



**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, April 7, 2016, at 9:07 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:05 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss and Natali Fani-González. Commissioner Amy Presley joined the meeting at 9:29 a.m. following discussion of Item 2.

Items 1 through 8 are reported on the attached agenda.

The Board recessed for lunch at 12:59 p.m. and reconvened in the auditorium at 2:03 p.m.

Item 9 is reported on the attached agenda.

The Board recessed for dinner at 6:20 p.m. and reconvened in the auditorium at 6:43 p.m. to take up Item 10, a briefing on the Maydale Nature Center.

Commissioner Dreyfuss left for the day at 6:20 p.m.

There being no further business, the meeting was adjourned at 8:05 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 14, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

**Montgomery County Planning Board Meeting**  
**Thursday, April 7, 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. 220120220, Fairhill**

AR zone; 1 lot; located on the west side of Ripplemead Drive approximately 1500 feet north of the intersection of Riggs Road; Olney Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220130590, Thomas Discovery**

AR zone; 2 lots; located on the west side of Sugarland Road, approximately 2,000 feet south of Whites Ferry Road (MD 107); Agriculture and Rural Open Space Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150870, 220150880 and 220150920, Garnkirk Farms**

PD-11 zone; 55 lots and 3 parcels; located immediately north of the intersection of Tate Street and Shawnee Lane; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151280, Gertson Property**

RC zone; 1 parcel; located approximately 275 feet west of the intersection of Kruhm Road and Belle Cote Drive; Fairland Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

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

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of March 24, 2016

**BOARD ACTION**

**Motion:**               **WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea:**               **4-0**

**Nay:**

**Other:**           **PRESLEY ABSENT**

**Action:**       **Approved Planning Board Meeting Minutes of March 24, 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 recent presentation of the Semi-Annual Report to the County Council on Tuesday, April 5; the status of the recent County Council public hearings regarding the Fiscal Year 2017 (FY17) Operating Budget, on April 5 through April 7; the status of the new “Park Kind” Public Affairs and Community and Partnership Division campaign, during which Parks Department staff will be present to thank park users at park events scheduled throughout the month of April, including the celebration of National Walking Day on the Sligo Creek Trail and Capital Crescent Trail held on April 6; Maryland Governor Hogan’s recent signing of the Program Open Space (POS) lockbox bill that will designate the transfer tax for land preservation programs; the recent honoring of the Parks Department by both the Maryland State Senate and House of Delegates for winning an unprecedented sixth Gold Medal from the National Recreation and Parks Association; the upcoming Green Matters event scheduled for April 8 at Brookside Gardens; the status of the Planning, Housing, and Economic Development Committee review of the FY17 Operating Budget scheduled for April 18; and a Planning Board briefing on the status of the Maydale Nature Center scheduled for this evening.

There followed a brief Board discussion.

**3. Montgomery Parks Fee Increases** --- Montgomery Parks' Enterprise, HFEE, and PACP Divisions are recommending fee increases due to operational costs, including transaction fees from ActiveMontgomery and the increase in minimum wage.

*Staff Recommendation: Approval of Fee Increase*

**BOARD ACTION**

**Motion:** PRESLEY/DREYFUSS

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the proposed fees for Montgomery Parks facilities and programs.

Parks Department staff from the Enterprise; Horticulture, Forestry, and Environmental Education (HFEE); and Public Affairs and Community Partnerships (PACP) Divisions briefed the Board and discussed the proposed FY17 and FY18 fee schedule for Montgomery Parks facilities and programs. Staff stated that user fees, revenues, operating costs, and any additional costs are reviewed annually in an effort to keep user fees competitive with comparable public and private self-supporting facilities and programs. Staff projected additional costs associated with increased transaction fees due to more facilities utilizing the ActiveMontgomery database for registrations and reservations in FY17 and FY18. Staff also noted additional personnel costs associated with the minimum wage increase in FY17 and FY18. Staff added that some facility fees have not been adjusted since 2009.

