



**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 3, 2015, at 9:06 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:15 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Amy Presley and Natali Fani-González. Commissioner Norman Dreyfuss joined the meeting at 9:07 a.m.

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch at 12:31 p.m.

The Board reconvened in the auditorium at 1:41 p.m.

Items 5 and 6 are reported on the attached agenda.

The Board recessed for dinner at 3:05 p.m. and reconvened in the auditorium at 5:30 p.m. to take up Item 10, the third worksession for the Westbard Sector Plan, which is reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 10, 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, December 3, 2015**  
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. 220150840 - 220150860, 220150900- 220150910 Garnkirk Farms**  
PD-11 zone, 76 lots and 6 parcels; located on the north side of Shawnee Lane, opposite Tate Street;  
Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220160040, West Chevy Chase**

R-60 zone, 1 lot; located on the south side of DeRussey Parkway, 600 feet west of Offutt Road;  
Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Other Consent Items submitted for approval.**

MCPB, 12-3-15, APPROVED

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of November 12, 2015

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved Planning Board Meeting Minutes of November 12, 2015, as submitted.**

**2. Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Parks Department Director's Report** – Parks Department Director Michael Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the Sunday, October 25 end-of-season closing of Brookside Gardens *Wings of Fancy* live butterfly and caterpillar exhibit, which this year drew 27,367 visitors; the recent Montgomery County Thanksgiving Day Parade held in downtown Silver Spring on Saturday, November 12; the status of the Monday, November 30 Emerald Ash Borer presentation to the Planning, Housing & Economic Development Committee; the recent County Council approval of the Supplemental Appropriation Request for funds for the Woodlawn Barn Visitors Center at Woodlawn Manor Cultural Park on Tuesday, December 1; the status of the Tuesday, December 2 Montgomery Parks Foundation Board meeting and the recent appointment of new Executive Director Michael Nardolilli and several new Board of Trustees officers; the status of today's meeting with the Director of the Office of Management and Budget to discuss the Parks Department Capital Improvements Program; and the upcoming Maryland Association of Counties Winter Conference regarding the policing of parks, specifically the use of technology such as body cameras.

There followed a brief Board discussion.

**3. Briefing by MCPS staff about the Board of Education Requested FY 2017–2022 Capital Improvements Program (CIP)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

Planning Department staff and Mr. Bruce Crispell of Montgomery County Public Schools (MCPS) briefed the Board and discussed the Agency’s proposed FY17-22 Capital Improvements Program (CIP). Mr. Crispell stated that MCPS has seen an increase of 65,000 students since 1984, with 18,702 of those students enrolling since 2007, particularly in the elementary school level. Mr. Crispell noted that projections estimate an increase of 10,151 additional students by 2021, which includes an estimated decrease of 313 students at the elementary level, an additional 3,508 students in grades 6 through 8, and 6,931 additional students in grades 9 through 12. He also noted an increase in the number of students enrolled in the Free and Reduced-price Meals (FARM) program, primarily Hispanic and African-American students, and stated that 83 percent of students enrolled in the program are enrolled in the free portion. The proposed CIP totals \$1.728 billion over the six-year period, which will allow MCPS to add capacity in order to accommodate the projected growth, maintain the schedule of revitalization and expansion programs, invest in crucial maintenance and facility repair, and construct new schools. Additionally, the proposed CIP will fund completion of the Artificial Turf Program by providing turf to the 19 remaining high schools that have yet to have it installed. Mr. Crispell then noted several upcoming planning studies, including a tri-cluster study of the Gaithersburg, Magruder, and Wooton Clusters, a Walter Johnson Cluster roundtable, and boundary studies for Westland Middle School and the proposed Bethesda-Chevy Chase Middle School #2.

Following extensive Board discussion with questions to staff and Mr. Crispell, the Board requested a briefing regarding methods that other jurisdictions are using to address capacity issues. The Board also requested more specific plans of action regarding schools in the Westbard, White Flint II, Bethesda, and Lyttonsville Sector Plan areas.

