



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, December 15, 2011, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:17 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson and Norman Dreyfuss. Commissioner Amy Presley joined the meeting at 9:45 p.m.

Items 1, 2, and 10 are reported on the attached agenda.

The Board recessed for lunch at 1:45 p.m. and returned to the auditorium at 2:44 p.m. Commissioner Presley left the meeting following the morning session.

Items 5, 3, 4, and 6 through 8, taken up in that order, are reported on the attached agenda. Items 9 and 11 were postponed.

There being no further business, the meeting was adjourned at 7:17 p.m. The next regular meeting of the Planning Board will be held Thursday, January 12, 2012, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, December 15, 2011
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Edgemoor (5300 Moorland Lane) Subdivision Plan No. 220111080 –**MCPB 11-119 POSTPONED from December 8, 2011**
2. Hallman Grove Site Plan 82007024A – **MCPB 11-104**
3. ~~Enforcement Action—Johnson, Violation of Forest Conservation Plan 120020730—MCPB 11-44~~
CORRECTION - PREVIOUSLY ADOPTED
4. Enforcement Action-Sandler Violation of Forest Conservation Plan 12002073, **MCPB 11-122**
5. Montrose Crossing Project Plan 919940038 – **MCPB 11-109**
6. Montrose Crossing Site Plan 91995036E – **MCPB 11-110**
7. First Baptist Church of Wheaton Preliminary Plan 120100250 -**MCPB 11-76 --POSTPONED**
8. First Baptist Church of Wheaton Site Plan 820100080 – **MCPB 11-77 --- POSTPONED**

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **4-0**

Nay:

Other: **PRESLEY ABSENT**

Action: **Adopted Resolutions cited above.**

***B. Record Plats**

1. Subdivision Plat No. 220110050, Friends Aplenty; RDT Zone; 1 lot; located on the east side of Bucklodge Road; 800 feet north of Darnestown Road; Agricultural and Rural Open Space Master Plan.
Staff Recommendation: Approval

2. Subdivision Plat No. 220110710-220110740, Clarksburg Village; R-200/TDR; 65 lots, 5 parcels; located on the west side of Ridge Road; 2,000 feet north of Morning Star Drive; Clarksburg Master Plan.
Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

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

C. Other Consent Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no other Consent Items submitted for approval.

D. Approval of Minutes

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Planning Board Meeting Minutes submitted for approval.**

10. Approved Wheaton CBD and Vicinity Sector Plan: Montgomery County Planning Board Resolution of Adoption

Staff Recommendation: Approve Resolution of Adoption for Transmission to Full Commission

BOARD ACTION

Motion: **WELLS-HARLEY/DREYFUSS**

Vote:

Yea: **4-0**

Nay:

Other: **PRESLEY ABSENT**

Action: **Following a brief Planning Department staff presentation, approved staff recommendation for approval of the Resolution of Adoption of the Wheaton Central Business District (CBD) and Vicinity Sector Plan to be transmitted to the M-NCPPC Commission for adoption.**

2. Network and Methodology Report - Countywide Transit Corridors Functional Master Plan

This report documents the evaluation of the 16 corridors in the MCDOT Countywide Bus Rapid Transit Study and recommends modifications to that network. It also recommends a methodology for determining bus treatments that will be used to define where additional public right-of-way will be needed. This Functional Plan effort is intended to facilitate the development of a countywide bus rapid

transit (BRT) system and supersedes the Master Plan of Highways Bus Rapid Transit Amendment effort.

Staff Recommendation: Transmit Network and Methodology Report to County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Following extensive discussion, the Planning Board instructed staff to schedule another session to further discuss the proposed Transit Corridor Network options before sending comments and recommendations to the County Council.

Planning Department staff and Mr. Michael Flood and Ms. Monique Ellis, consultants from the Parsons Brinckerhoff consulting firm, offered a multimedia presentation on the proposed Network and Methodology report for the Bus Rapid Transit (BRT) for Montgomery County. Staff noted that the report documents the evaluation of the sixteen corridors in the Montgomery County Department of Transportation (MCDOT) Countywide Bus Rapid Transit Study and recommends modifications to that network. The report also recommends a methodology for determining bus treatments that will be used to define where additional public right-of-way will be needed. The Functional Plan is intended to facilitate the development of a countywide bus rapid transit system and supersedes the Master Plan of Highways Bus Rapid Transit amendment effort. Staff is requesting that the Planning Board make a decision on what BRT network should be evaluated further for inclusion in the Countywide Transit Corridors Functional Master Plan, and also decide whether the recommended methodology should be used to determine when dedicated bus lanes are desirable and when those lanes should be achieved by repurposing existing travel lanes.