Staff stated that FY17 fee increases for the Enterprise Division facilities include the Cabin John Ice Rink; the Wheaton Ice Arena; the Lake Needwood boats; the Black Hill boats; the South Germantown Splash Playground, Miniature Golf, and Driving Range at South Germantown Recreational Park; the Little Bennett Campground at Little Bennett Regional Park; Wheaton Indoor Tennis; Pauline Betz Addie Indoor Tennis; and the miniature trains at Wheaton Regional Park and Cabin John Recreational Park. Staff noted that the proposed fee increases are intended to address costs associated with repair and maintenance of existing amenities, purchase of new amenities, and improvements to existing facilities.

Fee increases for HFEE facilities include the Black Hill Visitor Center, the Brookside Nature Center, the Locust Grove Nature Center, and the Meadowside Nature Center.

Staff then noted the fee increases to PACP facilities and programs, which include local, regional, and recreational park athletic fields; synthetic athletic fields; park activity buildings; local, regional, and recreational park picnic shelters; park group picnic areas; commercial filming permits; concession and vending permits; and Woodside Gymnasium.

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**3. Montgomery Parks Fee Increases**

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There followed extensive Board discussion with questions to staff, during which Board members recommended increasing non-resident rates at PACP facilities, and increasing flexibility for concession and vendor fees, possibly re-structuring them to allow vendors to purchase not only yearly permits, but limited permits based on either duration or intensity of use.

**4. Olney Manor Recreational Park ---** Resolution recommending the purchase of 10.36 acres, more or less, unimproved, from the Graefe Family Trust, located at 3101 Emory Church Road, Olney, MD 20832, by Montgomery County, Maryland as an addition to 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.~~

*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

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

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the proposed land acquisition cited above, as stated in the attached adopted Resolution, revised during the meeting.

Parks Department staff offered a brief presentation regarding the proposed acquisition of 10.36 acres of land from the Graefe Family Trust, located on the south side of Emory Church Road in Olney, Maryland, for the negotiated purchase price of \$380,000, to be funded through Maryland Program Open Space. Staff noted that the Planning Board was briefed in closed session on January 7, 2016, and again on March 31 regarding the proposed acquisition. Staff added that the attached Resolution would be revised to reflect the correct Resolution number.

There followed a brief Board discussion, during which Chair Anderson instructed staff to also revise the Resolution so that it clearly states that Board approval of the acquisition is contingent on either the improvements proposed by staff or other comparable improvements to the property, and that if improvements are not completed, a consideration should be made to either trade or sell the property.



**5. Montgomery Village Master Plan Sectional Map Amendment** --- Request permission to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted Montgomery Village Master Plan.

*Staff Recommendation: Approve Request to File with the District Council*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Received briefing and approved staff recommendation for approval to file a Sectional Map Amendment for the Adopted Montgomery Village Master Plan with the District Council.**

**6. Corrective Map Amendment H-111** --- Request to authorize staff to submit Corrective Map Amendment H-111 with District Council, pursuant to Section 59.7.2.2, in order to correct a technical error that lead to an inaccurate depiction of the zoning boundary and zoning classification for 8015 Old Georgetown Road on the official zoning maps; with a Planning Board recommendation of approval.

*Staff Recommendation: Approve to Request File with a Planning Board Recommendation of approval to the District Council*

**BOARD ACTION**

**Motion: A & B. DREYFUSS/WELLS-HARLEY**

**Vote:**

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

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval to file the Corrective Map Amendment cited above with the District Council.**

**B. Approved staff recommendation for approval of the Corrective Map Amendment cited above.**

Planning Department staff offered a multi-media presentation and discussed a Corrective Map Amendment (CMA) to be approved by the Planning Board and filed with the District Council. Staff explained that CMAs were established in Section 59-7.2.2 of the Zoning Ordinance to allow for the correction of an administrative or technical error in a Sectional or District Map Amendment. Staff noted that only the Planning Board may file an application for a CMA.

The 5,576-square foot site is located on the north side of Rugby Road, approximately 400 feet from its intersection with Norfolk Avenue, and zoned Residential in the Woodmont Triangle Amendment to the Sector Plan for the Bethesda Central Business District area. Staff stated that the site, originally part of a 1.87-acre parcel that was reclassified from the Residential zone to the Planned Development zone, was inadvertently excluded from the zoning change boundary on the official zoning map. Staff added that the proposed CMA will correctly show the intent of established zoning boundaries.

