



**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 26, 2016, at 12:03 p.m. in the Montgomery Regional Office (MRO) in Silver Spring, Maryland, and adjourned at 7:25 p.m.

Present were Chair Casey Anderson and Commissioners Amy Presley and Natali Fani-González. Commissioner Norman Dreyfuss joined the meeting at 12:08 p.m. during discussion of Item 2, and Vice Chair Marye Wells-Harley joined at 1:03 p.m. following discussion of Item 4.

Items 1, 2, 8, and Items 4 through 6, discussed in that order, are reported on the attached agenda.

Item 1.C.2 and Item 3 were removed from the Planning Board agenda.

The Board recessed for dinner at 3:59 p.m. and reconvened in the auditorium at 5:05 p.m. to take up Item 7, a worksession for the Greater Lyttonsville Sector Plan.

There being no further business, the meeting was adjourned at 7:25 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 2, 2016, 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, May 26, 2016**  
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. 220160550, Edgemoor**

R-60 zone; 1 lot; located on the south side of Wilson Lane (MD 188), 250 feet west of Exeter Road; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: WELLS-HARLEY & DREYFUSS ABSENT**

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

**\*C. Other Consent Items**

**1. Bethesda Metro Center**

**A. Project Plan Amendment No. 91992004F** --- CR 8.0 C 6.0 R 4.75 H 145 Zone, 3.48 acres, Request for an addition of 1,000 square feet of retail and/or restaurant uses at the northeast corner of the building, associated modifications to parking, hardscape and accent lighting; located on Wisconsin Avenue, approximately 100 feet north of the intersection with Old Georgetown Road, 1994 Bethesda CBD Master Plan

*Staff Recommendation: Approval of the Consent Item and Adoption of Resolution*

**B. Site Plan Amendment No. 81988045D** --- CR 8.0 C 6.0 R 4.75 H 145 Zone, 3.48 acres, Request for an addition of 1,000 square feet of retail and/or restaurant uses at the northeast corner of the building, associated modifications to parking, hardscape and accent lighting; located on Wisconsin Avenue, approximately 100 feet north of the intersection with Old Georgetown Road, 1994 Bethesda CBD Master Plan

*Staff Recommendation: Approval of the Consent Item and Adoption of Resolution*

~~**2. Balsamah Property, Adequate Public Facilities Test 12000098A** --- Request for a new Adequate Public Facilities determination on six recorded lots, under County Code Section 8-31(b), Article IV for future building permits; Lots 1-6, Balsamah; 152.61 acres, zoned AR; located on the east side of Peachtree Road, 2,000 feet southwest of Barnesville Road, within the 1980 Preservation of Agricultural & Rural Open Space Master Plan. --- **REMOVED**~~

**3. ISG Building: Preliminary Plan Amendment 12010013A (Deferred from February 4, 2016)** --- Request to amend Preliminary Plan No. 120100130, Condition #1 to allow a daycare facility with no more than six staff and a private educational institution for no more than 38 students in the existing religious institution, located on Blunt Road, 300 feet east of Frederick Road on the east side of Frederick Road, 1.44 acres; R-60 zone; Germantown Sector Plan

*Staff Recommendation: Approval with Conditions*

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**\*C. Other Consent Items**

CONTINUED

**4. Approved Westbard Sector Plan**

*Staff Recommendation: Request Approval of the Montgomery Planning Board Resolution of Adoption and Transmission to the Full Commission*

**BOARD ACTION**

**Motion:**                **1A. PRESLEY/FANI-GONZÁLEZ**  
                              **1B. PRESLEY/FANI-GONZÁLEZ**  
                              **3. FANI-GONZÁLEZ/PRESLEY**  
                              **4. PRESLEY/FANI-GONZÁLEZ**

**Vote:**  
      **Yea:**                **1A, 1B, 3, & 4. 3-0**

**Other:**            **WELLS-HARLEY & DREYFUSS ABSENT**

**Action:**            **1A. Approved staff recommendation for approval of the Project Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**  
                              **1B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**  
                              **2. This Item was removed from the Planning Board agenda.**  
                              **3. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**  
                              **4. Approved staff recommendation for approval of the attached Resolution for the Westbard Sector Plan to be transmitted to the Full Commission for adoption.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of May 9 and May 12, 2016