The following speakers offered testimony: Ms. Barbara Hankins representing the League of Women Voters of Montgomery County; Mr. Ben Ross representing Action Committee for Transit; Mr. Mark Winston, Chair of the Montgomery County Transit Task Force; Ms. Beth Shannon representing the National Labor College; Ms. Illona Blanchard representing the City of Takoma Park; Mr. Dan Wilhelm representing the Montgomery County Civic Federation (MCCF); Mr. Robert Nelson of Goshen School Road; Mr. Jonathan Genn of Tech Road;

2. Network and Methodology Report - Countywide Transit Corridors Functional Master Plan

Mr. Marc Elrich of Sligo Creek Parkway; Mr. Mike Pfetsch of C Street N.W.; and Mr. Glenn Orlin of Seaford Road.

At the Board's request Mr. Gary Erenrich of MCDOT offered comments.

There followed considerable Board discussion with questions to staff, the consultants, and the speakers.

3. Board of Appeals Case No. S-2822 Siena School

Applicant requests a special exception for a private educational institution of up to 225 students and up to 55 faculty and staff, R-60, 1300 Forest Glen Road, Silver Spring, 1986 Four Corners Sector Plan

Staff Recommendation: Approval with Conditions

(Action Required for Hearing by the Hearing Examiner on January 6, 2012)

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation to approve, subject to conditions as amended, as stated in the attached Letter of Transmittal.

Planning Department staff presented the request for a special exception to operate a private educational institution for grades 4 through 12, as detailed in the staff report. Staff distributed a revision to page 7 of the staff report. The special exception area includes the current 1.2-acre Boys and Girls Club site and 2.5 acres to be leased from Montgomery County Parks Department. The school proposes a three-phased development plan with renovations of the existing building to accommodate up to 90 students for the school year and a summer program, with continuation of the Boys and Girls Club before/after care function during phase I; construction of a two-story addition to accommodate up to 140 students for the school and summer program, with removal of the swimming pool in phase II; and construction of a 3,300-square foot addition to increase enrollment to up to 225 students in phase III. Staff noted that the proposal requests a waiver to reduce the parking facility side yard setbacks by eight feet. Staff distributed a revised memorandum related to satisfying the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) requirements.

Mr. Clay Kaufman of the Siena School; Mr. Jody Kline, attorney; and Mr. Robert Dennis, the engineer, responded to questions from the Board about community recreation access and opportunities after the Boys and Girls Club leaves, the portion of the property to be leased from the Parks Department and the proposed use of that property, the timing of phase II in relation to the discontinuation of the Boys and Girls Club function, hours of operation, and the lighting plan.

Parks Department staff added comments about the parkland to be leased.

In discussion, the Board agreed to revise condition 6, related to hours of operation.

4. Roundtable Discussion (REVISED)

- A. Operating Funds Four-Month Financial Report Including Projections to June 30, 2012
- B. Enterprise Funds Four-Month Financial Report Including Projections to June 30, 2012
- C. Minor Master Plan Amendment Process

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefings.

A. Operating Funds Four Month Financial Report Including Projections to June 30, 2012—Secretary-Treasurer Joe Zimmerman presented the financial report for the operating funds.

B. Enterprise Funds Four Month Financial Report Including Projections to June 30, 2012—Enterprise Division Chief Christine Brett presented the financial report for the Enterprise Funds.

C. Minor Master Plan Amendment Process—Planning Director Rollin Stanley and Acting Deputy Director Piera Weiss discussed a proposed process to evaluate requests for minor master plan amendments, as requested during the semi-annual report to the County Council.

5. Preliminary Plan 120110340 – Travilah Square

Request to consolidate 1 recorded lot, and two unrecorded parcels into one lot approximately 5.56 acres in size; no new development is proposed; the property is zoned CR 0.75, C 0.5, R 0.75, H 80; located in the southwest quadrant of the intersection of Darnestown Road and Travilah Road in the Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation to approve, subject to conditions, as stated in the attached Board Resolution.

Planning Department staff presented the request to consolidate one recorded lot and two unrecorded parcels into one lot, as detailed in the staff report, noting that no new development is proposed.