There followed a brief Board discussion.

**\*7. Armstrong Property, No. 120160070: Preliminary Plan** --- Preliminary Plan No. 120160070: Application to create 55 lots for 47 one-family attached dwellings (townhomes) and 8 one-family detached dwellings (including 6 total MPDUs), a parcel for private streets and parcels for open space, located on the south side of Lewis Lane, approximately 500 feet west of the intersection with High Corner Street; 8.17 acres, Zoned CRT 1.0, C-0.5, R-0.5, H-55T; 2006 Damascus Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PRESLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to construct 47 one-family attached dwelling units and 8 single-family detached dwelling units. The application also includes an associated Preliminary Forest Conservation Plan (PFCP). The 8.17-acre site, identified as the Armstrong Tire property, is located on the south side of Lewis Drive, approximately 500 feet west of its intersection with High Corner Street, and is zoned Commercial/Residential/Town in the Damascus Master Plan area within the Bennett Creek Watershed. The site is unimproved, terraced, and contains some steep slopes located on the northern and southwestern portions of the property. Forest covers approximately half of the site. The site will be accessed via Lewis Drive.

The applicant proposes to create 55 lots to accommodate 47 townhouse units, including 7 Moderately Priced Dwelling Units (MPDUs); 8 single-family detached units; a private street; and open space that will provide opportunities for active and passive recreation and include sitting areas, play equipment, and a 2.41-acre Category I Conservation Easement with natural surface trails. The detached units will be rear loaded and front on Lewis Drive. The applicant also proposes to construct an approximately 190-foot long off-site sidewalk along Lewis Drive that will connect the site with existing sidewalks in the commercial portion of the Town Center to the east. Staff stated that in addition to the proposed sidewalk and open spaces, the proposed development conforms to current Master Plan recommendations in that it enhances the transition on Lewis Drive between the existing single-family detached dwelling units and the Town Center; proposes 15 new on-street parking spaces and a tree planting panel along Lewis Drive,

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**\*7. Armstrong Property, No. 120160070: Preliminary Plan**

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requirements for a Business District Street; and provides a variety of housing types. Staff noted that the proposed public facilities are adequate to support and service the proposed development. Because it will create 31 new morning peak-hour trips and 48 new evening peak-hour trips, the proposed project is subject to Local Area Transportation Review (LATR) analysis.

The site contains 4.88 acres of existing forest. The applicant proposes to remove 2.47 acres of forest, with the remaining 2.41 acres to be retained and protected in the Category I Conservation Easement on the western portion of the site, identified as a potential Legacy Open Space area. No tree variance has been requested.

Following a pre-submission meeting held on August 25, 2015, and a staff-hosted community meeting held on November 30, 2015, staff received a total of 19 letters from residents who are in opposition to the proposed project, including a request for a continuance, which the Board denied. Issues raised by residents include concern that the number of proposed townhouse units will create excessive density; possible unsafe left turns from Lewis Drive onto High Corner Street; the adequacy of the transportation review, specifically the TPAR transit adequacy and the methodology used in the LATR review; increased traffic on Ridge Road (MD27) that the proposed development will create south of Damascus; pedestrian safety; and school overcrowding.

Mr. Craig Kazanjian, member of the applicant's team, offered comments and concurred with the staff recommendation.

The following speakers offered testimony: Mr. Seth Gottesman of Peanut Mill Drive; Mr. Robert Rosen of Primula Court; Ms. Leah Mitchell of Bethesda Church Road; Mr. Matthew Waas of Ridge Road; and Ms. Patricia Fenati of Long Meadow Drive.

Mr. Michael Lenhart, representative from Lenhart Traffic Consulting and member of the applicant's team, offered comments regarding the LATR report, stating that while the streets at the intersection of Lewis Drive and High Corner Street were inadvertently mislabeled in the report Critical Lane Volume worksheet, the data is correct for that intersection.

Following extensive Board discussion with questions to staff, speakers, and Mr. Lenhart, the Board instructed staff to prepare a letter to State Highway Administration regarding traffic signal timing on Ridge Road, as well as a letter to Montgomery County Department of Transportation regarding traffic accident data for High Corner Street.

