



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, February 4, 2016, at 9:11 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:57 p.m.

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

Commissioner Norman Dreyfuss joined the meeting at 9:12 a.m.

Item 1 was removed from the agenda.

Items 2 through 6 are reported on the attached agenda.

The Board recessed for lunch at 12:10 p.m.

The Board reconvened in the auditorium at 1:35 p.m. to take up Item 7, a worksession for the Bethesda Downtown Sector Plan.

There being no further business, the meeting was adjourned at 5:57 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 11, 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, February 4, 2016
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. ~~Greater Lyttonsville Tour~~ ~~REMOVED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

2. 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. 220160280, Country Club Village

R-60 zone; 1 lot; located on the east side of Wynkoop Boulevard opposite Wynkoop Court; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220160370, Woodhaven

R-90 zone; 1 lot; located on the north side of Thoreau Drive, 300 feet east of Woodhaven Boulevard; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

MCPB, 2-4-16, APPROVED

***C. Other Consent Items**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 14, 2016

BOARD ACTION

Motion: **PRESLEY/FANI-GONZÁLEZ**

Vote:

Yea: **4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **Approved Planning Board Meeting Minutes of January 14, 2016, as submitted.**

3. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Montgomery Village Master Plan, the review and approval of the plan by the full Council on February 2, and formal action by the Council scheduled for February 9; the status of the Westbard Sector Plan, a Council briefing and a public hearing that were held on February 2, a public hearing scheduled for this evening, a Council tour of the Sector Plan area scheduled for February 5, and the first worksession scheduled for February 29; the status of the Bethesda Downtown Sector Plan, with the seventh worksession scheduled for today; the status of the Lyttonsville Sector Plan, with a Planning Board tour of the plan area and a public hearing scheduled for February 11; the status of ongoing work for the Rock Spring Sector Plan, White Flint II Sector Plan, and the Bicycle Master Plan; the status of the MARC Rail Station Communities Plan, with community charrettes scheduled for March 7, 14, and 15; the ongoing Winter Speakers Series, which this year focuses on transportation issues, with sessions scheduled for February 16 and March 16; continued work on the Subdivision Staging Policy scheduled for today; upcoming events celebrating Black History Month, including a full Commission event scheduled for Friday, February 5 at the Prince George's Ballroom in Landover, and a series of Commission-sponsored events in Montgomery County scheduled for every Friday throughout the month; the status of ongoing regulatory cases, including the Sketch Plan for the Apex Building site, and the Preliminary and Site Plans for the Century project; the status of ongoing special studies, including the Rental Housing study and an advisory group meeting scheduled for the end of February, a colocation study, a retail trends study, and the Master Plan Reality Check study; and upcoming briefings regarding the buildable lot termination program, the transferable density right program, the cross-agency workgroup on innovative school design, and stormwater and the international green building code.

There followed a brief Board discussion.

4. FY17 Resource Conservation Plan Presentation --- Required annual presentation of the Resource Conservation Plan. The FY17 Presentation includes recycling, solid waste, and energy expenditures and budgeting forecast. Presentation will also highlight sustainability and energy conservation efforts. Energy Management Consultant, Richard Anderson, from CQI Associates will lead the discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Parks Department staff and energy management consultant Mr. Richard Anderson of CQI Associates offered a multi-media presentation and discussed the annual Resource Conservation Plan. Staff stated that the mandatory submission of the plan also includes reports regarding energy management, waste management, and recycling, as well as conservation and sustainability efforts for calendar year 2015.

Regarding energy management, Mr. Anderson noted a surplus of \$319,970 in the FY16 budget for the Planning Department, Parks Department, and Enterprise Division energy costs. The surplus is due in part to the installation and use of more efficient equipment, including the installation of 95 percent-efficient modular boilers at the Armstrong House and other sites, a high-efficiency environmental control system and evacuated solar tube collectors for hot water at the Meadowbrook Maintenance Yard, and exterior light emitting diode (LED) fixtures at Blueberry Hill Recreational Park and seven other sites. Ongoing projects include the completion of the ground-mounted solar photovoltaic systems at South Germantown and Rock Creek Regional Parks, continued upgrades to existing lighting and environmental systems, and the installation of programmable WiFi thermostats at all primary Parks Department buildings. Mr. Anderson noted that some of these projects will be included in the FY17 budget.

Recycling and solid waste management accomplishments in 2015 include a 56.1 percent mandatory recycling rate, which Mr. Anderson noted is above the County requirement of 50 percent; a combined mandatory and voluntary recycling rate of 73 percent; and an increase from 0.5 percent to 1.5 percent for voluntary material recycling and re-use.

