



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, January 9, 2014, at 9:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:22 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson, Norman Dreyfuss, and Amy Presley.

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch at 3:12 p.m. and to take up Item 5 in Closed Session.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 3:30 p.m. in the 3rd floor conference room, on motion of Commissioner Anderson seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

Also present for the Closed Session were Associate General Counsels Carol Rubin and Megan Chung of the Legal Department; Director Gwen Wright and Deputy Director Rose Krasnow of the Planning Department; Director Mary Bradford and Deputy Director Michael Riley of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff, Planning Department staff, and legal counsel to the Board regarding the proposed Montgomery County Park and Planning new headquarters building in Wheaton.

The Closed Session meeting was adjourned at 4:05 p.m.

The Planning Board reconvened in the auditorium at 4:51 p.m. with Chair Carrier temporarily absent, and Vice Chair Wells-Harley sitting as Chair.

MCPB, 1-9-14, APPROVED

Items 6, 7, and 8 are reported on the attached agenda.

Chair Carrier joined the meeting during discussion of Item 8.

There being no further business, the meeting was adjourned at 6:22 p.m. The Planning Board will not meet on Thursday, January 16 due to a scheduled worksession with the County Council on the Zoning Ordinance Rewrite. The next regular meeting of the Planning Board will be held on Thursday, January 23, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
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Montgomery County Planning Board Meeting
Thursday, January 9, 2014
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 approval.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

Ayrlawn: Preliminary Plan Amendment No. 12012011A- R-60 zone, 0.76 acres, Amendment to modify condition no. 2 to provide additional flexibility related to conditions of the tree save plan; located in the northwest quadrant of the intersection with Johnson Avenue and Lindale Drive, Bethesda-Chevy Chase

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: The Ayrlawn Preliminary Plan Amendment Item was moved to the January 23, 2014, Agenda.

***D. Approval of Minutes**

Minutes of November 7 and November 14, 2013

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of November 7 and November 14, 2013, as submitted.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Parks Director's Report - Parks Department Director Mary Bradford discussed various Parks Department events and accomplishments. The Parks Department sponsored the second annual Trees Matter Symposium on November 20, 2013, to discuss tree planting, protection, and preservation in urban environments, and participated in the Annual Silver Spring Thanksgiving Day Parade. In an effort to inform the public about transferring inquiries from Montgomery County's 311 (MC311) to the Parks Department, staff members from the MC311 toured park facilities on December 3, 2013, where attendees were given an overview of regional and local park operations. Ms. Bradford also discussed the Halloween Train Spooktacular held in October at Cabin John Train Station where over 535 pounds of food was collected and contributed to Manna, Inc. An update was provided to the Planning Board regarding a Park Police assault investigation, now closed. Ms. Bradford also discussed several additional activities conducted by Parks staff including the cleanup of an illegal dump site in Cabin John Stream Valley Unit #3, the completion and opening of two playgrounds in Wheaton Forest Local Park and Willard Avenue Neighborhood Park, the initiation of efforts to repair the damaged Moorings historic house in Jesup Blair Park, and the announcement of the beginning of Summer Camp registration, and reported on personnel changes and staff training events that occurred during December 2013.

3. Montgomery Parks Foundation Briefing

Report by the Montgomery Parks Foundation and Approval of Trustee slate

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve Trustee slate which followed briefing by the Montgomery Parks Foundation Executive Director.

Montgomery Parks Foundation Executive Director Debbie Rankin offered a multi-media presentation and discussed the \$1.178 million Fiscal Year 2014 (FY14) budget approved by the Board of Trustees, and outlined plans to raise revenues to support the Montgomery Parks initiatives. Proposed fundraising activities include the placement of donation boxes at nature centers and Brookside Gardens, the Tribute Program which offers opportunities for sponsorship of park amenities such as trees and park benches, the Friends of Montgomery Parks program, and annual appeals for donation and sponsorship through solicitation mailings. Ms. Rankin also discussed the use of technology tools such as a donor website, social media messaging, and a donor management system, as part of the fundraising effort.

The Planning Board briefly discussed the proposed nomination, and unanimously elected Charles L. Washington, Jr. as the new Trustee. The Board also discussed the proposed funding strategy, and the FY14 budget.