#### **4. Subdivision Staging Policy**

Briefing on Transportation Policy Area Review (TPAR) Transit Component Refinement and Trip Generation Rate Update

#### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

Planning Department staff and Mr. Dan Hardy, traffic consultant from Renaissance Planning Group, offered a multi-media presentation and briefed the Board on the Subdivision Staging Policy, particularly the refinement of the Transportation Policy Area Review (TPAR) process and Local Area Transportation Review (LATR) trip generation rates. Staff stated that the briefing would continue the discussion begun at the November 5, 2015 Planning Board meeting, during which the Board directed staff to continue efforts to establish a framework for the expansion of “pro-rata share” districts, combine LATR and TPAR into a single transportation test, incorporate accessibility and Vehicle Miles of Travel (VMT) into either or both of the LATR and TPAR processes, and incorporate parking as a trip generation indicator. Staff noted that the Subdivision Staging Policy, which sets the rules for the administration of the Adequate Public Facilities Ordinance, is adopted every four years to coordinate the timing of development with that of public facilities, such as roads, transit, and schools. The next Subdivision Staging Policy is scheduled to be adopted in November 2016. Mr. Hardy stated that in response to the Board directives, the briefing would focus specifically on the function and relationship of transportation funding mechanisms, the designation of the Bethesda Downtown Sector Plan area as a pro-rata share district, an update regarding the refinement of the Transportation Policy Area Review TPAR process, and a trip generation study update.

In addition to the coordination of development and implementation of public facilities, Mr. Hardy stated that LATR, TPAR, and impact tax programs are utilized in an effort to ensure that new development also contributes a fair share of public facilities. The primary objectives of LATR include improving multi-modal analysis, increasing predictability, and streamlining implementation. The three types of LATR currently in use are pro-rata share, negotiated exaction, and impact mitigation. Currently, White Flint is the only pro-rata share district in the County, but a White Oak pro-rata share district is underway. Mr. Hardy stated that there are currently several County Central Business District areas and Metro Policy Staging Areas (MSPAs) that have utilized the negotiated exaction approach, and he expects more areas,

CONTINUED ON NEXT PAGE

#### **4. Subdivision Staging Policy**

CONTINUED

especially future Bus Rapid Transit (BRT) areas, will likely adopt either the pro-rata share or the negotiated exaction approach to reflect local needs. Mr. Hardy noted that LATR, TPAR, and impact taxes are used mainly for long-term development at the neighborhood and County-wide levels, and that a small portion of the County CIP is funded by these development fees. Though he highly recommends the implementation of new pro-rata share districts, Mr. Hardy noted other opportunities for combining LATR, TPAR, and impact taxes, including collaborating with other constituents; incentivizing certain development types, sizes, and geographical locations; and replacing LATR, TPAR, and impact taxes in MSPAs with a non-pro-rata ad valorem tax.

Mr. Hardy then discussed concepts for replacement of TPAR, LATR, and impact taxes in the Bethesda Sector Plan area by designating it as a pro-rata share district. He stated that the pro-rata share approach is simple, powerful, flexible, and can be customized to suit the needs of an area. He noted that successful pro-rata share districts require compact geographic areas, reflect the needs and interests of the constituents, have coordination with state, regional, and local implementing agencies, and include regular monitoring and revision as needed. For Bethesda, Mr. Hardy recommended that pro-rata share fees be used to fund streetscaping, the Purple Line, bikesharing, and buffered bicycle lanes, and apply only to new development. He also recommended that the district extend north up Wisconsin Avenue beyond the Plan area. In regard to monitoring, Mr. Hardy recommended a Transportation Management District biennial report.

Mr. Daniel Wilhelm, representing the Greater Colesville Citizens Association, offered testimony.

There followed extensive Board discussion with questions to staff and Mr. Hardy.



