



**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, July 30, 2015, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 10:05 p.m.

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

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch at 11:42 a.m.

The Board convened in Closed Session at 12:56 p.m. to take up Item 5, 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 12:56 p.m. in the Auditorium on motion of Commissioner Presley, seconded by Commissioner Dreyfuss, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley and Fani-González voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305-(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the Closed Session were Director Michael Riley, Acting Deputy Director Mitra Pedoeem, William Gries, Rachel Newhouse, Brenda Sandberg, and Mark Wallis of the Parks Department; Senior Counsel Megan Chung of the Legal Department; and James J. Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the proposed acquisition of land as an addition to Ovid Hazen Wells Recreational Park.

The Closed Session meeting was adjourned at 1:12 p.m.

The Board reconvened in the auditorium at 1:19 p.m.

Items 6, 14, 7 through 11, and Items 15, 12, and 13, discussed in that order, are reported on the attached agenda.

MCPB, 7-30-15, APPROVED

Commissioner Dreyfuss left the meeting at 2:05 p.m. following discussion of Item 14, and rejoined the meeting at 5:35 p.m. during discussion of Item 11.

There being no further business, the meeting was adjourned at 10:05 p.m. The Planning Board will be in recess during the month of August and will reconvene at 9:30 a.m. on Thursday, September 3, 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, July 30, 2015**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Travilah Grove Preliminary Plan 12012029A, MCPB 15-82
2. Travilah Grove Site Plan 82013020A, MCPB 15-83
3. Wheaton Grandview Sketch Plan 320150070, MCPB 15-109
4. Poplar Run Preliminary Plan 12006051B, MCPB 15-108
5. Little Bennett Estates, Vance Property Preliminary Plan 11997035A
6. Rockville Evangelical Mission Church Preliminary Plan 120130210, MCPB 15-73

**BOARD ACTION**

**Motion:**                   **PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea:**                   **5-0**

**Nay:**

**Other:**

**Action:**           **Adopted the Resolutions cited above, as submitted.**

**\*B. Record Plats**

**1. Subdivision Plat No. 220120040 – 220120060, 220120510, Greentree Farm**

AR zone, 24 lots; located on the east and west sides of Peach Tree Road, approximately 2000 feet south of Whites Store Road and approximately 1600 north of Moore Road, respectively; Agriculture and Rural Open Space Master Plan.

*Staff Recommendation: Approval*

**2. Subdivision Plat No. 220150670, Sligo Park Hills, Section 7**

R-60 zone, 2 lots; located on the west side of Three Sisters Road, 300 feet north of Sligo Creek Parkway, East Silver Spring Master Plan.

*Staff Recommendation: Approval*

**3. Subdivision Plat No. 220131400 - 201301440 Clarksburg Village**

R-200 /TDR zone, 76 lots and 5 parcels; located in the vicinity of Peppervine Drive, Dogwood Hills Drive, and Muscadine Drive; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**4. Subdivision Plat No. 220150680, Bowie Mill Estates**

RE-2 zone, 4 lots; located on the south side of Bowie Mill Road, 300 feet east of Fraley Farm Road; Upper Rock Creek Master Plan.

*Staff Recommendation: Approval*

**5. Subdivision Plat No. 220150780, 220150970 - 220150990, Rock Spring Park**

EOF zone (formerly I-3), 168 lots and 22 parcels; located on Fernwood Road between Rockledge Drive and Rock Spring Drive; North Bethesda/Garrett Park Master Plan. **Staff Recommendation: Approval**

**6. Subdivision Plat No. 220151270, Cabin John Park, Section 1**

R-90 zone, 1 lot; located in the northwest quadrant of the intersection of Arden Road and 75th Street; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**7. Subdivision Plat No. 220151290, Blair Park**

CR zone, 4 parcels; located in the easterly quadrant of the intersection of Colesville Road (MD 384) and Eastern Avenue; Silver Spring CBD Sector Plan.

*Staff Recommendation: Approval*

**8. Subdivision Plat No. 220151300, Hammond Wood**

R-60 zone, 1 lot; located at the southeastern terminus of Highview Court; Kensington - Wheaton Master Plan.

*Staff Recommendation: Approval*

**\*B. Record Plats**

CONTINUED

**BOARD ACTION**

**Motion: 1. PRESLEY/WELLS-HARLEY  
2. WELLS-HARLEY/FANI-GONZÁLEZ**

**Vote:**  
**Yea: 1 & 2. 5-0**

**Nay:**

**Other:**

**Action:**       **1. Item 1; In response to a request, scheduled a public hearing regarding the Record Plat cited above for the September 3, 2015, Planning Board Meeting.**

**2. Items 2-8; Approved staff recommendation for approval of the Record Plats cited above, as submitted.**

**\*C. Other Consent Items**

**1. Clement East (Lynwood) Consent Amendment: Preliminary Plan 12006074A ---** Request to amend Preliminary Plan No. 120060740 to adjust lot lines for a previously approved eighteen (18) lot subdivision for single-family detached residential dwelling units, located on the east side of Frederick Road (MD-355), approximately 1,600 feet north of Little Bennett Drive, 53.55 acres; RE-2 zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area (“Master Plan”1,2)