***4. Grosvenor/Wild Acres: Preliminary Plan and Site Plan**

A. Preliminary Plan 120130110 - Request to subdivide Property into 155 lots (2 one-family detached lots for existing structures, 10 one-family detached lots, and 143 one-family attached lots) with 31,931 square feet of approved Special Exception/Philanthropic use to remain; Wild Acres historic site (MP #30/15) comprising mansion, carriage house and caretaker's house with 8.9-acre environmental setting; and dedication of approximately 11.35 acres to the Montgomery County Department of Parks; 35.4 gross acres zoned R-90; located on Grosvenor Lane, approximately 1,000 feet east of Fleming Avenue, within the North Bethesda/Garrett Park Master Plan area.

Staff Recommendation: Approval with Conditions

B. Site Plan 820130130 - Request for 155 units (2 existing structures as one-family detached units, 10 new one-family detached units, and 143 new one-family attached units), including 15% MPDUs, in addition to the existing 31,931 square feet of office uses built as a special exception, zoned R-90; located on Grosvenor Lane, approximately 1,000 feet east of Fleming Avenue, within the North Bethesda/Garrett Park Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

**Motion: A. ANDERSON/WELLS-HARLEY
B. ANDERSON/WELLS-HARLEY**

Vote:

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

Nay:

Other:

Action: A. Approved staff recommendation for approval of the Preliminary Plan, subject to conditions, and adopted the submitted Resolution.

B. Approved staff recommendation for approval of the Site Plan, subject to conditions, and adopted the submitted Resolution.

Planning Department staff offered a multi-media presentation and discussed the request to subdivide a 35.4-acre property located on the south side of Grosvenor Lane. The applicant is requesting to subdivide the property into 155 lots for the development of one-family dwelling units and a dedication of approximately 11.35 acres to the Montgomery County Legacy Open Space Program. The Montgomery County Road Code and Fire and Rescue standards require secondary access to the proposed development and, because it would be routed through the Historic Environmental Setting, it would be designated for emergency ingress and egress only. Staff recommended that non-emergency vehicular access to the development be allowed only from Grosvenor Lane as a condition of the Special Exception granted for the subject property.

***4. Grosvenor/Wild Acres: Preliminary Plan and Site Plan**

CONTINUED

Staff noted that the proposed development includes 23 Moderately Priced Dwelling Units (MPDUs) and that the property has 4.5 acres protected in Category I Conservation Easement. A public meeting held on November 19, 2013, provided neighborhood residents with an opportunity to discuss their concerns regarding the proposed plan. In response to the Planning Board's instruction to staff to research the impact of providing additional play equipment in the park, staff discussed the limited space in Fleming Local Park and the associated restrictions on upgrades and improvement of park amenities. Staff also discussed the Forest Conservation Plan and the proposed stormwater management plan for the proposed development.

Ms. Barbara Sears, attorney representing the applicant, discussed the Special Exception and the related use restriction of Fleming Avenue for access to the proposed development. Ms. Sears also offered comments, answered questions from the Board, and concurred with the staff recommendation.

Mr. Jack Lester and Mr. Bob Youngentaub, members of the applicant's team, offered a multi-media presentation, and briefly discussed the proposed project.

The following speakers offered testimony: Mr. Norman Knopf representing Wildwood Manor Citizens Association; Ms. Rebecca Morley representing Fleming Park Citizens Association; Ms. Terri Yurechko of Rudyard Drive; Ms. Ann Bowker of Grosvenor Lane; Ms. Pat Davenport of Fleming Avenue; Dennis Calderone of Fleming Avenue; Ms. Irene Elliott of Fleming Avenue; Mr. Jeff Klein of Fleming Avenue; Ms. Elke Jordan of Fleming Avenue; Ms. Joan Hurley of Broad Street; Mr. Richard Rose representing the Grosvenor Homeowners Association; Mr. Richard Hanks representing the Housing Opportunities Commission (HOC); Mr. Michael Goergen representing the Society of American Foresters; Ms. Denise Spencer representing the American Fishers Society; Mr. Jody Kline, Ms. Sara Grosvenor, and Mr. Ed Grosvenor representing Miller, Miller, & Canby; and Mr. Jack Cochrane representing the Montgomery County Bicycle Advocates.

There followed extensive Board discussion focused on density interpretation in relation to the special exception determinations, and options for traffic control through the secondary access into the proposed development from Fleming Avenue.