## **8. Briefing on Montgomery County's Building Lot Termination Program**

*Staff Recommendation: Briefing*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

Planning Department staff offered a multi-media presentation and discussed the Montgomery County Building Lot Termination (BLT) program. Staff stated that the briefing today is the first in a series of briefings that will also include Maryland Agricultural Land Preservation Foundation (ALPF) and other easement programs, the Transferable Density Rights (TDR) program, and agricultural tourism and education. Staff stated that the BLT program was initiated in 2008 as part of the preparation for the Twinbrook Sector Plan. It was first applied to the Transit Station Mixed-Use zone, but the provisions for BLTs were eventually added to the Commercial/Residential (CR) and Life Sciences Center (LSC) zones. Staff stated that a BLT extinguishes the right to build a dwelling unit on a property in the Agricultural Reserve (AR) zone, reducing the effective density on that property. Purchase of BLTs is required by developers for all optional method projects in the Commercial/Residential and Life Sciences Center zones, and is optional in the Employment Office and Commercial/Residential/Town zones as part of the public benefits provided in return for incentive density. The goals of the BLT program are to preserve agricultural land, preserve County open space, protect the environment, and reduce residential development potential within the AR zone.

Staff stated that under standard development, a 100-acre property in the AR zone would yield four lots, or one dwelling unit for every 25 acres. Under the TDR program, that same property would yield 20 development rights, one for every five acres. The owner could then sever up to 16 of those development rights while retaining four, one for every 25 acres. BLTs are designed for owners who may want to remove the development potential from one or more of those last four lots. The owner could then sell up to three of those BLTs, providing that each lot has at least one associated development right and passes a percolation test. If the owner did sell three BLTs, the effective density of the property would then be one dwelling unit per 100 acres, though the zoning density would remain one dwelling unit per 25 acres.

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## **8. Briefing on Montgomery County's Building Lot Termination Program**

### CONTINUED

Currently, there are two existing markets for the purchase of BLTs. One market is the County ALPF, a self-sustaining fund established in 2011 designed to sell partial BLTs. Money from the ALPF may only be used to purchase more BLTs. The County may also sell full BLTs, but only if they are not available privately. The other market is a private bilateral market between prospective sellers and buyers. The County Executive establishes the ALPF price for BLTs based on the Fair Market Value for land that can participate in the program. Private market BLTs may be bought directly from landowners at a price set by the open market. Developers also have the option to pay into the ALPF for the value of either a whole or partial BLT in lieu of an actual purchase of a BLT.

The initial BLT requirements can be set during the Sketch Plan process, during which optional method applicants must supply an early estimate of public benefits and requested project density points. Because the number of required BLTs may change during the development process due to adjustments to density, applicants are not required to purchase BLTs until the building permit phase. For development in the CR zones, the applicant must purchase BLT easements equal to 7.5 percent of the incentive density floor area, with 31,500 square feet of incentive density floor area equaling one BLT and resulting in public benefits points. For development within the LSC zone, the applicant must purchase BLT easements equal to 50 percent of incentive floor area above 0.5 floor area ratio (FAR), with 31,500 square feet of residential and non-residential floor area equaling one BLT and resulting in public benefits points. Staff added within the same zone, 31,500 square feet of up to 40 percent Life Sciences floor area also equals one BLT and public benefits points.

As of March 2016, 41 BLTs had been created by farmers, resulting in the preservation of 1,025 agricultural acres. Staff noted that the County purchased 30 of those public BLTs. In that same time period, staff has required approximately 74 total BLTs on sketch plan approvals, 37 of which are for phased projects.

Mr. Jeremy Criss, Agricultural Services Director from the Montgomery County Department of Economic Development, offered comments regarding the role of the County in the sale and purchase of BLTs.

Mr. Frank Jamison of West Hunter Road offered testimony.

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

**9. Bethesda Downtown Sector Plan - Worksession #10**

*Staff Recommendation: briefing and discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

At the start of the meeting, Planning Department staff noted that one speaker has requested to offer testimony on environmental issues since she was not present at the last worksession when testimony was received by the Planning Board on this subject.

