation, Inc.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received report.

Ms. Trish Heffelfinger, Executive Director of Maryland Soccer Foundation, Inc. (MSF), provided an update on programming since her December 20, 2007, report to the Board. She noted that the new synthetic turf fields have been very busy. She also reported on new initiatives and planned capital improvements, including expansion of stadium seating and construction of a permanent press box.

Secretary-Treasurer Patti Barney reported that based on the audited financial report the operation appears to be financially stable.

There was some discussion about lighting, community outreach, and the composition of the MSF board.

8. Roundtable Discussion Including Briefings and Worksessions
(No public testimony will be taken at this time)

- A. Commissioners' Report
- B. Director's Report
- C. Approval of Minutes
- D. Environmental Indicators Planning Workshop with DEP
- E. FY09 Budget discussion

BOARD ACTION

Motion: **BRYANT/ROBINSON**

Vote:

Yea: **4-0**

Nay:

Other:

Action: **Approved minutes of March 27, 2008, as presented.**

A. Commissioners' Report—Commissioner Bryant reported that a recent trip to Los Angeles served as a reminder of the important work the Commission does in guiding development. He also noted that there was much talk on CNN about the new Montgomery County green building law.

B. Director's Report—Received a brief report from Director of Parks Mary Bradford, who also noted that Billie Jean King will attend the dedication ceremony for the Pauline Betz Addie Tennis Center at Cabin John Park this afternoon.

C. Approval of Minutes—Approved minutes, as noted above.

D. Environmental Indicators Planning Workshop with DEP—Received briefing from Environmental Planning staff on the status of the Healthy and Sustainable Communities Framework and Indicators Program, including an overview of draft results and indicators, and provided guidance. Staff noted that a two-day workshop is tentatively scheduled for June 25 and 26.

E. FY09 Budget discussion—Reviewed with Parks staff and Planning staff the impact of various possible funding levels and provided guidance in preparation for discussions with the County Council.