*Staff Recommendation: Approval with Conditions*

**2. Falkland North, Extension Request for Sketch Plan 320150020 and Site Plan Amendment 82012005A ---** CR-3.0 C-0.75 R-3.0 H-145T zone, 9.77 acres, Request for five mixed-use buildings containing 120,000 sf of retail, and up to 1,250 of multi-family residential units, including 12.5% MPDUs and 4.72% Workforce Housing Units, located in the northwest quadrant of the intersection with 16th Street and East-West Highway; Silver Spring CBD Sector Plan

**3. Grosvenor Place 820150070, MCPB 15-66 CORRECTED**

Corrected Resolution for Grosvenor Place, Site Plan 820150070, MCPB 15-66

**4. Gables White Flint 120140010, MCPB 15-41 CORRECTED**

Corrected Resolution for Gables White Flint, Preliminary Plan 120140010, MCPB 15-41

**5. Gables White Flint 820150010, MCPB 15-42 CORRECTED**

Corrected Resolution for Gables White Flint, Site Plan 820150010, MCPB 15-42

**BOARD ACTION**

**Motion:**               **1, 2, & 3. WELLS-HARLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea:**               **5-0**

**Nay:**

**Other:**

**Action:**       **Approved staff recommendation for approval of the Preliminary Plan Amendment, Sketch Plan Extension Request, Site Plan Amendment, and corrected Resolution cited above.**

**Items 4 & 5, Gables White Flint Preliminary & Site Plans Corrected Resolutions were previously adopted by the Planning Board on July 23, 2015.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of July 16, 2015

**BOARD ACTION**

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

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of July 16, 2015, as submitted.

**2. Wheaton Public Improvements (Public Office Building and Town Square)**

**\*A. Preliminary Forest Conservation Plan MR20151028:** Request for approval of a Preliminary Forest Conservation Plan to allow for development of the combined County Parking Lot 13 and the Mid-County Services Center properties in Wheaton and the Wheaton Grandview mixed-use development. Located on both sides of Reddie Drive between Grandview Avenue and Triangle Lane, 2.93 acres, CR 6.0, C5.5 R5.5 H200 Zone, within the 2012 Wheaton CBD and Vicinity Sector Plan  
*Staff Recommendation: Approval with Conditions*

**B. Mandatory Referral No. MR2015028:** Request by the Montgomery County Department of Transportation Parking Division for the construction of a public office building of approximately 265,500 square feet, underground parking for 397 parking spaces, and a public town square on the combined County Parking Lot 13 and the Mid-County Services Center properties, located on both sides of Reddie Drive and between Grandview Avenue and Triangle Lane, 2.04 acres, CR 6.0, C5.5, R5.5, H200 Zone, within the 2012 Wheaton CBD and Vicinity Sector Plan.

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

**BOARD ACTION**

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

**Vote:**

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

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions.**

**B. Approved staff recommendation for approval to transmit comments to Montgomery County Department of Transportation, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Forest Conservation Plan (PFCP) and Mandatory Referral request regarding the construction of a public office building, an underground parking garage, and a town square. The 2.93-acre site is bounded by Triangle Lane to the east, Grandview Avenue to the west, and the Washington Metro Transit Authority's Wheaton Metro Station to the south within the Wheaton Central Business District and Vicinity Sector Plan area. The site is bisected by Reddie Drive on the southern portion property. The property is currently developed with a public building, the

**2. Wheaton Public Improvements (Public Office Building and Town Square)**

CONTINUED

Mid-County Regional Services Center, and a grassy area on the portion of the property south of Reddie Drive, and a surface parking lot and a grassy area on the portion of the property north of Reddie Drive. Staff noted that the proposed PFCP covers two separate development applications, the Wheaton Public Improvements project and the Wheaton Grandview project. According to staff, the site contains no forest or major environmental constraints. The property contains one tree, which the applicant proposes to retain. The applicant plans to meet a 0.54-acre planting requirement with a forest mitigation farm planting.

According to staff, the proposed Mandatory Referral request applies only to 2.33 acres of the site, some of which is currently part of Public Parking Lot 13 and includes lots 11, 12, 13, 14, and 15 of Block F north of Reddie Drive, and lots 13 and 14 of Block H south of Reddie Drive. For the portion of the property north of Reddie Drive, the applicant proposes to construct a 12-story, 265,000-square foot office building that will include the County headquarters for the Maryland-National Capital Park and Planning Commission and other County agencies, including the Department of Environmental Protection, Washington Suburban Sanitary Commission, the Mid-County Regional Services Center, and the Department of Permitting Services. The building will provide 12,000 square feet of ground-floor retail space that will be leased and managed by the County. The proposed building will include an 8,300-square foot vegetated roof, rain screen, insulated window glazing, and be environmentally controlled with geothermal power. Staff noted that with these sustainability measures in place, the building will be the first in the County to earn Leadership in Energy and Environmental Design (LEED) Platinum status, the highest LEED rating. In the southwest corner of the site, the applicant will provide a public greenspace with a water structure, seating, and landscaping. The applicant also proposes to construct an underground parking facility for approximately 397 public parking spaces with vehicular egress and ingress to and from Grandview Avenue and pedestrian access from both Grandview Avenue and Triangle Lane. For the portion of the site south of Reddie Drive, the applicant proposes to construct an approximately 35,000-square foot Town Square with a stage, public greenspace, seating, and landscaping to extend from the Metro station entrance to the west, Georgia Avenue to the east, and Reddie Drive to the north. A segment of Reddie Drive is proposed to be re-surfaced and re-graded to meet the elevation of the Town Square so that it can be closed to vehicular traffic for large events and allow pedestrian access to the proposed public greenspace to the north. The

applicant also proposes to construct an armature that will extend from the Metro station to Georgia Avenue. Staff added that the proposed project meets Commercial Residential Zoning Ordinance requirements under the optional method of development and is compatible with both the Master Plan and Sector Plan requirements.