Ms. Barbara McCall of Chevy Chase Drive offered testimony.

Planning Department staff then offered a multi-media presentation and discussed the high performance and environmental goals and recommendations outlined in the May 2015 Public Hearing Draft. Staff noted that the central theme of the Sector Plan is sustainability, environmental and also economic and social sustainability. Integrating the latest planning principles for each of these elements, such as affordable housing, alternative modes of transportation, access to parks, high performance buildings, and greener streets will increase urban livability and desirability for Bethesda's residents, support a prosperous economy, and provide a healthy place to live, work, and recreate. The Sector Plan establishes goals for each of these elements and then sets forth a system for measuring success toward reaching the goals. The targeted performance areas for Downtown Bethesda include: community identity; equity; habitat and health; access and mobility; water; and energy and materials. Many of these performance areas are already well integrated into the fabric of Bethesda's existing urban landscape. Staff stated that the recommendations in the plan are intended to fill in the gaps where improvements can be made to make Bethesda better, forward thinking, progressive, and a destination point.

The Sector Plan recommends strategies that compensate, mitigate, and minimize lost resources to grow a healthier and greener downtown. These approaches include transit-oriented development to lessen carbon outputs; high performance buildings to lower energy demand and operational costs; stormwater management that imitates nature to improve ground water recharge and stream quality; and stratified vegetative plantings to improve habitat, purify the air and water, and cool the urban landscape. When implemented comprehensively and on a site-by-site basis, these performance-based recommendations can be quantified and measured to improve and sustain a healthier, greener, and more prosperous community. Staff cited the following

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## **9. Bethesda Downtown Sector Plan - Worksession #10**

### **CONTINUED**

recommendations as critical to achieving the habitat goals of the Sector Plan, i.e., supplement tree planting along streets and public space to achieve a minimum of 50 percent canopy cover; provide a minimum of 35 percent tree cover on private property, which may include a combination of intensive green roof of six inches or deeper, and tree canopy cover, or just one or the other. Through these recommendations, the Sector Plan aims to reestablish and link green spaces via streetscape improvements, tree canopy corridors, and green roofs.

The following speakers offered testimony: Dr. Jean Shorett of Oakridge Avenue; Ms. Emily Vaia attorney from Linowes & Blocher, representing the St. John's Church property; Mr. Brian Jackson of East-West Highway; Reverend Sari Ateek, Religious Director at St. John's Church; Ms. Anne E. Derse of Fulbright Court; Mr. John Mertens of Wisconsin Avenue; Mr. Alex Schmandt of Ridge Street; Ms. Stacy Silber of Lerch, Early & Brewer and representing the Jaffe property; Mr. Evan Hirsche of Bradley Lane; Mr. John A. Freedman of Ridge Street; Mr. Martin Walsch of Ridge Street; Mr. Russ Powell of Ridge Street; Ms. Ann Wild of Oakridge Avenue; Ms. Helen Price of Ridge Street; Ms. Lauren Boccardi of Ridge Street; Ms. Patricia Burda of Woodbine Street; Ms. Andrea Harris of Ridge Street; Mr. Scott Fosler of Woodbine Street; Ms. Tina Coplan of Meadow Lane; Mr. Richard Road; Ms. Suzanne Welch of Brookside Drive; Ms. Julia Andrews of Chevy Chase Drive; Ms. Deborah Ingram of Elm Street; Mr. Pete Tomao representing the Coalition for Smarter Growth; Ms. Alicia Bazan of Ridge Street; Mr. Al Lang of Wildwood Drive, Mayor of the Town of Chevy Chase; and Ms. Mary Flynn of Blackthorn Street and representing the Coalition of Bethesda Area Residents (CBAR).

There followed extensive Board discussion with questions to staff and some of the speakers, during which Board members discussed the proposed height for the Jaffe building.

Chair Anderson and Commissioner Fani-González stated their preference for a building height of 90 feet or less for the proposed Jaffe building, and Vice-Chair Wells-Harley and Commissioners Dreyfuss and Presley favored a 145-foot building, as proposed by staff.