**BOARD ACTION**

**Motion:**                **PRESLEY/FANI-GONZÁLEZ**

**Vote:**  
      **Yea:**                **3-0**

**Nay:**

**Other:**            **WELLS-HARLEY & DREYFUSS ABSENT**

**Action:**            **Approved Planning Board Meeting Minutes of May 9 and 12, 2016, 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 Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the vote today by the County Council to adopt the Parks Department FY17 Operating and Capital Budgets, including the FY17-22 Capital Improvements Program (CIP); the recent County Council Proclamation honoring volunteers who assist the Parks Department with natural surface trail maintenance; the recent honoring of Park Police officers at an awards ceremony held at the Silver Spring Civic Building on May 25; the status of clean-up efforts during Earth Month last April, with 2,248 volunteers removing over 40,000 pounds of trash and more than 13,000 pounds of recyclable materials; the status of ongoing corporate volunteer efforts; the recent hiring of Catherine Coella by the Parks Department as a receptionist and clerk; and the status of upcoming events, particularly the Woodlawn Visitor Center grand opening scheduled for June 11.

Mr. Riley discussed the FY17 budget in greater detail, noting that following the submission of a \$194,000,000 proposed budget request for the FY17-22 CIP, the County Executive recommended reduction of the requested amount by \$28,000,000, which effectively removed all requested increases for Level of Effort (LOS) projects that require General Obligation bonds. The County Council in turn restored \$18,000,000 of the Executive's recommended cuts, bringing the CIP to \$184,000,000 over a six-year period.

Mr. Riley then discussed the funding for specific projects, including a \$150,000 reduction to funding for non-local parkland acquisition; an increase of \$750,000 for renovation of middle and elementary school ballfields; additional funds for Maydale Nature Center; and full funding for minor new construction of non-local parks, Ovid Hazen Wells Recreational Park projects, planned life-cycle asset replacement projects, restoration of historic structures, hard surface trail design and construction, hard surface trail renovation, natural surface trails projects, and urban parks elements projects. Mr. Riley noted reduced or lack of funding for the Little Bennett Connector Trail project, stream protection and pollution prevention, and the Wall Park Garage.

Regarding the FY17 Operating Budget, the Council agreed with the Executive's recommendation to reduce the requested budget by only \$500,000, which will be addressed

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**2. Roundtable Discussion**

CONTINUED

through a bond issuance with a better interest rate. The FY17 Park Fund budget will be \$96,300,000, which does not include the Enterprise Division budget. The budget will fund increased employee compensation; impacts for new parks and amenities; and additional funding for mandates such as National Pollutant Discharge Elimination Process and program access under the Americans with Disabilities Act. The budget also includes additional resources to address identified deficiencies in the work program, emerging trends aimed at meeting the needs of the future, public safety, activating urban parks, departmental efficiencies, and maintenance of quality trails and athletic fields, with 18 additional positions approved to address these needs.

There followed a brief Board discussion.

**8. FY16 Montgomery Parks Operating Budget Adjustment**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** WELLS-HARLEY ABSENT

**Action:** Approved staff recommendation to approve the Budget Transfer Request cited above.

Parks Department staff briefed the Board regarding a proposed FY16 Budget Transfer Request of \$624,600. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. Staff noted a projected savings for the Park Fund of \$1,600,000, of which \$1,200,000 will be in Personnel Services. The requested funds will therefore be transferred from Personnel Services to Other Services and Charges and Capital Outlay to fund the demolition of a dairy barn located on the W. Day property, and the replacement of heavy equipment.

There followed a brief Board discussion.

~~3. **Sligo Creek Trail Improvements** — Sligo Creek Trail and Forest Glen Road Improvements to be provided by Holy Cross Hospital. **REMOVED**~~

~~*Staff Recommendation: Approval of project schedule and additional amenities.*~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** This Item was removed from the Planning Board agenda.



