



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 21, 2010, at 2:00 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:30 p.m.

Present were Chairman Royce Hanson, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre and Amy Presley.

Items 1 through 3 are reported on the attached agenda.

Item 4, a Closed Session item, was taken up in the auditorium at the end of the meeting.

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 6:20 p.m. in the auditorium on motion of Commissioner Presley seconded by Commissioner Alfandre, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(13), State Government Article, Annotated Code of Maryland, to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session were Associate General Counsel Carol Rubin of the Legal Department, and Clara Moise of the Commissioners' Office.

In Closed Session the Board approved Closed Session Minutes of October 8, 15, 22, 29, and November 12 & 19, 2009.

The Closed Session meeting was adjourned at 6:30 p.m.

There being no further business, the meeting was adjourned at 6:30 p.m. The next regular meeting of the Planning Board will be held Thursday, January 28, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting

Thursday, January 21, 2009, 9:00 A.M.

8787 Georgia Avenue

Silver Spring, MD 20910-3760

Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Records Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

Extension Request for Project Plan Review No. 920100020, Wheaton Safeway

CBD-3 zone; 1.92 acres; 625,000 gross square feet of development including 57,500 square feet of retail and 567,500 square feet of residential, including 63 MPDUs and 50 workforce housing units; located at the northeast quadrant of the intersection with Georgia Avenue and Reddie Drive; Wheaton

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other:

Action: Approved staff recommendation to approve the Extension Request for Project Plan 92010020 for the Wheaton Safeway Supermarket.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Minutes submitted for approval.

2. Roundtable Discussion - REVISED

1. County Executive's Recommended FY11-16 Parks Capital Improvements Program
 - Comparison of MCPB Proposed CIP and County Executive's Recommendations.
2. BRAC Transportation Projects: Outline of Future Mandatory Referrals
3. Lead Agency Progress Update
4. Revised Commercial Residential (CR) Zoning Text Amendment:
 - **Recommended Revised Document; Markup Document**
5. White Flint Sector Plan PHED Committee Update
6. Transportation Planning Studies Update – **POSTPONED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. County Executive's Recommended FY11-16 Parks Capital Improvements Program - Comparison of MCPB Proposed CIP and County Executive's Recommendations

Parks Department staff briefed the Board on the County Executive's recommendation for the FY11-16 Parks Capital Improvements Program (CIP). Staff noted that the current state of the economy has made it difficult for the Executive to support most of the new projects and increases that the Board has proposed.

Staff added that the County Council will hold Public Hearing meetings for the CIP on February 9, 10, and 11, 2010, and County Council Planning, Housing, and Economic Development (PHED) Committee meetings on February 22 and March 8, 2010.

There followed a brief Board discussion with questions to staff.

2. BRAC – Transportation Projects: Outline of Future Mandatory Referrals

Transportation Planning Department staff offered a multi-media presentation of the Bethesda Base Realignment and Closure (BRAC) project. Staff noted that the purpose of this roundtable discussion is to give the Planning Board background information on the array of

2. Roundtable Discussion - REVISED

CONTINUED

responses to the transportation challenges posed by the BRAC proposed move. As individual projects are submitted for Mandatory Referral review, this overview will be updated so that each project can be considered within the broader context of the full set of BRAC related transportation projects. Staff expects that the intersections, bikeways, and transit improvements will be submitted as at least three separate Mandatory Referral reviews during the upcoming months. Staff noted that any modifications should be incorporated in the updated Bethesda-Chevy Chase Master Plan.

At the Board's request, Messrs. Edgar Gonzalez and Sean Massey representing the Montgomery County Department of Transportation, Mr. Phil Alperson, BRAC coordinator, Office of the County Executive, and Mr. John Carman, Consultant for the BRAC project, offered comments.

There followed extensive Board discussion with questions to staff and BRAC representatives.