Mr. Anderson stated that the objectives of the sustainability program continue to be the conservation of water and energy, purchase of sustainable goods and services, use of renewable resources, construction of green buildings and sites, conservation of natural resources and habitats, compliance with County and State mandates, promotion of safety, health, and wellness,

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4. FY17 Resource Conservation Plan Presentation

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and creation of new sustainability programs and projects. Mr. Anderson noted that the County Sustainability Bi-Annual Plan was completed and approved for the Planning Department and Parks Department in July 2015 and is scheduled for review and update in June 2017. The new project and plan goals are based on recommendations from workgroups that focus on such elements as employee education, training, and engagement; utility and energy conservation; water conservation and management; and health and wellness, among others. Workgroups are expected to resume meetings in spring 2016.

There followed a brief Board discussion.

5. Subdivision Staging Policy --- Alternative Constructs for Transportation Adequacy Testing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Continuing the discussion begun on January 14, Planning Department staff offered a multi-media presentation and discussed a proposed new Subdivision Staging Policy (SSP) framework for transportation adequacy testing. Staff stated that the proposed framework would address methods of screening to determine when transportation tests are applied, evaluation thresholds to determine transportation adequacy, and mitigation for inadequate transportation conditions. In response to previous discussions, staff has focused on place types, specifically the grouping of places or areas; adequacy tests; and payments. In order to group places or areas properly, staff recommended using three metrics: existing jobs and housing density, future jobs and housing density, and the current estimate of the home-based workers Non-Auto Driver Mode Share per acre. Comparing these three metrics staff developed four policy area groups. The Core or Corridor with Metrorail area includes the Silver Spring Central Business District (CBD), the Bethesda CBD, Friendship Heights, Twinbrook, and White Flint. The Suburban or Corridor with Metrorail, Purple Line, or Corridor Cities Transitway (CCT) area includes the Wheaton CBD, Grosvenor, Silver Spring/Takoma, North Bethesda, Rockville Town Center, Bethesda/Chevy Chase, Chevy Chase Lake, Kensington/Wheaton, Glenmont, Research and Development Village, Long Branch, and Takoma Langley. The Remaining Suburban and Residential Wedge area includes Rockville, Derwood, Aspen Hill, White Oak, Montgomery Village, Gaithersburg, Cloverly, Potomac, Germantown West, North Potomac, Fairland Colesville, Clarksburg, Germantown East, Olney, and Damascus. The Rural policy area is comprised of two regions, Rural East and Rural West.

Staff does not recommend a test or payment for the Core or Corridor with Metrorail policy area, but does recommend the implementation of the transportation impact tax and the pay-and-go system to fund future transportation improvements. For the Suburban or Corridor with Metrorail, Purple Line, or CCT area, staff offered two options. Option 1 recommends requiring a traffic test for areas with 30 or more weekday peak hour trips, evaluating adequacy when Critical Lane Volume (CLV) exceeds 1600, implementing the impact tax and the pay-and-go system, and mitigating any inadequate conditions with a 25 percent reduction of the impact tax. Option 2 recommends requiring a test for 50 or more weekday peak hour trips, evaluating

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5. Subdivision Staging Policy

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adequacy when CLV exceeds 1700, implementing the impact tax and pay-and-go system, and mitigating inadequate conditions with a 50 percent reduction of the impact tax. Staff also offered two options for the Remaining Suburban and Residential Wedge area. Option 1 recommends applying a test for 30 or more weekday peak hour trips, evaluating adequacy when CLV exceeds 1500, implementing the impact tax, not implementing the pay-and-go system unless the area has an Urban Road Code designation, and mitigating inadequate conditions with a 25 percent reduction of the impact tax. Option 2 is the same as option 1, but recommends evaluating adequacy when CLV exceeds 1600.

Staff briefly discussed the transportation impact tax, which is estimated at \$40,423,000 over the FY15-FY20 Capital Improvements Program (CIP). Staff noted that the impact tax funds only 4 percent of all transportation projects in the CIP, and is a little less than 10 percent of the \$470,000,000 in local funds allocated for capacity expansion in the CIP.

There followed extensive Board discussion with questions to staff.