**\*4. Snouffer School Road North (Webb Tract)**

**A. Mandatory Referral, MR2014038** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.

*Staff Recommendation: Approval to transmit comments to the Montgomery County Department of Transportation.*

**B1. Impacts to Parklands** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.

*Staff Recommendation: Approval with conditions*

**B2. Impacts to Parklands** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.

*Staff Recommendation: Approval with conditions*

**C. Preliminary Forest Conservation Plan No. MR2014038** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.

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

**D. Amendment to Final Forest Conservation Plan No. MR2010738** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.

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

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**\*4. Snouffer School Road North (Webb Tract)**

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**E. Amendment to Final Forest Conservation Plan No. SC2008018** --- Request to approve a Mandatory Referral, associated impacts to parkland, and associated Forest Conservation Plans for the widening of Snouffer School Road from Centerway Road to Turkey Thicket Drive and the construction of associated sidewalk and shared use path; R 200 Zone, 5.33 acres located between Centerway Road and Turkey Thicket Drive in the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* area.  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** A, B1, B2, C, D, E. DREYFUSS/FANI-GONZÁLEZ

**Vote:**

**Yea:** A, B1, B2, C, D, E. 4-0

**Nay:**

**Other:** WELLS-HARLEY ABSENT

**Action:** A. Approved staff recommendation to transmit comments to Montgomery County Department of Transportation, as discussed during the meeting, and as stated in the attached transmittal letter.

B1. Approved staff recommendation for approval of the impacts to parkland cited above.

B2. Approved staff recommendation for approval to use Lois Y. Green Farm Conservation Park for project mitigation requirements.

C. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

D. Approved staff recommendation for approval of the Final Forest Conservation Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.

E. Approved staff recommendation for approval of the Final Forest Conservation Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.

Planning Department and Parks Department staff offered a multi-media presentation and discussed the proposed Mandatory Referral and Preliminary Forest Conservation Plan (PFCP) requests, as well as requests to impact parkland and amend two Final Forest Conservation Plans (FFCPs), associated with a road improvement project. The project site is located on Snouffer

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**\*4. Snouffer School Road North (Webb Tract)**

CONTINUED

School Road between its intersection with Centerway Road and approximately 1,600 feet south of its intersection with Ridge Heights Drive, bounded by Lois Y. Green Farm Conservation Park on the southeast, the Montgomery County Multi-Agency Service Park (MASP) on the northeast, Cabin Branch Stream Valley Park (SVP) on the southwest, and zoned Residential within the Gaithersburg Vicinity Master Plan area.

The applicant proposes to widen Snouffer School Road between its intersection with Centerway Road and its intersection with Turkey Thicket Drive from two to four lanes; reduce the number of lanes between Turkey Thicket Drive and approximately 1,600 feet south of Ridge Heights Drive from four to two; provide vehicular access for MASP at the intersection of Snouffer School Road and Turkey Thicket Drive; provide an eight-foot wide shared-use path along the east side and a five-foot wide sidewalk along the west side of Snouffer School Road; reconstruct two existing bridges over Cabin Branch and a tributary identified as Tributary 69; and provide stream restoration and stabilization for 1,483 linear feet of Cabin Branch. Staff noted that the project is to be completed in two phases.

Parks Department staff discussed the potential impacts to Cabin Branch and Tributary 69, noting significant work in association with the Montgomery County Department of Transportation (MCDOT) to minimize project disturbance. To fulfill the mitigation requirements resulting from possible impact, staff has identified a segment of the Cabin Branch stream channel located within Lois Y. Green Farm Conservation Park that the applicant will be responsible for restoring.

Planning Department staff then discussed the three FCP actions associated with the project. The first action, a proposed PFCP request, addresses only the limits of disturbance for road construction and stream restoration activities along the Snouffer School Road right-of-way and the properties along the west side of the road. The proposed project will require 0.5 acres of forest clearing and 1.3 acres of reforestation, which can be met through on-site planting or through planting at an off-site forest bank. The applicant has also requested a variance to remove two trees and impact six. The second action, a proposed FFCP Amendment request, allows for the project impacts within the MASP site. The third action, also a request to amend an FFCP, addresses the disturbance associated with road construction and stream restoration activities within Lois Y. Green Farm Conservation Park. The applicant proposes to remove 2.8 acres of forest that was previously approved as retained. As mitigation, staff has recommended 2.8 acres of on-site forest planting or a minimum of 5.6 acres of off-site planting. The applicant has also requested a variance to remove ten trees and impact two.