Following Board questions and comments regarding geothermal power and its cost, staff noted that owning the geothermal wells, as opposed to utilizing a power purchase plan that gives another party ownership of the wells, would result in significant tax breaks and a 20-year payback for costs of the system.

**2. Wheaton Public Improvements (Public Office Building and Town Square)**

CONTINUED

Mr. Al Roshdieh, representing the Montgomery County Department of Transportation (MCDOT), offered comments and stated that the project is currently budgeted only for LEED Gold status. Mr. Roshdieh added that MCDOT has estimated the payback schedule to be 25 years.

Mr. Douglas M. Firstenberg of Stonebridge Carras Development offered comments.

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

**\*3. Shady Grove Life Sciences Center Parcel N/Q, Site Plan 81997005A** --- Request for a Site Plan Amendment to allow an addition of a new 61,350-square-foot building containing research and development space, and a request for a parking waiver for 44 spaces; LSC Zone-1.0 H-110T; 8.4 acres; located in the southeast corner of the intersection of Great Seneca Highway and Medical Center Drive in Rockville, within the 2010 Great Seneca Science Corridor Master Plan.

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

**BOARD ACTION**

**Motion: PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS RECUSED HIMSELF**

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

Planning Department staff offered a multi-media presentation and discussed a request to modify an approved Site Plan for the Shady Grove Life Sciences Center Parcel N/Q in order to construct an additional building. The approximately 8.39-acre site is located in the southeast corner of the intersection of Great Seneca Highway and Medical Center Drive, bounded by Darnestown Road to the

south, and zoned Life Sciences Center within the 2010 Great Seneca Science Corridor Master Plan. Staff noted that because the original application was submitted prior to October 29, 2014, the project is being reviewed under previous Zoning Ordinance requirements. The eastern portion of the site is currently improved with a 58,272-square foot building and 101 surface parking spaces. The western portion of the site, the focus of the proposed amendment, is currently unimproved. The applicant proposes to develop the western portion of the site with a 61,350-square foot research and development building, 28,169 square feet more than was permitted in the approved Site Plan. The applicant is also requesting a waiver to allow for 44 fewer parking spaces. Staff noted that the previous Zoning Ordinance allows fewer parking spaces for medical uses. The associated Final Forest Conservation Plan proposes to remove 0.89 acres of low-priority forest and to protect 0.40 acres of existing forest in a Category II easement. The remaining 1.83-acre planting requirement will be met off-site. The applicant is also requesting a variance to impact three trees. Staff added that the proposed Site Plan Amendment meets all land use, forest conservation, and water resource protection requirements.

Mr. Robert Brewer, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**\*4. Horizon Hill Preliminary Plan 120120170** --- Three lots for three one-family detached dwelling units, (two existing lots), as part of a re-subdivision on 6.35-acres in the RE-2 zone; located at 10616 Red Barn Lane on the southwest side of Red Barn Lane in the 2002 Potomac Sub-region Master Plan

*Staff Recommendation: Denial*

### **BOARD ACTION**

**Motion:** DREYFUSS/WELLS-HARLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for denial of the Preliminary Plan cited above.

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan request to re-subdivide two existing lots and create three lots. The 6.35-acre property, currently consisting of lots 22 and 23, is located on the south side of Red Barn Lane and is zoned Residential Estate in the Potomac Subregion Master Plan area within the Piney Branch Special Protection Area (SPA). Lot 23 is developed with an existing single-family dwelling unit, and lot 22 is undeveloped. Currently, lot 23 is accessed from Red Barn Road via an existing circular driveway. The applicant proposes to re-subdivide lots 22 and 23 into three approximately 2.1-acre lots to accommodate three single-family detached dwelling-units. Lot 22 will become lot 1, lot 23 will become lot 2, and proposed lot 3 will be created south of lots 1 and 2, and will be accessed by an existing pipe stem to Glen Mill

Road to the east. In order to accommodate the construction of a driveway to Glen Mill Road, the applicant is requesting a variance to impact two trees and remove one tree. Staff noted that because Glen Mill Road is designated an Exceptional Rustic Road in the Rustic Roads Functional Master Plan, the current plat for the property shows that access to Glen Mill Road is prohibited. Staff stated that the proposed project is not compliant with the Potomac Subregion Master Plan or the Rustic Roads Functional Master Plan requirements and recommended denial.

Mr. David McKee, consulting engineer for the applicant, Charles Rabkin, also present, offered comments, and disagreed with the staff recommendation, arguing that accessing lot 3 from Red Barn Road will impact more trees than the proposed access to Glen Mill Road.

Mr. Charles Rabkin, the applicant, offered comments and stated that property owners to the east and west of the site have stated a preference for access to the property from Glen Mill Road.