**5. Worksession: White Flint Separated Bike Lanes Draft Plan**

*Staff Recommendation: Receive stakeholder input and provide feedback on the Draft White Flint Separated Bike Lane Network*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion.**

Planning Department staff offered a multi-media presentation and discussed the proposed White Flint Separated Bike Lane Network. The network of protected bike lanes is intended to provide low-stress routes that will connect the Sector Plan area to the existing Metrorail station, proposed Bus Rapid Transit (BRT) stations, existing bikeways such as the Bethesda Trolley Trail and the Montrose Parkway shared-use path, and the surrounding residential neighborhoods. Staff stated that separated biker lanes are physically separated from motor vehicles and pedestrians by curbs, landscape panels, parking lanes, or any combination of the three, and may be one-way or two-way. Staff proposes the construction of additions to existing separated bike lanes and shared-use paths, and has divided prioritizations into three tiers. Tier 1 focuses on bikeways that must be completed in order to begin Stage 2 of the White Flint Sector Plan, as well as any bikeways that will connect areas to the White Flint Metrorail Station. These include proposed bikeways along Old Georgetown Road from Nebel Street west to Rockville Pike (MD 355); Marinelli Road from Nebel Street west to MD 355, then continuing on to Executive Boulevard; and Nicholson Lane from the CSX railway tracks west to MD 355, then continuing on to Woodglen Drive and Old Georgetown Road. Tier 2 focuses on north to south connections that are not required to begin Stage 2 of the Sector Plan and proposes bikeways along Nebel Street from Randolph Road to MD 355, Edson Street from MD 355 west to Woodglen Drive, and Woodglen drive from Marinelli Road to Nicholson Lane. Tier 3 focuses on a bikeway along MD 355 from just north of Montrose Parkway to just south of Edson Lane that will connect existing Metrorail Stations and proposed BRT stations. Staff added that the Plan also recommends upgrades to existing bike lanes on Marinelli Road and Security Lane. Staff stated that Board recommendations made at the September 10 Planning Board meeting for bikeways along Old Georgetown Road from Nicholson Lane to MD 355, Hoya Street from Montrose Parkway to Old Georgetown Road, and Executive Boulevard realigned from Marinelli Street to Old Georgetown Road will be implemented under separate projects at a future time. A recent study by the Transportation Research and Education Center showed that the number of transportation cyclists

CONTINUED ON NEXT PAGE

**5. Worksession: White Flint Separated Bike Lanes Draft Plan**

CONTINUED

who said they would feel very comfortable cycling on a four-lane road with a 30-mile an hour speed limit increased as much as 95 percent if separated bike lanes were implemented. Staff stated that a high-quality bicycle network will make the Plan area more walkable and bikeable, assist the area in meeting Non-Auto Driver Mode Share goals, and drive economic activity. Staff then noted comments from the Montgomery County Department of Transportation (MCDOT) expressing concerns over project delays, costs, and utility relocation. Through the use of an interactive Cycling Concerns Feedback Map, staff also received recommendations and concerns from residents. Recommendations include extending the Nicholson Lane bikeway east, past the CSX Railway tracks to connect with Boiling Point Parkway; making Boiling Point Parkway a low-stress bikeway; and considering separated bike lanes on Executive Boulevard from Nicholson Lane to Woodglen Drive. Residents, particularly those in the Bethesda, Silver Spring, and Takoma Park areas, expressed concerns regarding poor connectivity, maintenance, and difficulty in crossing streets, among others. Staff stated that MCDOT has agreed to recommend the current design of the separated bike lane network in the FY17-22 Capital Improvements Program, and that the recommended network, along with any Board comments, will be incorporated into the Working Draft of the Bicycle Master Plan, which is scheduled to be presented in late 2016.

The following speakers offered testimony: Mr. Andrew Bossi of MCDOT; Ms. Dee Metz, White Flint Coordinator for Office of the County Executive; Mr. Michael E. Jackson of Bronzegate Place, and Mr. Bob Dalrymple, attorney representing B. F. Saul.