Ms. Dewa Salihi and Mr. Tim Cupples, representing MCDOT, offered comments and concurred with the staff recommendations.

There followed extensive Board discussion with questions to staff, Ms. Salihi, and Mr. Cupples, during which the Board agreed to add an additional recommendation that the outside lane on Snouffer School Road be only as wide as necessary, with a preferred limit of 11 feet, to safely accommodate all anticipated vehicle types. The Board also agreed to an additional condition in the FCP directing the applicant to coordinate with the Revenue Authority prior to any new planting in order to avoid possible conflicts with future runway extensions at Montgomery County Airpark, which is adjacent to Lois Y. Green Farm Conservation Park.

**5. White Flint 2/ Rock Spring Master Plan Status Update**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and briefed the Board on the status of the White Flint 2 Sector Plan and the Rock Spring Master Plan. Staff offered background information, noting that work on the plans was initiated approximately one year ago. The plans were initially offset by three months, but at the April 5 presentation of the Semi-Annual Report, the County Council re-aligned them to be on a concurrent schedule. Both areas are located approximately one mile from each other within the North Bethesda/Garrett Park Sector Plan area and are connected most directly by Old Georgetown Road. Staff stated that to date, there have been six community meetings for each plan, as well as a joint schools meeting with Montgomery County Public Schools (MCPS) held in September 2015 to discuss overcrowding. Staff noted that initial transportation modeling and potential land use scenarios have been completed. Staff has also consulted with Bolan Smart Associates Consulting regarding adaptive re-use of existing office buildings along Executive Boulevard in White Flint, as well as an office park in Rock Spring. Staff is currently reviewing the study, with Bolan Smart scheduled to make a presentation to the Planning Board on June 30. Staff also participated in an Urban Land Institute technical advisory panel regarding the state of office parks in the County held on December 1 and 2, 2015; a meeting regarding parks, open spaces, and transportation held on February 25, 2016; and a land use scenarios and transportation modeling meeting held on May 23, 2016. Concerns discussed during these meetings included congested roads, school capacity, the need for safer connections to and from neighborhoods, better connections to parks and trails, additional and better transit options, additional bike lanes, more amenities, and additional open space.

Next steps for the plans include a joint community meeting with MCPS regarding schools scheduled for June 6, presentation of preliminary recommendations to the Board scheduled for July 28, presentation of the plans working drafts scheduled for September, a Planning Board public hearing scheduled for October, Planning Board worksessions scheduled for October through December, and transmission of the plans to the County Executive and the County Council scheduled for winter 2017.

The 536-acre Rock Spring Master Plan area is bounded by the Interstate 270 (I-270) spur to the north, Democracy Boulevard to the south, Old Georgetown Road to the east, and Westlake

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## **5. White Flint 2/ Rock Spring Master Plan Status Update**

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Drive to the west. The site is also bisected by I-270 on the western portion. The existing land use consists of 566 employers, 386 existing dwelling units, 168 pipeline dwelling units under construction, 1,262 dwelling units approved in the pipeline, 55,000,000 square feet of office use, and 8,000,000 square feet of non-residential use. Staff noted that the proposed plan concept calls for enhancing the existing central “spine” of the area, consisting of Rock Spring Drive, Westlake Terrace, and Fernwood Road, with improved sidewalks, bikeways, and the addition of the proposed North Bethesda Transitway, which will include four Bus Rapid Transit (BRT) stops and a connection to the Grosvenor Metrorail Station to the east, as well as the existing shopping center to the west. Development projects proposed along the transitway include the Ourisman Ford dealership; EYA-Montgomery Row, which is currently under construction; Rock Spring Center; and the Aubinoe Residential Building projects. The plan also proposes to provide better connections to the existing Cabin John Regional Park, Stratton Park, and other open spaces; additional new street connections; and potential green links.

Staff then discussed the proposed White Flint 2 Sector Plan, stating that the plan area is located south of the City of Rockville, with portions located on the east and west sides of the existing CSX railroad tracks that run roughly parallel to Rockville Pike (MD355). Public outreach for the plan has included a White Flint 2 open house held on June 25, 2015; a meeting regarding transportation, connections, parks, open space, land use, and density held on October 14, 2015; a meeting for transportation modeling held on November 18, 2015; a parks and open space meeting held on December 9, 2015; a meeting for property owners and civic associations held on February 1, 2016; and a meeting to discuss land use alternatives and transportation analysis held on May 16. During these meetings, residents expressed concerns regarding school capacity, traffic congestion along major roadways, a lack of east-west connectivity, a lack of bikeway links, and a lack of parks and open space.