**\*4. Horizon Hill Preliminary Plan 120120170**

CONTINUED

The following speakers offered testimony: Mr. Steven Rackitt, representing the Red Barn Lane Preservation Association; Stephen Parker of Glen Mill Road; Mr. Christopher Marston, representing the Rustic Roads Advisory Committee; and Ms. Ginny Barnes, representing the West Montgomery County Citizens Association.

Following extensive Board discussion with questions to staff and Mr. McKee, the Board not only agreed that access from Glen Mill Road is not compliant with the requirements set forth in either the Potomac Subregion Master Plan or the Rustic Roads Functional Master Plan, but also that the proposed plan does not meet the subdivision criteria.

**5. CLOSED SESSION**

According to the MD ANN Code, General Provisions Article § 3-305-(b)(3) to consider the acquisition of real property for a Commission purpose and matters relating thereto.

**The topic to be discussed is the proposed acquisition of land as an addition to Ovid Hazen Wells Recreational Park**

BOARD ACTION

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**6. Ovid Hazen Wells Recreational Park** --- Authorization to acquire 9.72 acres, more or less, unimproved, from Pamela J. and George K. Johnson, located at the intersection of Piedmont Road and Skylark Road, Clarksburg, MD 20871

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** PRESLEY/FANI-GONAZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval to acquire the property cited above and adopted the attached submitted resolution.

Parks Department staff offered a multi-media presentation and briefly discussed the proposed acquisition of a property as an addition to Ovid Hazen Wells Park. The 9.72-acre unimproved property is located at the intersection of Piedmont and Skylark Roads within the Clarksburg Master Plan area. The land is currently utilized for agricultural uses. Staff noted that an adjacent property was purchased by the Parks Department in November 2014, and added that negotiations with the property owners to acquire a remaining portion of adjacent land within the parcel are currently underway. The negotiated purchase price of \$2,100,000.00 is to be funded through the Maryland Program Open Space.

There followed a brief Board discussion.

**14. Upper Paint Branch Stream Valley Park** --- Authorization to acquire 6.0342, more or less, improved, from Thao Thanh Bui, located at 14907 Good Hope Road, Silver Spring, Maryland 20905.

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other: DREYFUSS ABSTAINED**

**Action: Approved staff recommendation for approval to acquire the property cited above and adopted the attached submitted resolution.**

Parks Department staff offered a multi-media presentation and discussed the proposed acquisition of property as an addition to the Upper Paint Branch Stream Valley Park. The approximately 6.0342-acre property, zoned Residential Estate, is located on Good Hope Road at the headwaters of the Gum Springs tributary to the Upper Paint Branch, and is designated a Special Protection Area (SPA) in the Cloverly Master Plan and Legacy Open Space (LOS) Functional Master Plan areas within the Upper Paint Branch watershed. The property is immediately adjacent to forested park property, and confronts park property across Good Hope Road. Developed with a single-family dwelling-unit, several out buildings, and several acres of impervious surfaces, the property currently functions as a residence and commercial garden center, which the owner will be allowed to continue to live in and operate until November 1, 2016. The property currently contains approximately three acres of forest, 1.64 acres of which is located within a Forest Conservation Easement. According to staff, the total cost of removal of the existing impervious materials and the subsequent reforestation of the site would be approximately \$468,000. Parks staff would begin restoration work on the rear portion of the site immediately following the acquisition. Staff noted that the proposed purchase will not only add to an existing large LOS Natural Resource site, but will also provide a direct connection to an existing riparian forest and headwaters stream on the adjacent park property. Staff added that the Parks Department plans to develop the acquired land with a system of natural surface trails. The negotiated purchase price of \$800,000.00 is to be funded through the LOS Capital Improvements Program as a Natural Resource site, with additional funding through Park Bonds.

There followed a brief Board discussion with questions to staff.

**\*7. The Courts at Clarksburg**

**A. Preliminary Plan 120150060 with Final Water Quality Plan:** Request to create one-hundred and forty (140) lots with 140 age-restricted residential dwelling units from one unplatted parcel, located along the west side of Ridge Road (MD 27) between Morningstar Drive and Brink Road, 54.32 acres, Planned Retirement Community (PRC) Zone, Clarksburg Master Plan & Hyattstown Special Study Area

*Staff Recommendation: Approval with Conditions*

**B. Site Plan 820150030:** Request to create one-hundred and forty (140) lots with 140 age-restricted residential dwelling units from one unplatted parcel, located along the west side of Ridge Road (MD 27) between Morningstar Drive and Brink Road, 54.32 acres, Planned Retirement Community (PRC) Zone, Clarksburg Master Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**           **A. FANI-GONZALEZ/WELLS-HARLEY**  
                          **B. FANI-GONZALEZ/PRESLEY**

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

**Nay:**

**Other:**           **DREYFUSS TEMPORARILY ABSENT**

**Action:**       **A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting.**  
                          **B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions.**

Planning Department Staff offered a multi-media presentation and discussed the Preliminary and Site Plans to create 140 lots to accommodate age-restricted housing. The 54.32-acre property is located on the northwest corner of Ridge Road (MD 27) and Brink Road, and is zoned Planned Retirement Community in the 1994 Clarksburg Master Plan and Hyattstown Special Study areas. The property is also located within the Little Seneca Creek Watershed and Clarksburg Special Protection Area. The applicant proposes to construct 140 single-family dwelling-units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), for individuals 50 years of age and older, 85 percent of which will be detached dwelling units, with the remaining 15 percent being attached dwelling-units. The site will be accessed from Brink Road and the proposed Snowden Farm Parkway extended. The applicant proposes an amenities and open-space concept consisting of three main areas connected by a system of trails, sidewalks, and hard-surface paths. Proposed Area 1, located on the northern portion of the site, will be a natural park with an open lawn area, seating, and a pergola.

