



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, October 22, 2015, at 10:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:00 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss and Natali Fani-González.

Commissioner Amy Presley was necessarily absent.

The Board convened in Closed Session at 10:09 a.m. to take up Item 7, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 10:09 a.m. in the auditorium on motion of Vice Chair Wells-Harley, seconded by Commissioner Dreyfuss, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Fani-González voting in favor of the motion, and Commissioner Presley absent. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice, and Annotated Code of Maryland §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation.

Also present for the meeting were Director Gwen Wright and Deputy Director Rose Krasnow of the Planning Department; General Counsel Adrian R. Gardner, Principal Counsel Carol Rubin, Senior Counsel David Lieb, and Associate General Counsel Nick Dumais of the Legal Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and advice from counsel regarding two pending litigations.

The Closed Session meeting was adjourned at 10:38 a.m.

The Board reconvened in the auditorium at 11:01 a.m.

Items 1, 2, 4, 3, and 6, discussed in that order, are reported on the attached agenda.

Item 5 was removed from the agenda.

There being no further business, the meeting was adjourned at 4:02 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 29, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Technical Writer

Montgomery County Planning Board Meeting
Thursday, October 22, 2015
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

7. CLOSED SESSION

According to MD Annotated Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice; and §3-305(b)(8), to consult with staff, consultants or other individuals about pending or potential litigation.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

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. 220151540, West Chevy Chase Heights --- R-60 zone, 1 lot; located on the north side of West Virginia Avenue, 70 feet west of Lynbrook Drive; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220151610, Kensington Park --- R-60 zone, 1 lot; located on the northeast quadrant of Kent Street and Kensington Parkway; Kensington Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

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

***C. Other Consent Items**

Ripley East

A. Extension of Sketch Plan Amendment No. 32015001A, Ripley East, CR-5.0 C 4.0 R 4.75, H 200T Zone and Ripley/South Silver Spring Overlay Zone, 1.40 acres, Amendment to modify the residential density and overall maximum density, and to modify the public benefits schedule, located at the southwest corner of Georgia Avenue and Bonifant Street, Silver Spring Central Business District (CBD) Sector Plan

Staff Recommendation: Approval of Extension

B. Extension of Site Plan No. 820150130 ~~120150220~~, Ripley East, CR-5.0 C 4.0 R 4.75, H 200T Zone and Ripley/South Silver Spring Overlay Zone, 1.40 acres, Proposing a mixed-use development with up to 256,300 square feet of residential uses, for up to 360 multi-family units (including 15% MPDUs) and up to 15,488 square feet of non-residential uses, located at the southwest corner of Georgia Avenue and Bonifant Street, Silver Spring CBD Sector Plan

Staff Recommendation: Approval of Extension

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved staff recommendation for approval of the Extensions for the Ripley East Sketch Plan Amendment and Site Plan cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of October 8, 2015

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved Planning Board Meeting Minutes of October 8, 2015, as submitted.

2. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the October 21 Service Award Ceremony, which recognized Glenn Kreger, Gary Goodwin, and Clare Kelly for 25 years, and Ed Axler for 30 years of Planning Department service; the status of the FY17 proposed budget and work program scheduled to be presented at the November 5 Planning Board Meeting; the status of a community meeting, which is to be attended by County Council member Craig Rice, regarding the 2006 Damascus Master Plan scheduled for October 28; the status of upcoming worksessions for the Montgomery Village, Westbard, Bethesda Downtown, Rock Spring, and White Flint II Sector Plans; the kick-off meeting for the MARC Rail Station Plan scheduled for Wednesday, November 4; the status of an Urban Land Institute technical advisory panel regarding vacant office space tentatively scheduled for December 1 and 2; the Design Excellence Awards Ceremony scheduled for this evening at 6:30 p.m. at the Silver Spring Civic Building; the *Montgomery Modern* book launch scheduled for October 30 at the Writer's Center in Bethesda; and the recent County Council's approval for funding for the proposed geothermal environmental control system for the proposed new Montgomery County Park and Planning Commission headquarters building in Wheaton.

There followed a brief Board discussion with questions to staff.

