



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

301-495-4617

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, April 24, 2008, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 9:10 p.m.

Present were Chairman Royce Hanson, Vice Chair John Robinson, and Commissioner Jean Cryor. Commissioner Allison Bryant was necessarily absent.

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch and to discuss Item 9, the FY09 Budget, which is reported on the attached agenda.

The Board reconvened in the auditorium at 1:20 p.m. with two Commissioners present. Commissioner Cryor left the meeting for the day following the lunch discussion.

Items 5 and 7 are reported on the attached agenda. Item 8 was postponed.

The Board recessed at 3:05 p.m. in order for the Chairman and the Planning Director to attend a County Council Planning, Housing, and Economic Development (PHED) Committee meeting regarding the Commission's FY09 budget.

The single evening item, Item 6, was a presentation, as part of the Planning Board's Excellence in Planning Speakers Series, by Ms. Marina Khoury, AIA, Director of Town Planning for the firm of Duany Plater-Zyberk (DPZ).

There being no further business, the meeting was adjourned at 9:10 p.m. The next regular meeting of the Planning Board will be held Thursday, May 1, 2008, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye
Technical Writer

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting

Thursday, April 24, 2008

9:00am

8787 Georgia Avenue

Silver Spring, Maryland 20910-3760

1. Adoption of Opinions/Resolutions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Opinions/Resolutions presented.**

2. Record Plats

Subdivision Plat No. 220071650, Kensington Park

R-60 zone; 1 lot; located on the west side of Kensington Parkway, 100 feet south of Frederick Avenue; Kensington

Staff recommendation: Approval

Subdivision Plat No. 220081110, White Oak

C-2 zone; 2 parcels; located on the east side of Lockwood Drive, approximately 600 feet north of New Hampshire Avenue (MD 650); White Oak

Staff recommendation: Approval

BOARD ACTION

Motion: **ROBINSON/CRYOR**

Vote:

Yea: **3-0**

Nay:

Other: **BRYANT ABSENT**

Action: **Approved staff recommendation to approve, as stated above.**

3. Consent Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no consent items.**

4. Adventist Healthcare, Inc.

A. Preliminary Plan Nos. 119820680, 119910380, and 119910390, WestFarm Technology Park – APF Extension

I-1 and I-3 zones; 48.86 acres; 802,619 square feet of commercial office use previously approved; request to extend the validity periods of the Adequate Public Facilities (APF) approvals; located on the west side of Plum Orchard Drive, approximately 500 feet south of Broadbirch Drive; Fairland *Staff recommendation: APF Extension - Approval*

B. Preliminary Forest Conservation Plan for Board of Appeals No. S-2721: Adventist Healthcare, Inc. *Staff recommendation: Preliminary FCP - Approval with conditions*

C. Board of Appeals No: S-2721: Adventist Healthcare, Inc., applicant, request a Special Exception to permit a hospital (including ambulatory care bldg., a faith center, medical office buildings, and parking structures); located at 12030-12110 Plum Orchard Drive, Silver Spring *Staff recommendation: Special Exception - Approval with conditions*

BOARD ACTION

Motion: **A. ROBINSON/CRYOR
B. ROBINSON/CRYOR
C. ROBINSON/CRYOR
D. ROBINSON/CRYOR**

Vote:

Yea: **A. 3-0
B. 3-0
C. 3-0
D. 3-0**

Nay:

Other: **BRYANT ABSENT**

Action: A. Approved the staff recommendation to approve the APF extension, as stated in the attached confirmation letter.

B. Approved the staff recommendation to approve the Preliminary Forest Conservation Plan, subject to conditions as modified, as stated in the attached Letter of Transmittal.

C. Approved the staff recommendation to approve the special exception with conditions as modified, as stated in the attached Letter of Transmittal.

D. Approved the staff recommendation to approve a waiver of the “Distance from Establishment Served” requirement for a parking garage, in conjunction with the special exception, as stated in the attached Letter of Transmittal.

The Development Review Division Chief, Rose Krasnow, provided an overview of the proposal to move the Washington Adventist Hospital to the WestFarm Technology Park, as detailed in the staff report, and called the Board’s attention to a distributed errata sheet and revised list of conditions. Ms. Krasnow also discussed the three items submitted for Board action: a request to extend the Adequate Public Facilities Ordinance (APF) validity period of the three underlying

4. [Adventist Healthcare, Inc.](#)

preliminary plans, a petition for a special exception hospital use, and an associated preliminary forest conservation plan. Concluding her presentation, Ms. Krasnow cited over 700 letters submitted in support of the proposal.