Chair Anderson noted that discussion of the Sector Plan Affordable Housing recommendations scheduled for today will be discussed at the next worksession during which testimony will also be received by the Planning Board.



**10. Maydale Nature Center** --- The purposes of this item are to brief the Planning Board on the status of the Maydale Nature Center project, to present a recommendation for going forward, to describe the functional and financial analyses underlying that recommendation, and to obtain direction from the Board as to the next steps to be taken.

*Staff Recommendation: Briefing and obtaining guidance from the Planning Board*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Parks Department staff offered a multi-media presentation with a brief overview of the Department's existing four nature centers, i.e., Black Hill, Meadowside; Locust Grove; and Brookside Gardens, and discussed the status of the Maydale Nature Center project. Staff noted that the nature centers are leaders in providing outdoor and environmental programs and promoting environmental literacy in the community. The Maydale Nature Center is a one-story, 2,500 square foot concrete building located within the Maydale Conservation Park in the Colesville area. The building is approximately 70 years old and is in deteriorating condition. The Parks Department acquired the building along with the surrounding 19.5 acres in 1971. The Parks Department acquired five additional acres of land in 1976 which make up the 24.5-acre Maydale Conservation Park. Seasonal outdoor programming at Maydale began in 1976, which was operated as an adjunct responsibility of Brookside Nature Center until 1979. During these years, Parks staff conducted seasonal programming, and the building was used as a park residence. At some point between 1980 and 1985, programming at Maydale changed to include activities that took place inside the old house as well as on the grounds.

Maydale Nature Center closed as a staffed nature center in late 1992, as part of a cost-cutting plan to address budget constraints, but was reopened in 1994 when the Parks Department leased the building for one dollar per year to the Friends of Maydale, a non-profit entity formed by local community members. Friends of Maydale then entered into a cooperative agreement with Montgomery County Public Schools (MCPS), which allowed MCPS to operate an early childhood environmental education program serving six East County elementary schools. During this time the Parks Department funded repairs to the building furnace, and MCPS paid for repairs to the roof. In 2007, the Parks Department hired Facility Engineering Associates, P.C, to conduct an assessment, and the building was classified as being in poor condition and needing repairs of about \$260,000. Neither MCPS nor the Parks

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**10. Maydale Nature Center**

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Department had available funds to cover the repairs, and the building was closed again in September 2008. MCPS nature programs were relocated to the Lathrop E. Smith Center, approximately nine miles from Maydale. The Friends of Maydale continued to use the building for storage until the lease was terminated in February 2010, and the building has remained vacant since then.

In 2015, as a result of the community's continuing interest in the use of Maydale Conservation Park, community leaders, County and State elected officials and their staff members, and Parks staff formed a working group to consider alternate plans to restore a nature education program to the Maydale Conservation Park. The working group held a community meeting in June 2015 in order to ascertain the extent of community interest. The meeting was well attended by community members enthusiastic about replacing the obsolete building with a new facility and a variety of programs. Following the meeting, the working group began to review the merits and costs of demolishing the existing building and replacing it with various types of buildings. Staff discussed three proposed alternatives and the associated costs: 1) recycling an office trailer currently located at the Shady Grove Maintenance Facility; 2) constructing a new open-air building; and 3) installing a modular building designed to accommodate the Sustainable Education Every Day (SEED) program. All three alternatives include repairing an existing storage shed located near the building site, constructing new foundations, and adding ADA-compliant access, including upgrades to the parking, driveway, and sidewalks, stormwater management improvements, and a fire pit.

The following speakers offered testimony: Ms. Ellen Mann of Mayflower Drive, an adjacent property owner; Mr. Sebastian Smoot of Rainbow Drive and representing the Good Hope Estates Civic Association; Mr. Quentin Remein of Bryant Nursery Road and representing the Cloverly Civic Association; and Ms. Renee Katz of Angleton Terrace and representing the Friends of Maydale.

There followed extensive Board discussion, with questions to staff.

The Planning Board instructed staff to modify alternative 2 to offer a covered deck and outside accessibility to the restrooms, and to add the project costs to the upcoming operating budget.

M. Clara Moise  
Sr. Technical Writer/Editor

James J. Parsons  
Technical Writer