The existing land use in the plan area consists of 1,904 residential dwelling units and 6,400,000 million square feet of non-residential use within a mix of Residential, Employment/Office, Commercial/Residential, Commercial/Residential/Town, Commercial/Residential/Neighborhood, and Light Industrial zones. The plan concept recommends four distinct districts for the area. For the Montrose North District, recommendations include the consolidation of frontages along Rockville Pike (MD355) in order to improve pedestrian areas, improvements to pedestrian connectivity between the north and south sides of Montrose Road, two new urban plazas, and a proposed greenway at the intersection of Montrose Parkway and Executive Boulevard. For the Executive Boulevard District, recommendations include a new pedestrian greenway, redevelopment at the intersection of Montrose Parkway and Old Georgetown Road, as well as the intersection of Old Georgetown Road and Executive Boulevard, and a neighborhood green. For the Randolph Hills District, recommendations include a proposed mixed-use neighborhood center, an urban plaza, and a community garden. For the Parklawn South District, recommendations include a mixed-use neighborhood center and an urban plaza.

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**5. White Flint 2/ Rock Spring Master Plan Status Update**

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Staff stated that the White Flint 2 area contains two school clusters: The Walter Johnson Cluster and the Downcounty Consortium. Staff then briefly discussed the projected student yield rates in each cluster, noting that the projections were calculated using the assumption that 10 percent of all new residential dwelling units will be townhouses with the remainder being multi-family units.

Staff then discussed transportation, noting that preliminary traffic analysis has focused primarily on intersections, with the assumptions of no new geometric or operational improvements, BRT, conceptual streets, or Non-Auto Driver Mode Share (NADMS) goals. Staff noted that the traffic study also concurrently evaluated traffic impact for each land use scenario in each plan area. Following a comparison of existing conditions and projected conditions for each land use scenario, the analysis of the Rock Spring area revealed very little difference in terms of the overall level of service among the three proposed alternatives. However, within the White Flint 2 area, analysis showed that congestion is projected to become more problematic and pronounced for each successive land use alternative, especially along MD355. Staff added that additional analysis is warranted.

There followed extensive Board discussion with questions to staff.

**6. WSSC Ten Mile Creek Area Sewer Facility Study**

*Staff Recommendation: Approval to Transmit Comments to the County Council*

**BOARD ACTION**

**Motion:** PRESLEY/WELLS-HARLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

Planning Department staff and Mr. Ken Dixon of the Washington Suburban Sanitary Commission (WSSC) offered multi-media presentations and discussed the Clarksburg – Ten Mile Creek Sewer Facility Study. The 980-acre study area is located in the Ten Mile Creek Limited Master Plan Amendment area within the Ten Mile Creek watershed. Staff noted that the County Council will be reviewing the study due to the sensitivity of the Ten Mile Creek area. The study was conducted in response to recommendations set forth in the Ten Mile Creek Limited Master Plan Amendment requiring a logical, efficient, affordable, and environmentally responsible sewage system with minimal impact. Staff offered support for the WSSC recommendation, identified as Alternative 12, included as attachment 1 in the staff report.

Mr. Tom Hilton of WSSC introduced Mr. Ken Dixon who briefed the Board on the sewer study. Mr. Dixon noted that the study was limited to consideration of only major infrastructure to serve the study area, does not include all required local sewers, and will likely require refinement as additional development progresses. Mr. Dixon added that the major existing WSSC sewer facilities in the area currently have sufficient capacity to handle all the study area wastewater.