**\*7. The Courts at Clarksburg, Preliminary Plan No. 120150060 with Final Water Quality Plan and Site Plan No. 820150030**

**CONTINUED**

Proposed Area 2, located on the western portion of the site, will consist of a clubhouse with a community garden and an outdoor patio. Proposed Area 3, located on the southern portion of the site, will be a lawn area with passive linear seating. Staff noted that a connection to confronting Ridge Road Recreation Park will also be provided. According to staff, the approved Forest Conservation Plan proposes to retain 0.21 acres of existing forest. A 7.01-acre required forest planting will be met on-site. All retained and planted forest will be protected in a Category I Conservation Easement. Staff added that the Preliminary and Site Plans meet all zoning, utilities, forest conservation, and water resource protection requirements.

Mr. Jody Kline, attorney representing the applicant, offered comments and discussed staff condition 9, which requires the applicant to construct a 10-foot shared-use path along Ridge Road north of the future Snowden Farm Parkway. Mr. Kline noted that only an 8-foot shared-use path is required south of future Snowden Farm Parkway. Mr. Kline then requested that the applicant be permitted to construct an 8-foot shared-use path north of Snowden Farm Parkway if the Maryland State Highway Administration (SHA) requires a retaining wall for the construction of a 10-foot path.

Mr. Doug Hughes, member of the applicant's team, offered comments.

Mr. William Hancock, representing Meadows Civic Association, offered testimony.

Following extensive Board discussion with questions to staff and Mr. Kline, the Board agreed to allow the construction of an 8-foot shared-use path along Ridge Road north of the future Snowden Farm Parkway.

**8. Beallsville Property: Limited Preliminary Plan Amendment 12001021A** --- Request to adjust a lot line (greater than 5%) between two lots; located on the north side of West Hunter Road, approximately 1,000 feet east of Wasche Road; 75.396 acres; AR Zone; Agricultural & Rural Open Space Master Plan.

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

**BOARD ACTION**

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

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS TEMPORARILY ABSENT

**Action:** Approved staff recommendation for approval of the Limited Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to realign an existing lot line between two adjacent lots. The 75.396-acre property is located on the north side of West Hunter Road, approximately 1,000 feet east of its intersection with Wasche Road, and is zoned Agricultural Reserve within the Agricultural and Rural Open Space Master Plan area. The property consists of two lots, lot 4 with 40.837 acres, and lot 5 with 34.559 acres. Each lot is improved with a detached single-family dwelling-unit, accessory agricultural buildings, and individual horse paddocks. Both lots are accessed by individual driveways from West Hunter Road. The applicant proposes to realign the lot line shared by lots 4 and 5 in order to increase the size of an existing horse pasture, ultimately increasing the size of lot 5 to 45.39 acres. Staff noted that because the amount of land proposed for transfer exceeds five percent of the total land area, the request requires Planning Board approval. Staff added that the proposed Amendment meets the Subdivision Regulations, Zoning Ordinance, forest conservation, and stormwater management requirements, and that the public facilities remain adequate.

There followed a brief Board discussion.

**\*9. Pooks Hill, Sketch Plan 320150060** --- CR-1.0 C-1.0 R-0.75 H-160 zone, 19.38 acres, Request for up to ~~646,755~~ 549,755 square feet of residential use, including 625-650 hi-rise units in two towers with 15% MPDUs and 259,593 square feet of existing non-residential development with a maximum 35,000 square foot expansion to the existing hotel, located on Pooks Hill Road at ~~Linden Avenue~~; approximately 1,200 west of its intersection with Rockville Pike (MD355) Bethesda-Chevy Chase Master Plan

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS TEMPORARILY ABSENT**

**Action: Approved staff recommendation for approval of the Sketch Plan cited above, subject to conditions.**

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to construct two residential buildings. The 19.38-acre site is located on Pooks Hill Road, approximately 1,200 feet west of its intersection with Rockville Pike, and is zoned Commercial/Residential within the 1990 Bethesda-Chevy Chase Master Plan area. Though recorded as one lot, the site was subject to a condominium regimen in 2006 that created two land units, an 11.92-acre hotel unit, which is currently developed with the Bethesda Marriott and Conference Center, and a 6-acre development parcel or multi-family unit, which is currently developed with surface parking for the hotel and conference center. Although both the multi-family unit and the hotel unit were originally included under the submitted Sketch Plan application, staff noted that due to insufficient information regarding massing and location of the additional square footage included in the application, the proposed 35,000-square foot expansion of the existing hotel and conference center, which staff does not support, is not part of the Sketch Plan application. Staff added that any proposed expansion of the hotel will be addressed in future applications. The submitted Sketch Plan applies only to the multi-family unit, for which applicant proposes to construct two 160-foot buildings with up to 549,755 square feet of residential development for up to 650 living units, including 15 percent Moderately Priced Dwelling Units (MPDUs), and associated underground parking facilities. Vehicular and pedestrian access from Pooks Hill Road will be provided by a driveway that will serve as the main entrance and align with the entrance to the Pooks Hill Towers development, which confronts the site to the south. Each building will have service access from Pooks Hill Road that will be provided by driveways south and north of the main entrance. Proposed amenities include

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**\*9. Pooks Hill, Sketch Plan 320150060**

CONTINUED

a paved central plaza area, landscaped gardens, a water feature, seating, and landscaped multi-tiered retaining walls. Staff noted that the proposed green areas will satisfy the open space requirements.