Mr. Robert Brewer, attorney, introduced other members of the applicant team: Mr. Jere Stocks, CEO, and Mr. Geoff Morgan, Vice President, of Washington Adventist Hospital; Mr. Scott Rawlings, the architect; Ms. Trini Rodriguez, the landscape architect; and Mr. William Kominers, attorney representing the WestFarm Industrial Park. Mr. Brewer concurred in the staff recommendation for all three items, raising concern about the proposed timing of completion of road improvements. He requested that the improvements be complete prior to release of use and occupancy permits, rather than prior to applying for use and occupancy permits. Mr. Stocks and Mr. Morgan provided information about the needs and benefits associated with relocating to the proposed site and the community involvement in the project. Mr. Rawlings made a lengthy presentation on the hospital and site design, noting how the design takes advantage of the environmental features of the site, and Ms. Rodriguez discussed the landscape plan and pedestrian and vehicular circulation. Mr. Kominers provided information about the development of WestFarm, remaining development capacity, and applicable legislation.

Ms. Jane Redicker, representing the Greater Silver Spring Chamber of Commerce; Mr. Tom McNamara, representing the Greater Colesville Citizens Association; Mr. Bill Hentosh of Washington Adventist Hospital; Ms. Shelly Conine of Washington Adventist Hospital; Mr. Jules Balog, representing Riderwood Village; Mr. Richard Vayhinger of Riderwood Village; Mr. Mike Levin and Ms. Betsy Bretz, representing the LabQuest Partnership; Dr. Christopher Magee, Chief Medical Officer of Washington Adventist Hospital; former State Senator Ida Rubin; Ms. Adrienne Lees of Silver Spring; Mr. Patrick Zilliacus, representing the Fairland Master Plan Citizens Advisory Committee; and Mr. Martin Klauber, the People’s Counsel, offered comments in support of the proposal, citing issues such as the need for the facility in the area, provision of jobs, high quality of care, the continuation of health care provision through the existing facility, and the proximity to and potential cooperation with the Food and Drug Administration.

In discussion, staff and the applicant representatives responded to questions from the Board and provided additional information as needed. The Board strongly supported moving the anticipated future daycare facility to the primary development phase, to make that facility available when the new hospital opens. There was also considerable discussion about the applicant's proposed change in the timing for completion of the road improvements, and the Board modified condition 5 on that issue.

9. FY09 Budget Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: In preparation for presentation to the County Council this afternoon, discussed FY09 Parks Department, Enterprise Division, and Planning Department operating budgets, including various funding level scenarios and the impact of budget reductions on the work program.

5. Draft Silver Spring Central Business District (CBD) Green Space Plan

Presentation and Discussion of draft Silver Spring CBD Green Space Plan.

Staff recommendation: Approval by Board to proceed with public outreach/discussion

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: BRYANT, CRYOR ABSENT

Action: Received briefing, based on the April 9 detailed technical staff report, from Development Review, Community-Based Planning, and Parks Development Divisions staff

on the Draft Silver Spring Central Business District (CBD) Green Space Plan, followed by Board discussion and questions to staff.

At the Chairman's request, Mr. Bill Mooney, former Commission staff member, offered comments.

8. ICC Status Report #14 – POSTPONED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

7. White Flint Sector Plan Update and Worksession

Expansion to Boundary, Community Visualization, Planning Analysis Process, and Fiscal Analysis.

Staff recommendation: Briefing on planning activities.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: BRYANT, CRYOR ABSENT

Action: In accordance with the April 17 technical staff report, received briefing from Community-Based Planning, Research and Technology, and Transportation Planning Divisions staff regarding the White Flint Sector Plan Update, followed by brief Board discussion and questions to staff.

Chairman Hanson thanked members of the White Flint Advisory Committee present at the meeting and noted that another worksession will be scheduled during which public testimony will be heard. He also complimented and thanked staff for a very good presentation and a well-written report.

Commissioner Robinson echoed the Chairman's sentiments.

6. Excellence in Planning Speakers Series - Marina Khoury, AIA, Director of Town Planning, firm of Duany Plater-Zyberk (DPZ)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received presentation on "Approaches to Ensuring Design Excellence in Housing" by Ms. Marina Khoury, Director of Town Planning from the firm of Duany Plater-Zyberk (DPZ).