Mr. Dixon then discussed additional issues encountered during the study, including the capacity limits of gravity sewers on Gateway Center Drive and concern regarding the potential failure of a force main. For that reason, WSSC considered alternative systems for the portions of the study area. Alternative 12 proposes the Miles/Coppola property to be served by gravity sewer to be discharged along a yet-to-be defined access road; construction of a pump station on the Egan/Mattlyn property; construction of a pump station on the Miles/Coppola property; continued use of the existing pump station near the County correctional facility; a total low pressure sewer length of 6,100 feet; a total of 300 individual grinder pump units; a total gravity sewer length of 8,100 feet; a total force main length of 4,400 feet; and three new tunnel crossings under Interstate 270. Estimated cost of the recommended sewer system is \$9,115,000. Mr. Dixon added that an abbreviated Business Case Evaluation, which evaluated the potential risk and value of the system proposed for the study area, found Alternative 12 to have the highest level of value and the lowest level of risk.

Ms. Cathy Wiss representing the Friends of Ten Mile Creek Group; and Ms. Anne Cinque representing the Sugarloaf Citizens Association, offered testimony.

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

**7. Greater Lyttonsville Sector Plan, Worksession #3**

*Staff Recommendation: Briefing and Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and continued the detailed discussion of the zoning and building height recommendations for the Woodside/16<sup>th</sup> Street Station District identified in the Sector Plan. The discussion focused on the Spring Center, the 8600 Apartment complex, Summit Hills Apartments, and Falkland Chase Apartments. The Spring Center is zoned Commercial/Residential Transit (CRT) - 0.75 and is proposed to be rezoned CRT- 3.0 with an established mixed-use neighborhood near transit and a height of 70 feet; the 8600 Apartment complex is zoned Residential R-10 and is proposed to be rezoned CRT-2.5 which will allow for infill development around existing buildings and a height of 70 feet; the Woodside/16<sup>th</sup> Street Station/Summit Hills, Site 2a zoned Residential R-10 and CRT-0.75 is proposed to be rezoned CRT-2.5 with a height of 70 feet, which will leverage proximity to the purple line and metro, improve access and connectivity, expand public open space, provide environmental benefits, and introduce rent-restricted affordable housing opportunities; the Woodside/16<sup>th</sup> Street Station/Summit Hills, Site 2b zoned Residential R-10 is proposed to be rezoned CRT-3.0 because of its proximity to the Silver Spring Central Business District and the Metro Red Line. The Falkland Chase Apartments will remain at CR-3.0 and R-3.0 with a height of 145 feet.

Staff noted that the Summit Hills Apartments is a 30-acre site with one owner located half a mile from the Silver Spring Metro and MARC rail, and a quarter mile from Woodside/16<sup>th</sup> Street and the proposed Purple Line. The complex presently offers market-rate affordable housing. There are no protections for affordable housing and the site is disconnected from surrounding streets, large gated super block, and contains large areas of impervious surfaces with limited stormwater management facilities and no publicly accessible green space. Staff discussed the proposed options for the site, i.e. retain the Sector Plan recommended zoning; modify the recommended zoning; recommend zoning changes only after construction of the Purple Line; or do not rezone, which will most likely affect market-rate

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**7. Greater Lyttonsville Sector Plan, Worksession #3**

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affordable units, with potential rent increases. Staff also discussed the Paddington Square site zoned R-20 and proposed to be rezoned CRT-1.5, which would allow for increased affordable housing development within closed proximity to the Purple Line with a height of 85 feet.

Staff also discussed public testimony received regarding parks and open space: the proposed new density will put pressure on parks that are already heavily used; the owner of Summit Hills Apartments is concerned about expected public amenities stating that there is not enough density to make the economics work; the new development adjacent to Rosemary Hills/Lyttonsville Local Park should be compatible with park amenities and features. Staff is proposing an urban greenway park, a daylighted stream park, a community use recreational park, and a civic green park on the Summit Hills site.

The following speakers offered testimony: Ms. Heather Dlhopsky, attorney representing the Summit Hills Apartments owner; Ms. Barbara Sanders of Nyes Lane; Mr. Joel Teitelbaum of Richland Street; Mr. Abe Schuchmann of Lanier Drive; Mr. Jonathan Gruber of Peggy Lane; and Ms. Loretta Argrett of Richland Place.

There followed extensive Board discussion with questions to staff.

Staff added that the next worksessions scheduled for June 9 and June 23 will focus on public school capacity and revised language regarding school infrastructure options, a review of final edits to the Planning Board Draft, and a vote to transmit the document to the County Executive and County Council.