Ms. Soo Lee-Cho, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Steven Cohen, member of the applicant's team, offered comments and discussed the topographical constraints of the property.

The following speakers offered testimony: Mr. John Palmisano, representing the Whitley Park Condominium Association; Mr. Christopher Tharrington, representing the Linden Terrace Homeowners Association; Mr. Kun Li of Dudley Court; and Mr. Norman Knopf, attorney representing the Promenade Group.

There followed extensive Board discussion with questions to staff and Ms. Lee-Cho.

**10. Chevy Chase Lake**

**A. Chevy Chase Lake, Sketch Plan Amendment 32014003A**, CRT-2.0 zone, H-50/H-100, 5.40 acres, Amendment to modify the MPDU square footage in accordance with the CR zoning standards, located on Chevy Chase Lake Drive, approximately 510 feet east of Connecticut Avenue; Chevy Chase Lake Sector Plan

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

**B. Mandatory Referral No. MR2015023, Chevy Chase Lake**, CRT-2.0 zone, H-50/H-100, 5.40 acres, Amendment to modify the MPDU square footage in accordance with the CR zoning standards, located on Chevy Chase Lake Drive, approximately 510 feet east of Connecticut Avenue; Chevy Chase Lake Sector Plan

*Staff Recommendation: Approval with Conditions*

**C. Chevy Chase Lake, Preliminary Plan 120150130**, CRT-2.0 zone, H-50/H-100, 5.40 acres, Proposing two lots for 200 multi-family dwelling units and 62 townhouse units (including 15% MPDUs), located on Chevy Chase Lake Drive, approximately 510 feet east of Connecticut Avenue; Chevy Chase Lake Sector Plan

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

**D. Chevy Chase Lake-Multifamily, Site Plan 820150040**, CRT-2.0 zone, H-100, 1.64 acres, 200 multi-family dwelling units (including 15% MPDUs), located on Chevy Chase Lake Drive, approximately 510 feet east of Connecticut Avenue; Chevy Chase Lake Sector Plan

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

**E. Chevy Chase Lake-Townhomes, Site Plan 820150050**, CRT-1.5 zone, H-50, 3.76 acres, 62 townhouse units (including 15% MPDUs), located on Chevy Chase Lake Drive, approximately 510 feet east of Connecticut Avenue; Chevy Chase Lake Sector Plan

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

**BOARD ACTION**

**Motion:**                    **A, C, D, & E. WELLS-HARLEY/FANI-GONZÁLEZ**  
                                  **B. FANI-GONZÁLEZ/WELLS-HARLEY**

**Vote:**

**Yea:**                    **A, B, C, D, & E. 4-0**

**Nay:**

**Other:**                **DREYFUSS TEMPORARILY ABSENT**

**Action:**            **A. Approved staff recommendation for approval of the Sketch Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**  
                                  **B. Approved staff recommendation for approval to transmit comments to Montgomery County Housing Opportunities Commission, as stated in the attached transmittal letter.**

**10.    Chevy Chase Lake**

**CONTINUED**

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

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

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

Planning Department staff offered a multi-media presentation and discussed the proposed Sketch Plan Amendment, Mandatory Referral, Preliminary Plan, and two Site Plan requests to re-develop an existing garden apartment community. Staff noted that this proposed project involves a public-private partnership between EYA, LLC, and the Housing Opportunities Commission (HOC) to create affordable housing in desirable areas. The 5.0403-acre site is located on Chevy Chase Lake Drive, approximately 510 feet from its intersection with Connecticut Avenue, and zoned Commercial/Residential/Town within the Chevy Chase Lake Sector Plan area. The development will eventually be bounded to the north by the future Metro Purple Line. The applicant proposes to create 63 lots for 388,833 square feet of residential development for up to 200 multi-family dwelling-units, including 40 Moderately Priced Dwelling Units (MPDUs) and 40 Workforce Dwelling Units (WFDUs), an associated underground parking facility, and 62 townhouse dwelling units that will include 10 MPDUs. The applicant also proposes to construct a new private road and a 0.5-acre park that will be dedicated to the Parks Department. Access from Chevy Chase Lake Drive will be provided by the proposed new private road and four proposed private alleys. The proposed development is to be constructed in two phases, with the townhouse units and private road constructed first, followed by the construction of the 112-foot tall multi-family building, underground parking, and park. The applicant proposes clearing 0.19 acres of forest, consisting of all of the 0.15 acres of on-site forest and 0.04 acres of off-site forest. Reforestation requirements will be met through the use of an off-site forest conservation bank. Staff noted that the applicant is requesting a variance to remove 20 trees and impact 15 trees, to be mitigated with 26 on-site plantings. Staff added that the proposed project conforms to the Chevy Chase Lake Sector Plan requirements.

Ms. Barbara Sears, attorney representing the applicant, offered comments and concurred with the staff recommendations.