6. Bethesda Center

A. Project Plan Review No. 920120010, Bethesda Center; CBD-2 zone, 2.14 acres, 466,470 square feet of non-residential development, including 193,999 square feet of hotel use, 256,672 square feet of office use and 15,799 square feet of retail use; located on Wisconsin Avenue at the southwest intersection with Norfolk Avenue and Wisconsin Avenue; Bethesda CBD
Staff Recommendation: Approval with Conditions

B. Preliminary Plan Review No. 120120070, Bethesda Center; CBD-2 zone, 2.14 acres, 1 lot for 466,470 square feet of non-residential development; located on Wisconsin Avenue at the southwest intersection with Norfolk Avenue and Wisconsin Avenue; Bethesda CBD
Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. ANDERSON/WELLS-HARLEY**
 B. ANDERSON/DREYFUSS

Vote:
Yea: **A. 4-0**
 B. 4-0

Nay:

Other: **PRESLEY ABSENT**

Action: **A. Approved the staff recommendation to approve the project plan, subject to conditions as amended, as stated in the attached Board Resolution.**

B. Approved the staff recommendation to approve the preliminary plan, subject to conditions as amended, as stated in the attached Board Resolution.

Planning Department staff presented the project plan and preliminary plan for the redevelopment of property at the intersection of Norfolk Avenue and Wisconsin Avenue in Bethesda, as detailed in the respective staff reports. The proposal includes demolishing the existing development and constructing a mixed-use project consisting of a hotel, office space, and retail uses. Staff distributed revisions to the two staff reports and the conditions of approval for both plans. Staff noted that the owners of the abutting office building have raised concerns about the proposal in terms of obstructing the view. Staff also reported that the applicant disagrees with the number of trips staff has identified must be mitigated to satisfy the requirements under Policy Area Mobility Review (PAMR), and staff presented information on how the PAMR trip mitigation was calculated.

Mr. Robert Dalrymple, attorney, and Messrs. Adam Bernstein and Marc Duber, of the applicant company, offered an overview of the history of the property and the vision for redevelopment. Mr. Duncan Kirk, the architect, provided a detailed presentation of the design elements of the project; and

Ms. Suzette Goldstein, the applicant's planner, elaborated on the open spaces and amenities incorporated into the development.

6. Bethesda Center

Mr. Gus Bauman, attorney, and Messrs. Elliot Schnitzer and Chris Gordon, representing the owners of the abutting property to the south, Bethesda Place Limited Partnership, discussed concerns about the detrimental impact of the design of the proposed new development on the existing building, in terms of obstructed views of and from the building. Mr. Gordon offered several alternative designs that would create the desired density while mitigating the impact.

There followed extensive discussion of the impact of the proposed new development on the existing development, the applicable provisions in the Sector Plan and the Zoning Ordinance, and required findings. Planning staff discussed the analysis of the project plan in terms of those provisions and findings, and Mr. Dalrymple and members of the applicant team offered additional information and comment.

Mr. Andrew Masters of Bethesda offered comments in support of the project.

Turning to the issue of the PAMR trip mitigation at the Board's request, Mr. Dalrymple reiterated his concern that the staff calculation penalizes the applicant for the existing development. He expressed the view that if the property were not currently developed, there would be no PAMR mitigation requirement. Planning staff reviewed the PAMR calculation, noting that the distributed revisions include a reduction of trips to be mitigated from 63 to 62.

Recognizing the complexity of the PAMR calculations, the Board agreed to review the process in detail outside the context of the subject hearing, directing staff to return to the Board for a more thorough explanation and discussion of how the trips to be mitigated are determined and how the PAMR calculations have been applied in other similar circumstances. Chair Carrier noted that if changes are made to the way the PAMR mitigation trips are calculated or applied, which would benefit the applicant, the applicant can return for a preliminary plan amendment.

7. Glenmont Fire Station

A. Amendment to Final Forest Conservation MR1994002: Glenmont Metro Station; West side of Georgia Avenue near Glenallan Avenue, RT-12.5 Zone, Glenmont Sector Plan

Staff Recommendation: Approval with Conditions

B. Mandatory Referral No. 2012007: Glenmont Fire Station; West side of Georgia Avenue near Glenallan Avenue, RT-12.5 Zone, Glenmont Sector Plan

Staff Recommendation: Approval and Transmit Comments to the Montgomery County Department of General Services

BOARD ACTION

Motion: **A. DREYFUSS/ANDERSON**
 B. DREYFUSS/ WELLS-HARLEY

Vote:

Yea: A. 4-0
B. 4-0

Nay:

Other: PRESLEY ABSENT

Action: A. Approved the staff recommendation to approve the Amendment to the Final Forest Conservation Plan, subject to conditions, as stated in the attached Board Resolution.