5. Closed Session

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto (Wheaton)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Glenmont Sectional Map Amendment, G-959: Technical Staff Report

Staff Recommendation: Approve and Transmit Staff Report to County Council

BOARD ACTION

Motion: DREFYUSS/PRESLEY

Vote:

Yea: 4-0

Nay:

Other: CARRIER TEMPORARILY ABSENT

Action: Approved staff recommendation to approve and transmit the staff report on the Glenmont Sectional Map Amendment to the County Council.

Planning Department staff briefly discussed highlights of the proposed Glenmont Sectional Map Amendment (SMA) to be forwarded to the County Council. Staff noted that the proposed SMA follows the approval and adoption of the Glenmont Sector Plan and will implement, through the SMA process, the Plan's zoning recommendations for creating a transit-oriented, mixed-use center. The proposed SMA was filed on December 20, 2013, and the District Council Public Hearing is scheduled for January 28, 2014.

7. MD355 Crossing (BRAC) Project, CIP Project No. 501209: Mandatory Referral No. MR#2014024

Construction of a deep tunnel connection to the Medical Center Metro Station with access provided via three elevators on the east side of MD355, and of a pedestrian and bike underpass of MD355 with access provided to and from both sides of the road via stairs, escalators, and elevators.

Staff Recommendation: Mandatory Referral: Approval with comments to MCDOT

BOARD ACTION

Motion: ANDERSON/PRESLEY

Vote:

Yea: 4-0

Nay:

Other: CARRIER TEMPORARILY ABSENT

Action: Approved staff recommendation for approval of the Mandatory Referral request related to the MD355 crossing at the Bethesda Medical Center Metro Station, and to transmit comments to Montgomery County Department of Transportation, as stated in the attached transmittal letter.

Planning Department staff discussed the proposed construction of a deep tunnel connection to the Medical Center Metro Station with access provided via three elevators on the east side of MD355 and of a pedestrian and bike underpass of MD355 with access provided to and from both sides of the road via stairs, escalators, and elevators. Staff noted that this is the final project to be submitted for Mandatory Referral review that is associated with the Base Relocation and Closure (BRAC) move of the Walter Reed Army Medical Center from Washington D.C. to the former National Naval Medical Center in Bethesda, now renamed the National Military Medical Center (NMMC). The project would provide a grade-separated pedestrian and bicycle crossing at the very busy intersection of MD355/South Drive/South Wood Road, and would provide direct access to the Medical Center Metro Station from the east side of MD355 in front of NMMC.

At the Board's request, Mr. Holger Serrano, Deputy Division Chief at the Montgomery County Department of Transportation (MCDOT), offered comments and answered questions from the Board.

Ms. Karen Kuker-Kihl of Pooks Hill Road and representing the Promenade Co-op Association, and Mr. Richard Hoye of Lucas Lane offered testimony.

There followed a brief Board discussion with questions to staff and Mr. Serrano.

8. State Transportation Priorities

Staff Recommendation: Transmit comments to County Executive and Council

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

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

Planning Department staff offered a multi-media presentation regarding the State of Maryland Transportation priorities, as discussed in detail in the December 23 technical staff report. Staff noted that the County Executive and the County Council forwarded a joint letter of recommendations for state transportation projects and studies to the Montgomery County Delegation for their consideration in approving the final FY2014-2019 Consolidated Program, the draft of which was released in October 2013. Staff recommended that the Board transmit the following transportation priorities to the County Executive and the County Council for consideration in its update of the joint priorities letter, which should include a restatement of support for the County's highest transportation priorities, which are: i) Support for the Washington Metropolitan Area Transit Authority multi-year capital improvement programs for infrastructure investment to maintain a state of good repair; ii) Additional metro rail funding to operate eight-car trains to eliminate the metro Red Line turn-backs at Grosvenor and Silver Spring stations; iii) Construction of the Purple Line; and iv) Construction of the Corridor Cities Transitway (CCT), Stage 1. Staff also reviewed in detail the list of priority projects to be included in the Construction Program and/or the Development and Evaluation Program.

The following speakers offered testimony: Ms. Karen Kuker-Kihl of Pooks Hill Road and representing the Promenade Co-op Association; Ms. Cheryl Cort, on behalf of Ms. Aimee Custis, and representing the Coalition for Smarter Growth; and Mr. David Hauck of Fenton Street and representing the Communities for Transit.

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