Mr. Richard Hanks, representing the Housing Opportunities Commission, offered comments.

Mr. McLean Quinn, representing EYA, LLC., offered comments and discussed the project design elements.

There followed extensive Board discussion with questions to staff.

## **11. M-NCPPC-CIP FY17-22 – Strategy Session #2**

Strategy Session for the M-NCPPC Capital Improvements Program for FY17-22

*Staff Recommendation: Obtain feedback from the Planning Board on CIP development*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing and provided comments and recommendations to staff.**

Parks Department staff briefed the Board on the Parks Department proposed FY17-22 Capital Improvements Program (CIP), including discussion on assumptions for Program Open Space funding; facility planning recommendations; potential new projects in the CIP and their priorities; potential increases to Level of Effort projects; and a new approach to project delivery. Staff noted that the Planning Board has had two strategy sessions to discuss the criteria, goals, and priorities for the FY17-22 CIP. Additionally, the Planning Board and the Montgomery County Recreation Advisory Boards held a joint public forum on April 23 to hear testimony from residents and advocacy groups. Staff has continued to review residents' comments received during the CIP public forums held in June and July by the County Executive in the County's respective regional service areas.

General Obligations (GO) Bonds are the largest portion of the Parks Department's CIP and are used to fund projects that are of broader and of regional significance, such as non-local parks and recreational parks. During the last CIP cycle, the County Executive advocated not to increase the Spending Affordability Guidelines (SAG) that determines essentially how much debt the County is willing to take on to fund the capital budget. The current GO bond SAG for the County in FY17-20 is set at \$340 million per year of which \$13.6 million or 4 percent is the Commission's share. Staff proposes to keep Park and Planning GO bonds at current level and adjust project priorities and timing accordingly. Based on the information presented in the first strategy session about economic conditions and challenges affecting the creation of the next CIP, comments received from the Planning Board, and fiscal and other considerations, staff would recommend trying a new approach to project delivery, which would include focus on renovation and maintenance projects; utilizing design-built for

appropriate projects; limiting new projects and large-scale renovations that require facility planning; and performing more field engineering, especially for trail projects and environmental projects.

There followed a brief Board discussion with questions to staff.

Chair Anderson summarized the Planning Board's recommendations which will help staff in preparing the CIP.

**15. FY15 Budget Transfer Request from the Department of Parks**

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Following a brief staff presentation, approved Parks Department staff request to transfer \$168,131 from the Public Affairs & Community Partnerships Division to the Facilities Management Division in order to adjust the FY16 divisional line item budgets.**

**12. Rockwood Manor Special Park Feasibility Study** --- Proposed phased site improvements to address safety, environmental, circulation, and site utilization issues within the 30-acre park located on the north side of MacArthur Boulevard, just west of Belfast Road; Potomac Sub-region Master Plan area.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Instructed staff to evaluate additional ingress and egress alternatives and to schedule a Planning Board hearing in September or October.**

In keeping with the July 16 technical staff report, Parks Department staff discussed the Rockwood Manor Special Park Feasibility Study, including the proposed phased site improvements to address safety, environmental circulation, and site utilization issues within the 10-acre park located on the north side of MacArthur Boulevard, west of Belfast Road in the Potomac Sub-region Master Plan area. Rockwood Manor Special Park is a public park and event center operated by the Montgomery County Department of Parks Enterprise Division. In 2014, Parks staff initiated a project to address long-standing problems with the one and only vehicular access point, which does not currently accommodate two-way traffic, nor does it provide adequate turning radii for fire trucks, large maintenance vehicles, catering trucks and buses to access the site. Instead of focusing on this issue in isolation, staff chose to take a holistic look at the needs for the entire property to ensure an integrated approach for making individual improvements to the property. Staff prepared a comprehensive feasibility study which explores solutions to address a number of environmental, circulation, and site utilization issues present at Rockwood Manor. The purpose of the study is to recommend short and long-term improvements to the current facility without changing the character of the site, its use or the existing event capacity. Parks staff has brought this project to the Planning Board for review prior to moving forward with a first phase of improvements to the property, because there is opposition by neighbors to some of the proposed recommendations.

On April 1, 2014 a day-long charrette was held on site by Parks staff, operational stake-holders, and a consultant team to collect information, identify programmatic and site issues and opportunities, and to discuss preliminary ideas for possible improvements to the park. Neighboring residents invited Parks staff to discuss the proposed project at the West Montgomery County Citizens Association meeting on May 14, 2014, and at another meeting

## **12. Rockwood Manor Special Park Feasibility Study**

### CONTINUED

with the Woodrock Homeowners Association on May 20, 2014. During those meetings, staff discussed the issues facing Rockwood Manor and gathered information and comments from the community. The following project issues, goals, and opportunities discussed at these meetings included the following: improve passenger vehicle ingress and egress to the site; improve the site's entry experience and way-finding; increase pedestrian safety and accessibility; provide low impact stormwater management facilities; reduce impervious surfaces within the stream buffer; protect existing specimen trees and remove hazard trees; maximize the efficiency of parking; relocate park activities; consider providing additional recreational opportunities; enhance visual and noise buffers to adjacent residences; and enhance the overall character of the property.

