



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

Following a scheduled tour of the Kensington Sector Plan area, the Montgomery County Planning Board met in regular session on Thursday, January 14, 2016, at 2:07 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:43 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.

Items 5 through 7 were removed from the agenda.

There being no further business, the meeting was adjourned at 5:43 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 21, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, January 14, 2016
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Woodfield Commons Preliminary Plan 120150170 – MCPB No. 15-153
2. Woodfield Commons Site Plan 820150090 – MCPB No. 15-154
3. Gables White Flint Second Corrected Site Plan 820150010 – MCPB No. 15-42

BOARD ACTION

Motion: FANI-GONZÁLEZ/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Record Plats submitted for approval.**

***C. Other Consent Items**

Chick-fil-A Olney: Preliminary Plan No.120150180 and Site Plan No. 820150100 --- Request to revise the Resolution for Preliminary Plan No. 120150180, MCPB No.15-128 Chick-fil-A Olney and revise the Resolution for Site Plan No. 820150100, MCPB No.15-129 Chick-fil-A Olney.

Staff Recommendation: Approval and Adoption of Resolutions

BOARD ACTION

Motion: **WELLS-HARLEY/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval of the Preliminary Plan and Site Plan cited above, and adopted the attached Resolutions.**

***D. Approval of Minutes**

Planning Board Meeting Minutes of December 17, 2015

BOARD ACTION

Motion: FANI-GONZÁLEZ/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of December 17, 2015, as submitted.

2. Roundtable Discussion

- Parks Department 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: briefing on the Economic Impact of Local Parks, a report prepared by the National Recreation and Park Association; kick-off dinner for park advocates held on Wednesday evening; Emerald ash bore trees continue to die faster than predicted and parks staff need to deal with this situation and will keep the Board apprised of further progress; update on the on-going design discussion of the Commission's proposed new headquarters building; the Parks Department Capital Improvements Program; the proposed reuse of a former parks nature center in Germantown; Mr. Riley also noted that he attended one of the County Executive's budget meetings; Montgomery Tennisplex bubble partnership is going well and is a success story; meeting in Annapolis regarding program open space; Brookside Gardens had a successful season with close to 49,000 visitors during the year.

There followed a brief Board discussion with questions to staff.

~~5. — **Olney Manor Recreational Park** --- Authorization to acquire one (1) parcel of land containing 10.36 acres, more or less, unimproved, from the Graefe Family Trust, located at 3101 Emory Church Road, Olney, MD 20832. — **REMOVED**~~

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Subdivision Staging Policy – Continuation from December 3 Planning Board Meeting --- Briefing on TPAR Transit Component Refinement and Trip Generation Rate Update.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

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. Staff noted that at the last meeting, the Planning Board requested that staff discuss alternative approaches to the application of the Transportation Policy Area Review (TPAR) and the local Area Transportation Review (LATR) tests now in use for determining whether adequate transportation facilities exist when reviewing development applications. Staff noted that this briefing will provide an opportunity to initiate the discussion of potential alternative approaches for the application of these transportation tests, and continue the December 3rd discussion regarding transportation initiatives underway in support of the Subdivision Staging Policy (SSP) update. Staff also reviewed efforts to refine the transit component of the current TPAR process and to update the trip generation rates used in support of the LATR.

The methodology of how best to determine whether adequate transportation facilities exist at subdivision was last reviewed in 2012. The Board at the time expressed concern that while generally technically sound, there were shortcomings in the actual application of the transportation tests. In the case of TPAR, one of the main concerns continues to be that the test is dependent on results from the Regional Travel Forecasting Model (RTFM) that may be better suited for comparing alternative transportation network investments rather than as a tool for assessing transportation adequacy in a regulatory context. There is also a generally recognized and related drawback in that the RTFM is considered by some stakeholders a black box in terms of complexity and transparency. In the case of LATR, two main concerns were identified. The first is that the conventional Level of Service (LOS) measurement which uses the Critical Lane Volume (CLV) metric is auto-centric and exhibits the limitation of focusing on recommendations for physical intersection improvements. The second is that policy area CLV standards and thresholds unfairly penalize the project that comes in last, produces traffic levels over the applicable standards, and may not be able to proceed in the development review process without significant payments or counter-productive intersection improvement. In addition, there

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3. Subdivision Staging Policy – Continuation from December 3 Planning Board Meeting

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is concern that the current tests are not sufficiently aligned with the County planning objectives and policy as closely as they should be after years of observation locally and in recognition of transportation planning practices in comparable areas in the nation.

In response to the concerns with the current approach, staff has developed three different conceptual alternatives for consideration. These alternatives are very preliminary in nature but they do provide enough detail to identify some initial strengths and weaknesses for each of them.

Mr. Hardy discussed the TPAR transit test refinement and noticed that current transit measures of effectiveness are coverage, headway, and level of service for a 10-year forecast period. Two new measures of transit system adequacy are currently under review and both compare transit and auto performance relative to each other and both are viewed as an addition to the TPAR.

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

4. Update to the Annual School Test revised projections at the high school level for the Seneca Valley, Northwest, and Clarksburg clusters

Staff Recommendation: Approve update and transmit to the County Council and County Executive.

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to update and transmit the Annual School Test revised projections to the County Council and County Executive, as stated in the attached transmittal letter.

Planning department staff discussed the request to revise the FY16 Annual School Test results due to an error made in assigning capacity for the Seneca Valley High School revitalization and expansion project, as requested by Mr. Andrew Zuckerman, Chief Operating Officer for Montgomery County Public Schools (MCPS) in a November 11, 2015 letter to the Planning Board. Staff noted that typically the Planning Board conducts an annual review of the school test results, compiled by MCPS Division of Long Range Planning, in June of each year. Following the review, the Planning Board adopted the FY16 School Test results on June 23, 2015. Staff requested the Planning Board's approval of the revised FY16 school test results, which will constitute Montgomery County's Subdivision Staging Policy as it relates to school capacity. Staff also requested the Board's consideration and approval of an amendment to the Milestone Preliminary Plan conditions of approval, which will be on its next consent agenda, to eliminate the condition requiring a school facility payment at the high school level. Staff further added that although the Planning Board does not typically review changes to conditions of approval on its consent agenda, given that this condition is the result of an error and no fault of the applicant, the exception seems appropriate in this case.

Mr. Patrick O'Neil, attorney representing the applicant for the Milestone project, offered brief comments.

There followed a brief Board discussion with questions to staff.

~~6. — Neve Property Subdivision Regulation Waiver SRW201502 --- A request for a waiver under Section 50-38 to be relieved of the requirement to obtain Planning Board approval for a preliminary plan of subdivision under Section 50-34(a) of the Subdivision Regulations, located at 3138 Fairland Road, Silver Spring, 0.47 acres, R-90 Zone, Fairland Master Plan. — **REMOVED**~~

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

~~*7. — Downtown Silver Spring, Limited Site Plan No. 81999002L --- CBD-2 Zone, 0.21 acres; Request to modify the stairs including the public artwork for the stairs and to relocate the ATM under the stairs; the plan does not alter the public use space on site; located in Downtown Silver Spring, on Ellsworth Avenue, approximately 200 feet east of Georgia Avenue, Silver Spring CBD Sector Plan. — **REMOVED**~~

Staff Recommendation: Approval of the Limited Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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