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

**\*6. Ripley East**

**A. 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 CBD Sector Plan

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

**B. Preliminary Plan No. 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 one lot for a mixed-use development with up to 352,406 square feet of residential uses, for up to 360 multi-family units (including 15% MPDUs) and up to 15,200 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 with Conditions and Adoption of Resolution*

**C. Site Plan No. 820150130** --- 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 352,406 square feet of residential uses, for up to 360 multi-family units (including 15% MPDUs) and up to 15,200 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 with Conditions and Adoption of Resolution*

**BOARD ACTION**

- Motion:**                    **A. DREYFUSS/WELLS-HARLEY**
- B. DREYFUSS/ FANI-GONZÁLEZ**
- C. DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea:                    A., B. & C. 5-0**

**Nay:**

**Other:**

**Action:                A. Approved staff recommendation for approval of the proposed Sketch Plan amendment cited above, subject to conditions, and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the proposed Preliminary Plan cited above, subject to revised conditions, and adopted the attached Resolution.**

**A. Approved staff recommendation for approval of the proposed Site Plan cited above, subject to conditions, and adopted the attached Resolution.**

CONTINUED ON NEXT PAGE

**\*6. Ripley East**

CONTINUED

In keeping with the November 20 technical staff report, Planning Department staff discussed a proposed amendment to the Sketch Plan for the Ripley East project located on a 1.40-acre property on the southwest corner of Georgia Avenue and Bonifant Street in the Silver Spring Central Business District (CBD) Sector Plan. The proposed amendment is to modify the residential density and overall maximum density, and to also modify the public benefits associated with the project. Staff also discussed the preliminary plan and site plan requests which propose to develop one lot for the construction of a mixed-use project with up to 367,606 square feet of total development, 352,406 square feet of residential development for up to 360 multi-family dwelling units, including fifteen percent Moderately Priced Dwelling Units (MPDUs), and up to 15,200 square feet of non-residential uses. The existing two-story building located on the property is currently being used for commercial and civic activities. The Planning Board previously approved the sketch plan for this project on April 9, 2015. Staff noted that the proposed sketch plan amendment satisfies the findings under Section 59-4.5.4 of the 2014 Zoning Ordinance and substantially conforms to the recommendations of the Silver Spring CBD Sector Plan.

The proposed preliminary plan will create one lot to allow for a maximum density of 367,606 square feet of development, including up to 360 multi-family units and up to 15,200 square feet of non-residential uses. The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Sector Plan. Access and public facilities will be adequate to serve the proposed lot. Consistent with the approved sketch plan, the site plan proposes a building with an offset roofline, with the roofline of the Bonifant Street façade rising to approximately 200 feet and the roofline of the Georgia Avenue frontage stepping down to approximately 175 feet. The site plan meets all of the general requirements and development standards of Section 4.5 of the Zoning Ordinance, the optional method public benefits provisions of Division 4.7 of the Zoning Ordinance, and the general development requirements of Article 59-6 of the Zoning Ordinance. Staff recommended approval of both the preliminary and site plans, subject to the conditions of approval, discussed during the meeting.

Mr. Bob Dalrymple, attorney representing the applicant, introduced Mesdames Heather Dlhopsky, Janel Kausner, Alyse Talbott, and Mr. Daryl South, members of the applicant's team. Mr. Dalrymple offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Dalrymple.

**7. Westbard Sector Plan, Worksession #3**

*Staff Recommendation: N/A*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Action: Received briefing followed by Board discussion.**

Planning Department briefly summarized the issues discussed at the last worksession, and noted that during this worksession Parks Department staff will discuss the parks, trails, and open space recommendations, as well as recommendations regarding cultural and historic resources, and the history of Westbard. Parks Department staff offered a multi-media presentation and discussed the existing open space system in the Westbard Sector Plan consisting of only two linear parks, Little Falls Stream Valley Unit 2 and the Capital Crescent Trail. The existing parks are linear corridors with recreational opportunities limited primarily to hiking, walking, running, and biking. The Sector Plan recommends new parks to create a more diversified open space system, with spaces that serve both local residents and a wider audience, while also providing a mix of passive and active opportunities for spending time outdoors. The recommended new parks include a central civic green at the Westwood Center to provide space for informal gathering or larger special events; a neighborhood green urban park with space for facilities such as a playground and community open space; and a countywide urban recreational park, which could include facilities such as a dog park and skate park, a pump track for cyclists, and adult fitness equipment.