The recommendations presented in the feasibility study outline long-term improvements to the facility, carried out in phases over time. Although they are the product of careful study and analysis, these recommendations are still conceptual in nature and would need to go through a detailed design process before they can be constructed. The recommended treatment plan addresses five areas of improvement, i.e., public safety, stormwater management, accessibility, service access, and visitor experience. The estimated cost of the proposed project is about \$650,000 to be funded by the Enterprise Fund, and work is anticipated to occur in fiscal year 2016 through 2019. The improvements identified in the feasibility study were carefully considered to meet a series of pressing needs while enhancing the facility. Staff recommendations in the study propose to ensure the continued safe operation of a

culturally significant facility within an ecologically sensitive setting. If approved by the Planning Board, a First phase project to design and construct the driveway and parking lot improvements would be initiated immediately.

The following speakers offered testimony: Ms. Michele Rosenfeld of Ambleside Drive and representing the Woodrock Residents Committee; Dr. Gary Miller of Laurel Leaf Court and representing the Woodrock Homeowners Association; Ms. Ginny Barnes of Glen Road; Mr. Ernest Raskauskas Sr. of Laurel Leaf Drive; Ms. Kim Fiorentino of Whiterim Terrace; Dr. Judith Moore of Whiterim Terrace; Ms. Barbara Hoover of Whiterim Terrace; Mr. Dustin Reifke of Whiterim Terrace; Ms. Nancy Altman of Whiterim Terrace; Ms. Barbara Weckstein Kaplowit of Whiterim Terrace; Mr. Stephan Hooker of Whiterim Terrace; Ms. Laurie O'Toole of Aberdeen Road; Mr. Rock Meag of Whiterim Terrace; and Ms. Luisa Lopez of Belfast Place.

There followed extensive Board discussion with questions to staff.

Chair Anderson instructed staff to propose other ingress and egress alternatives to be discussed during a scheduled Planning Board meeting in September/October.

**\*13. Site Selection and prioritization of purpose-built cricket fields to serve Montgomery County residents** --- Site selection and recommendation for a series of purpose-built Cricket fields as identified in the 2012 Parks, Recreation, and Open Space (PROS) Master Plan.

*Staff Recommendation: Approval*

### **BOARD ACTION**

**Motion:** WELLS-HARLEY/PRESLEY

**Vote:**

**Yea:** 5-0

**Other:**

**Action:** Approved staff recommendation for approval of the proposed site selection process cited above.

Parks Department staff discussed the proposed site selection process for purpose-built cricket fields to serve Montgomery County residents. Staff noted that the 2012 Park Recreation and Open Space (PROS) Plan estimated a need for four dedicated cricket fields large enough to serve all skill levels by the year 2022. The PROS Plan specifically recommended that the Parks Department provide two fields in the I-270 Corridor to replace an existing temporary field at the Maryland Soccerplex in Germantown that will soon be displaced by a soccer field, and to meet projected future needs. Site selection for the two fields needed in the East County area will be analyzed in the future. The first attempt by the Parks Department at providing cricket facilities was a field overlaid on two soccer fields at Damascus Recreational Park. The second attempt was to put two fields at Calverton Galway Local Park in Silver Spring, sharing a baseball field and a softball field. In 2015 the Parks Department converted two softball fields to two cricket fields at Strawberry Knolls Local Park in Gaithersburg. These fields were constructed with a concrete base with a sort of turf caret overlay. In the summer of

2015 two more softball fields were converted to cricket at Spencerville Local Park in Burtonsville. One is sized for the adult softball players and the other for the youth players only. These fields are being permitted at this time. The first priority to be considered in the site selection analysis is the replacement of the temporary field at the Soccerplex with a large field, which can accommodate hard ball games. The temporary Soccerplex field has had high usage that will transfer to the new site. The second priority is to find a second site for new cricket fields as per the Planning Board approved policy in the PROS Plan.

The Parks Department strives to keep pace with unmet needs for various recreational facilities. Per the PROS Plan, we are recommending at least two dedicated full size cricket fields in the I-270 Corridor by 2020. The highest priority is to first relocate the function of cricket that will be lost at Soccerplex. The site most suited for the first field is within the South Germantown

### **13. Site Selection and prioritization of purpose-built cricket fields to serve Montgomery County residents**

#### CONTINUED

Recreational Park. The second priority is to provide one more cricket field within the I-270 Corridor, preferably at Ovid Hazen Wells Recreational Park, if the preferred site is not selected by Montgomery County Department of Recreation to build a community recreation and aquatic center. The backup plan would be to build a second field at the South Germantown site. If, in the future Parks staff determines more fields are needed in the Up-County, further analysis will be performed on additional sites, including Boyds Local Park, to present to the Planning Board.

The following speakers offered testimony: Mr. Cherian Eapen of Birch Mead Road; Mr. Manish Lodaya of Endora Circle and representing the Montgomery County Cricket Association; Mr. Kush Singh of Emerald Drive and representing Germantown Kids Cricket Club; Mr. Bijal Shah of Lullaby Road and representing the Maryland Cricket Premier League; Mr. Nikhic Bahl of Endora Circle and representing Mr. Manish Lodayha and the Montgomery County Cricket Association; Mr. Jitemdra Virani of Thundercloud Road; Mr. John Prue of Schedffer Road; Mr. Hammet Hough of Buck Lodge Road and representing Boyds Civic Association; and Ms. Miriam Schoenbaum of Clopper Road.

There followed a brief Board discussion with questions to staff.