Staff noted that the National Institute of Health (NIH) and the National Naval Medical Center representatives plan to hold public meetings to discuss the impact on their respective sites, especially in terms of traffic and road improvements

Chairman Hanson noted that staff should take advantage of the situation to request as much funds as possible to carry out the many proposed improvements and to maintain the area as livable and pedestrian friendly as possible.

3. LEAD AGENCY PROGRESS UPDATE

Received update from Development Review Division staff on the lead agency progress report followed by discussion.

Staff noted that the final report will be forwarded to the County Council 60 days from now following an extension granted by the Council. Staff added that it will finalize the list of lead agencies and invite them for further discussion before finalizing the report.

There followed extensive Board discussion with questions to staff.

4. REVISED COMMERCIAL RESIDENTIAL (CR) ZONE TEXT AMENDMENT

Development Review Division staff presented a status update and summary of revisions for the Commercial Residential (CR) Zoning Text Amendment. Staff noted that the general structure of the zone has not changed since the presentation to the County Council Planning, Housing, and Economic Development (PHED) Committee last week.

2. Roundtable Discussion - REVISED

CONTINUED

Staff discussed the structure of the CR zone noting that County Council staff recommended that Floor Area Ratio (FAR) and height set for certain areas should not be exceeded, and the CR zone may only be applied when recommended by a master plan.

There followed extensive Board discussion with questions to staff.

5. WHITE FLINT SECTOR PLAN – PLANNING, HOUSING AND ECONOMIC DEVELOPMENT (PHED) COMMITTEE UPDATE

Transportation Planning and Community-Based Planning Divisions staff briefed the Board on the recent County Council Planning, Housing, and Economic Development (PHED) Committee meeting. Staff noted that the next steps will be to test the countywide mode share goals, check “Rock Spring Park” effect, and return to the PHED Committee on February 1 for further discussion. With respect to land use, the PHED Committee agreed with all the Planning Board’s recommendations.

There followed a brief Board discussion with questions to staff.

3. ICC Stewardship Project - Athletic Fields at Northwest Branch Recreational Park - TIME CHANGE

Concept Plan prepared by State Highway Administration (SHA) as an InterCounty Connector (ICC) stewardship project for athletic fields at Northwest Branch Recreational Park in the Cloverly Planning Area. Phase I of the plan will be built by SHA and Phase II will be constructed at a later date by M-NCPPC.

Staff Recommendation: Approval of Park Concept Plan for Phase I by SHA and Future Phase II by M-NCPPC. Recommend Revision to ICC Record of Decision (ROD) for Proposed Phase I Facilities Reflecting Current Parks Needs.

BOARD ACTION

Motion: **WELLS-HARLEY/PRESLEY**

Vote:

Yea: **4-0**

Nay:

Other:

Action: **Approved staff recommendation for approval of Park Concept Plan for Phase I by State Highway Administration (SHA) and future Phase II by M-NCPPC.**

In keeping with the January 12 technical staff report, Parks Department staff discussed the InterCounty Connector (ICC) Stewardship project for the athletic fields at Northwest Branch Recreational Park. Staff noted that the purpose of the project is to provide a concept plan for fields that will be constructed to mitigate those removed by construction of MD Route 200, the ICC roadway, and wetland mitigation project NW-128. Staff recommends Board approval of: i) the requirements and concept plans for development of Phase I and II; ii) a request to the State Highway Administration to amend the ICC Record of Decision to include the revised Phase I project in the ICC mitigation package; iii) the property's inclusion to the adjoining Northwest Branch Recreational Park; and iv) the attached Capital Improvements Program (CIP) Project Description Form for transmittal to the County Council.

At the Board's request Messrs. Romaine Kesecker and Kenneth Briggs representing the ICC team, offered comments and answered questions.

Ms. Judy Koenick of Chevy Chase offered comments.

There followed a brief Board discussion with questions to staff.

4. Closed Session - ADDITION

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter (Approval of Closed Session Minutes).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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