In response to a Planning Board's request at the last worksession, staff discussed the proposed Willett Branch Urban Greenway and noted that it is a unique and exceptional open space recommendation in that it traverses the Sector Plan area. The recommendations feature a naturalized stream, interpretive signage, and a hard surface trail loop offering users an alternative, quieter trail experience compared to the busy Capital Crescent Trail, which is a heavily used recreation and transportation corridor. Furthermore, it provides greatly needed pedestrian and bicycle linkages across the plan area and between the two existing linear parks. This recommendation is an opportunity to create new public space while simultaneously improving a long-impaired stream corridor. Given its direct connection to the Capital Crescent Trial, the Willett Branch Urban Greenway is envisioned as a gem that will draw people from beyond the plan area. Halfway through the Sector Plan process, before the Working Draft presentation to the Planning Board, the Parks Department agreed to take on the recommendation

CONTINUED ON NEXT PAGE

## **7. Westbard Sector Plan, Worksession #3**

### CONTINUED

as a parks, trails, and open space recommendation. Implementation of the Willett Branch Greenway as a continuous open space corridor in the Sector Plan area is most likely to succeed under the control of one public entity, and as experts in stream valley naturalization, maintenance, and policing of the greenway corridor.

In order to promote livable communities with convenient access to parks, much of the new parkland in the county will be created through the regulatory review process using traditional and innovative zoning tools, such as dedication or density transfers. However, a portion of new urban parkland will need to be purchased, in whole or in part, using traditional acquisition methods through the Capital Improvements Program (CIP). The Legacy Open Space (LOS) Program is one of the primary funding sources for land acquisition and includes an urban open space resource category. Parks staff has taken a second look at the proposed parks in the Bethesda Downtown Plan and Westbard Sector Plan to determine if any additional sites merit designation as LOS urban open spaces. After review with the LOS Advisory Group, staff has identified three additional sites of countywide significance that should be designated as LOS urban open spaces, resulting in a total of four in these two plans: The Eastern Capital Crescent Urban Greenway; the Capital Crescent Central Civic Green; the Willett Branch Urban Greenway Stream Valley Park; and the Westbard Countywide Urban Recreational Park.

Historic Preservation Division staff briefly discussed ongoing cultural resource evaluations that aim to better understand community considerations, stewardship responsibilities, project scope, design issues, and the costs associated with the proposed Willett Branch Urban Greenway and stream naturalization project. Park's protocol when undertaking construction in parkland is to conduct archaeological reconnaissance in areas of high archeological potential. Parcels 175 and 177, and possibly parcels 238 and 240, along Willett Branch were identified as such. The 1911 tax assessment recorded that Parcels 175 and 177, once a 1.04-acre single parcel owned by White's Tabernacle, were used as a graveyard. Staff found newspaper death notices for three people interred in a "Moses Cemetery" in Friendship, Maryland, and this may be the River Road cemetery which was known to exist at Gibson Grove on Seven Locks Road in Cabin John. At the next worksession, staff will review history-related recommendations and issues associated with these parcels.

The following speakers offered testimony: Mr. Norman Knopf of Knopf & Brown; Mr. Robert Brewer of Lerch, Early & Brewer; Ms. Lynne Battle of Westbard Avenue; Mr. Lloyd Guerci representing the Citizens Coordinating Committee of Friendship Heights; Michael Berfield of Equity One; Ms. Barbara Sears of Linowes & Blocher and representing Equity One; Mr. Dan Dozier of Yorktown Road and representing the Little Falls Watershed Alliance; Ms. Deborah Schumann of Tulip Hills Terrace; Ms. Phyllis Edelman of Ogden Court and representing the Springfield Civic Association; Mr. Robert Cope of Park Place; Mr. Walter Wray of Montgomery Lane and representing the Willett Branch Park Association; Mr. Jody Kline, attorney representing Little Falls Watershed Alliance and the Roof Center and American Plant; and Mr. Sterling King Jr. of River Road and representing the Macedonia Baptist Church.

There followed extensive Board discussion with questions to staff and the speakers.