***6. ISG Building: Preliminary Plan Amendment No. 12010013A** --- Request to amend the conditions of approval to include a Child Daycare use with 6 or less staff and a Private Educational Institution for up to 38 students and limited to evening classes within an existing religious facility located at 19825 Blunt Road in Germantown; zoned R-60; and identified as Lot 23, Block 3, Plumgar Plat No. 24614; Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: By consensus, this Item was deferred to a later date pending revised landscape and noise mitigation plans.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to allow a child daycare facility and private educational institution within an existing religious institution. The 1.44-acre site is located at the terminus of Blunt Road, south of Middlebrook Road, and zoned Residential in the Germantown Sector Plan area. Staff stated that Blunt Road will eventually extend to Middlebrook Road. As a condition of the approved 2012 Preliminary Plan, the applicant has constructed a sidewalk along the property frontage with Blunt Road that connects to Middlebrook Road, graded the right-of-way to accommodate the eventual extension, and will participate in future improvements to Blunt Road with other developments as they are approved. The site is currently developed with a 283-seat mosque and 78 parking spaces. The applicant is requesting to amend a condition in the existing Preliminary Plan in order to allow modest daycare use, with no more than six staff members, within the existing mosque building. Staff noted that daycare facilities with six or fewer staff members are exempt from the Local Area Transportation Review requirement. The applicant is also proposing a private educational institution within the mosque for no more than 38 students. To address possible traffic issues, the applicant has agreed to allow classes to start only after 7:30 p.m. Staff stated that several residents have expressed concerns regarding potential noise levels. To address these concerns, the applicant has agreed to limit the number of children playing outdoors to 15 at a time, in four half-hour shifts. Staff added that the applicant is amenable to additional landscaping and other noise mitigation as needed.

Ms. Hwaida Hassanein and Ms. Mabrouka Hassanein, members of the applicant's team, offered comments and concurred with the staff recommendation.

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***6. ISG Building: Preliminary Plan Amendment No. 12010013A**

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The following speakers offered testimony: Mr. Daniel Willard, attorney representing the adjacent property owner Mr. Robert Elliott, also present; Mr. Robert Elliott of Minstrel Tune Drive, adjacent property owner; and Ms. Marie Michael Debrose-Bruno of Minstrel Tune Drive, also an adjacent property owner.

Following extensive discussion with questions to staff, Messrs. Willard, Elliott, and Ms. Hwaida Hassanein, the Board agreed to defer action on the application for a period of no more than 60 days to allow the involved parties additional time to discuss and come to an agreement on the site landscaping and noise mitigation. The application will then be resubmitted as a Consent Agenda Item.

7. Bethesda Downtown Sector Plan - Worksession #7

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and testimony, followed by Board discussion.

At the onset of the discussion, Chair Anderson stated that the Board will listen to comments from speakers who want to discuss planning staff recommendations for their respective properties in South Bethesda and will do the same at the next worksession scheduled for Thursday, February 25, during which any property owners or their representatives can request reconsideration of the zoning and height allocations for their respective properties.

Planning Department staff offered a multi-media presentation and discussed the zoning and building height recommendations as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners for the South Bethesda district properties. Staff noted that the South Bethesda district is an established residential neighborhood situated north of Norwood Local Park, a major area amenity. The district has a garden character with tree-lined streetscapes and planted setbacks. The Plan envisions to retain much of the residential character with a mix of low to mid-rise residential development, with improved access and connectivity for pedestrians to enhance neighborhood livability and to provide opportunities for small neighborhood-oriented open spaces.

The following speakers offered comments: Mr. Douglas Wrenn from Rodgers Consulting representing the Aldon Management Company; Ms. Barbara McCall of Chevy Chase Drive representing three Condo Associations; Ms. Naomi Spinrad of DeRussy Parkway representing the Chevy Chase West Neighborhood Association; Mr. Gabriel Gunther-Brown of Aldon Management Company; Mr. Anthony Falcone of Aldon Management Company; Mr. Bob Dalrymple, attorney from Linowes & Blocher representing the Strathmore Apartments owners; Mr. Bob Harris, attorney representing Mr. Michael Miller, a property owner also present; Mr. Fred Cecere of Leland Street and representing the Town of Chevy Chase; Mr. William Kominers, attorney representing the Housing Opportunities Commission (HOC); Ms. Sally Roman of Detrick Avenue representing HOC; Mr. Zachary Marks of HOC; Ms. Heather Dlhopsky, attorney from Linowes & Blocher representing a property owner; Ms. Julie Lazer of Leland Street; Ms. Francoise Carrier, attorney from Bregman, Berborg, Schwartz & Gilday LLC

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7. Bethesda Downtown Sector Plan - Worksession #7

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representing Mr. Adam Thomas, property owner; Mr. Adam Thomas of Bradley Boulevard; Ms. Pamela Lindstrom of Gaither Street representing the Sierra Club; Mr. Nat Finkelstein of the Bethesda Fire & Rescue Department; Mr. Bob Stoddard, attorney for the Bethesda Fire & Rescue Department; and Mr. John Freedman of Ridge Street.

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

Staff added that there will be three additional worksessions in February and March 2016 to discuss the specific elements of the Sector Plan, and to wrap-up the zoning recommendations and any outstanding items.