B. Agreed to disapprove the Mandatory Referral, recommending a thorough review of possible access from the extension of Glenallan Avenue, and further, agreed to transmit the staff recommendations, adding a recommendation to address safety along the path from Flack Street to the garage, as stated in the attached Letter of Transmittal.

Planning Department staff presented the amendment to the final forest conservation plan and the mandatory referral review for the proposed new Glenmont Fire Station on the west side of Georgia Avenue, as detailed in the respective staff reports. The new station includes a 19,000-square foot structure with three vehicle bays, public and administrative spaces, private dormitory and locker rooms, and 24 on-site parking spaces. The relocation of the Glenmont Fire Station is required because of the anticipated grade-separation improvements to the intersection of Georgia Avenue and Randolph Road, which will displace the existing fire station. The new station will occupy the northern portion of the larger Washington Metropolitan Area Transit Authority (WMATA) Triangle Site, adjacent to the WMATA Metro parking garage. The previously approved forest conservation plan included the parking garage and the approximate location of the future fire station. The subject amendment includes both uses. Staff noted inconsistencies with the Sector Plan and Georgia Avenue Busway Study and reviewed the staff recommendations and comments.

There followed considerable discussion of the proposed new access to Georgia Avenue, which will require two new median breaks and a new traffic signal, including discussion of the

7. Glenmont Fire Station

desirability of using the existing extension of Glenallen Avenue and its associated traffic signal and the extent to which that access was investigated; the reasons that access is not proposed; the impact of the proposed Georgia Avenue access on the Georgia Avenue Greenway, the future Georgia Avenue Busway, existing traffic, and unimpeded movement of fire trucks. There was also some discussion of the separate stormwater management facilities for the two uses on the site.

Mr. Ernest Lunsford and Mr. Michael Kay, representing County Department of General Services (DGS), participated in the discussion, responding to questions from the Board and providing additional information.

Mr. Max Bronstein, representing the Strathmore/Bel Pre Civic Association; Ms. Martha Bryant of Glenallen Avenue; Mr. Gregory Eisenstadt, representing Privacy World Apartments; and Mr. Michael McAteer, representing the Glenmont Civic Association, offered comments.

There followed additional discussion of the ingress/egress and traffic issues, with additional comments from County staff. The Board strongly supported further investigation of the use of the Glenallan Avenue extension for ingress/egress and expressed strong concerns about the impact the proposed Georgia Avenue access will have on traffic, fire truck movements, the Greenway, and the future Georgia Avenue Busway.

8. Development Plan Amendment No. 11-4, Keating Project Development, Inc.

PD-44 zone, 2.543 acres, Request amendment to the binding elements to increase the number of residential units from 105 to 145, including 15% MPDUs, reduce the commercial component from 30,000 square feet of USPS space to 7,000 square feet of retail space, reduce the total number of parking spaces from 290 to 215 and reduce the total gross floor area from 195,000 square feet to 172,000 square feet; located at 7001 Arlington Road southeast of the intersection with Bethesda Avenue; Bethesda-Chevy Chase

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation to approve the Development Plan Amendment and, because there is no opposition to the proposal, recommend against the need for a hearing by the Hearing Examiner, as stated in the attached Letter of Transmittal.

Planning Department staff presented the proposed amendments to the approved development plan for redevelopment of the Bethesda Post Office site, as detailed in the staff report. Because the United States Postal Service will no longer maintain a facility on the site, the amendment increases the number of dwelling units from 105 to 145 and reduces the commercial space by 23,000 square feet, removes a level of below-grade parking, and reduces the number of parking spaces from 287 to 215. Staff reviewed other proposed revisions, elaborated on the issue of school impact, and raised the issue of whether the site's connection to the Capital Crescent Trail should be publicly accessible.

Mr. Robert Harris, attorney representing the applicant, provided an overview of the proposed amendments and presented arguments against requiring a public trail connection.

A VERBATIM TRANSCRIPT OF THIS ITEM IS ON FILE WITH THE MINUTES IN THE MONTGOMERY REGIONAL OFFICE IN SILVER SPRING, MARYLAND.

9. Fee Structures - POSTPONED

Discussion of new fee structure being proposed for plans that are being reviewed concurrently, such as project and preliminary plans

Staff Recommendation: Approval of New Fees

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This item was postponed.**

11. Proposed Amendment to the Local Area Transportation Review and Policy Area Mobility Review Guidelines - POSTPONED

Proposal to change language on page 19 to allow a road club or other agreement to fulfill the requirement to construct transportation improvements when the first project to move ahead has less than 25% of the Critical Lane Volume increase created by all approved applications.

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This item was postponed.**