4. Follow-up to FY17 Park Fund Budget Presentation

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion, and instructed staff to proceed with the preparation of the FY17 Parks Department Budget, taking into account the Board's comments and recommendations made during the meeting.

Parks Department staff briefed the Board and continued the discussion begun at the October 8 meeting regarding the FY17 proposed Park Fund operating budget. At the October 8 meeting, staff was instructed to provide additional information regarding a request to create a new full-time career position, Chief Performance Officer (CPO), a position that would focus on cost savings and process efficiencies. Following several meetings with Mr. Dan Hoffman, Chief Innovation Officer (CIO) with Montgomery County Government, staff requested the Board's approval and support to fund a CIO rather than the previously discussed CPO position, noting that the CIO position focuses not only on cost savings and efficiencies but also on innovative, cutting edge projects and processes. Staff noted a revised total of \$1,869,378 for new initiatives, a \$303,578 increase from the October 8 request, the result of a need for additional marketing support. Staff also noted an updated proposed Operating Budget Impact expenditure total of \$984,617, a \$415,117 increase from the October 8 request, which is due to an accelerated completion date for improvements to Laytonia Recreational Park. Staff stated that the total FY17 Park Fund operating budget request is to be \$93,880,302, an increase of \$6,244,646 over the October 8 request and a 7.1 percent increase over the total FY16 operating budget. Staff added that the Parks Department is scheduled to return on November 19 to seek approval for the FY17 proposed budgets for the Park, Enterprise, Property Management, Special Revenue, and Internal Services Equipment Funds.

Following extensive discussion with questions to staff, the Board recommended funding for the CPO position rather than the CIO position and requested a list prioritizing all proposed new initiatives.

3. Montgomery Village Master Plan

A. Review and Approve Transmittal of Planning Board Draft

Staff Recommendation: Approve Planning Board Draft and transmit to County Council and County Executive

B. Review and Approve Transmittal of Proposed Overlay Zone

Staff Recommendation: Approve proposed Overlay Zone and transmit to County Council and County Executive for introduction

BOARD ACTION

Motion: A & B. WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: A & B. 4-0

Nay:

Other: PRESLEY ABSENT

Action: A. Approved staff recommendation for approval of the Planning Board Draft of the Master Plan cited above and transmittal to the County Executive and County Council.

B. Approved staff recommendation for approval of the Zoning Text Amendment cited above and transmittal to the County Executive and County Council.

Planning Department staff offered a multi-media presentation and discussed a proposed zoning text amendment and modifications to the Planning Board Draft of the Montgomery Village Master Plan discussed during the October 1 worksession regarding transportation, land use, a proposed overlay zone, and zoning for the Professional Center, the former Montgomery Village Golf Course, and the Montgomery Village Foundation office site areas. Staff also discussed other minor revisions and clarifications. The Planning Board discussed and agreed to the following modifications: increased density and building heights within the Professional Center area; revised language that allows an optional floating zone for the Montgomery Village Foundation site area; revised language that allows charitable or philanthropic institutions to be owned and operated within the Montgomery Village Foundation site area; revised language that allows a minimum width of 56 feet for the proposed extended segment of Stewartown Road as needed to address possible environmental restraints or to protect the character of the neighborhood; the extension of the business road classification for Stedwick Road; revised language to allow the widening of Wightman Road, including a footnote requesting

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3. Montgomery Village Master Plan

CONTINUED

consideration of community impacts when implementing design changes; additional language that would allow child day care use in existing and proposed community centers; and the inclusion of an impervious surface in the plan.

The following speakers offered testimony: Mr. Charles Tilford representing Greater Goshen Civic Association; Ms. Jane Hatch representing Northgate Homes Corporation; Ms. Margie Defino of Duffer Way; Messrs. Erik Aulestia and Russell Hines representing Monument Realty; and Mr. Dave Humpton representing Montgomery Village Foundation.

There followed extensive Board discussion with questions to staff.

~~*5 6413 Orchard Avenue REMOVED~~

~~**A. Preliminary Plan No. 120110280**, 6413 Orchard Avenue, 6413 Orchard Avenue; C-2 Zone and Commercial Revitalization Overlay Zone, 0.21 acres, Request one lot for 7,950 square feet of an enclosed industrial building, located at 6413 Orchard Avenue approximately 165 feet west of the intersection with Sligo Mill Road in Takoma Park; Takoma Park Sector Plan
Staff Recommendation: Approval with Conditions~~

~~**B. Site Plan No. 820120160**, 6413 Orchard Avenue; C-2 Zone and Commercial Revitalization Overlay Zone, 0.21 acres, Request for 7,950 square feet of an enclosed industrial building, located at 6413 Orchard Avenue approximately 165 feet west of the intersection with Sligo Mill Road in Takoma Park; Takoma Park Sector Plan
Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Agenda.

6. Westbard Sector Plan, Worksession #1

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Planning Department staff offered a multi-media presentation and noted that this worksession is the first for the Westbard Sector Plan. This worksession will provide an overview of the recommendations regarding the overall plan concepts and its effects on infrastructure in the Westbard area, specifically the transportation recommendations and the studies supporting them, a review of Montgomery County Public Schools' (MCPS) options for addressing a steady increase in student enrollment, and a discussion regarding the proposed Willett Branch stream naturalization. A future worksession will be dedicated to parks, open space, and Willett Branch. Staff prepared preliminary retail and residential final build-out numbers from the Concept Framework Plan that resulted from the November 2014 public charrette. These figures, along with the proposed road improvements and additions, were used by the transportation consultant in the analysis of future traffic conditions which would result from full implementation of the sector plan.

Staff reviewed the process and inputs for the transportation analysis that were used to develop recommendations for a transportation network to support the sector plan's proposed development and discussed the major transportation categories. Staff briefly reviewed the transportation analysis process, which uses a regionally accepted model to evaluate long-range transportation implications for future land use. The process included a review of the methodology used and the consistency with other master and sector plans currently under consideration by the County, as well as other long-range plans in the region. Staff also discussed the results of the model, including a trip generation analysis and empirical data obtained from the State Highway Administration (SHA), a level of traffic stress test for bicyclists and field observations.

Staff requested the Planning Board endorsement of the transportation analysis and recommendations for the new connector road that runs adjacent to the Capital Crescent Trail, the proposed realignment of Ridgefield Road, Westbard Avenue with River Road, the proposed long-term improvements to River Road, and the recommendations for the proposed bicycle network as well as the transit recommendations for supplemental public and/or private bus and shuttle service and a transportation hub in the heart of the plan area.

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6. Westbard Sector Plan, Worksession #1

CONTINUED

Staff discussed options for MCPS to consider as they relate to school capacity for the Whitman and Bethesda Chevy Chase (BCC) school clusters, and project build-out of the plan based upon the proposed zoning. MCPS has several options in addressing increased student enrollment: reopening closed school sites in the plan area; building additions to schools capable of expansion; and locating new school sites. There are very few eligible sites in the Westbard area to build a new elementary or middle school, and virtually no options for another high school. However, one of the former closed elementary school sites could be a good candidate for a middle school. During the Public Hearing, testimony was received requesting a limitation on building new units as it relates to school capacity. Staff recommended that approval of new residential units in the sector plan be linked with approved new school capacity in order that the students generated by new development will be reasonably accommodated by school capacity either existing or in the pipeline. The exact number of units and method of staging or phasing will be coordinated with the proposed land use, zoning, and density numbers and will be discussed in another worksession.

Staff noted that Willett Branch is a key piece of infrastructure in the sector plan and is recommended as a major public amenity stretching throughout the entire plan area. Further analysis by staff is needed to evaluate the impacts to the environmentally sensitive areas of the stream, including opportunities and constraints to the limits of naturalization that can occur, as well as the need for archeological testing, research on the history of the area, and potential impacts to properties adjacent to the stream. These will be discussed in a future worksession.

At the Board's request, Mr. Bruce Crispell of MCPS offered comments.

Ms. Barbara Sears, attorney representing Equity One Development LLC., discussed the upcoming development plans her client has in the works in Westbard.

There followed extensive Board discussion with questions to staff and Ms. Sears.