



**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 24, 2014, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:19 p.m.

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

Items 1, 2, 3, and 7 are reported on the attached agenda.

The Board recessed for lunch at 12:33 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 in the 3rd floor conference room at 12:54 p.m., on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, and Vice Chair Wells-Harley absent. 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 Counsel Carol Rubin; Director Gwen Wright, Deputy Director Rose Krasnow, and Luis Estrada of the Planning Department; Deputy Director Michael Riley, Judie Lai, Daniel Hertz, Rachel Newhouse, and Mitra Pedoem of the Parks Department; and Tomasina Ellison of the Commissioners' Office.

In Closed Session the Board received an update from Parks and Planning Departments staff, and Legal Counsel on the proposed new Montgomery County Park and Planning Commission building in Wheaton.

Commissioner Presley left the meeting at 2:00 p.m. after the Closed Session meeting.

The Planning Board reconvened in the auditorium at 2:05 p.m.

Items 6, 8, and 9, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:19 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 1, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison  
Technical Writer

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**Montgomery County Planning Board Meeting**  
**Thursday, April 24, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Saul Centers White Flint Sketch Plan 320140010 – MCPB No. 14-20

**BOARD ACTION**

**Motion: PRESLEY/DREYFUSS**

**Vote:** 3-0  
**Yea:**  
**Nay:**  
**Other:** ANDERSON ABSTAINED  
WELLS-HARLEY ABSENT

**Action:** Adopted the Resolution cited above, as submitted.

**\*B. Record Plats**

**Subdivision Plat No. 220061190, Clarksburg Village**

R-200 zone, 5 parcels; located on the south side of Grand Elm Street, 250 feet west of Bent Arrow Drive; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220121820 - 220121850, Poplar Run**

R-200 zone, 43 lots, 6 parcels; located at the intersection of Redspire Drive and Tivoli Lake Boulevard; Kensington-Wheaton Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140180, Burning Tree Valley**

R-200 zone, 1 lot; located on the east side of Burning Tree Road, 500 feet north of Meadlowlark Lane; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** PRESLEY/DREYFUSS

**Vote:** 4-0

**Yea:**

**Nay:**

**Other:** WELLS-HARLEY 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**

Minutes of April 3, 2014

**BOARD ACTION**

**Motion:**               **ANDERSON/DREYFUSS**

**Vote:**                 **4-0**

**Yea:**

**Nay:**

**Other:**               **WELLS-HARLEY ABSENT**

**Action:**       **Approved Planning Board Meeting Minutes of April 3, 2014, as submitted.**

**2. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing, followed by Board discussion.**

**Planning Director's Report** - Planning Department Director Gwen Wright briefed the Planning Board on the following Planning Department activities and events: Fiscal Year 2015 (FY15) budget discussions before the County Council for approval; the Gaithersburg East / Montgomery Village project schedule; staff attendance at the American Planning Association (APA) Conference in Atlanta to receive information regarding planning activities in communities outside of Montgomery County; upcoming staff meeting scheduled for April 30 for the Planning Department; Bethesda Downtown Plan outreach efforts will continue with a community happy hour on the evening of April 30, sponsored by Greater Greater Washington, the Washington Chapter of the Congress for New Urbanism, and Young Innovative Professional Planning Superstars (YIPPS); the Planning Department will set up booths at upcoming events in Bethesda, such as the Farmers Market, and Bethesda Festival to gather input from the community and provide information; and, the Planning Department is continuing to prepare for the Makeover Montgomery 2 (MM2), Moving Forward Montgomery conference, sponsored in conjunction with the University of Maryland, which will kick-off on May 8.

**\*3. AVA Wheaton: Sketch Plan No. 320140020**

Redevelopment of four (4) existing office buildings and the associated surface parking into mid-rise multifamily housing with structured parking; up to 322 units on 3.7 acres in the CR 4.0, C 3.5, R 3.5, H100 Zone; located in the northeast quadrant of the intersection of Georgia Avenue and Blueridge Avenue in the Wheaton CBD and Vicinity Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation for approval, subject to revised conditions.**

Planning Department staff offered a multi-media presentation and discussed the proposed sketch plan for a 3.7-acre property located in the northeast quadrant of the intersection of Georgia and Blueridge Avenues. The proposed development would include 322 residential units, of which 12.5 percent will be Moderately Priced Dwelling Units (MPDUs). Staff discussed design elements of the proposed development and vehicular circulation, which would continue along Elkin Street, Blueridge Avenue, and Georgia Avenue. Staff recommended enhancement of vehicular circulation around the

proposed development with the construction of a connecting roadway between Georgia Avenue and Elkin Street. Staff stated that the community expressed concern about parking availability during construction, and noted that a public parking lot (Lot 14) would be available during the construction period. Staff also discussed text changes and corrections in the staff report.

The Planning Board discussed the development of the Washington Metropolitan Area Transit Authority (WMATA) site adjacent to the subject property, and the public benefit of the project.

Mr. Robert Harris, attorney representing the applicant, offered comments and discussed the Central Business District (CBD) Sector Plan zoning in relation to the proposed project.

Mr. Chris Helsabeck, member of the applicant's team, offered a multi-media presentation and comments.

Mr. Harris stated that AVA Development LLC (AVA) is engaged in an extensive outreach campaign to include the community and area businesses. Also, parking for project construction workers would be prohibited in Lot 14, which will be available for community parking. Mr. Harris also stated that an Avalon Bay staffer will be present on site during the entire construction.

Mr. Harold Weinberg of Blueridge Avenue offered testimony.

The Board briefly discussed the proposed development and project incentives.

**\*4. ~~Rock Creek Forest Subdivision (formerly Hickey & Offutt's Subdivision): Preliminary Plan No. 120070550~~**

~~R-60 zone, 1.56 acres, Resubdivision of property to include 2 lots for 2 one-family detached homes; located on Ashboro Drive approximately 300 feet southwest of the intersection with Grubb Road, Bethesda Chevy Chase Master Plan.~~

**~~Staff Recommendation: Approval with Conditions and Adoption of Resolutions~~**

**POSTPONED TO MAY 8, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This Item was postponed.**

**7.        Aspen Hill Minor Master Plan Amendment: Status Update**

*Staff Recommendation: Briefing only*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Received briefing, followed by Board discussion.**

Planning Department staff offered a multi-media presentation and provided an update on the Aspen Hill Minor Master Plan Amendment. Staff stated that a market analysis has been completed regarding office space, retail, and housing. The analysis indicates that office space in Aspen Hill is generally declining, in part due to the recession and companies that have gone out of business. The area is also not well served by mass transit and has difficulty attracting employees. Retail analysis shows that the greatest retail opportunities are in general merchandise and groceries, in the form of stand-alone big-box stores or neighborhood shopping centers. Staff also discussed Aspen Hill demographics, and noted the lesser demand for townhomes in Aspen Hill in comparison to areas in Montgomery County with larger mass transit and freeway options. Staff stated that the community has expressed concern regarding potential traffic impact on Aspen Hill Road, development compatibility with surrounding residential uses, the re-use of vacant office buildings, and the construction of a school or park. Staff also stated that the Planning Department would research peak-hour trip generation for the subject area, pedestrian road safety options, a proposed shared-use path on Connecticut Avenue, traffic on Aspen Hill Road, and access from Connecticut Avenue. Staff will also carry out a Traffic Signal Warrant Analysis.

The Planning Board extensively discussed the impact of developing the Aspen Hill area into a more urban-inspired planned area. The Board instructed staff to carefully review the incorporation of design guideline details into the Master Plan.

**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. Dog Park Site Selection: Ellsworth Urban Park**

Parks Department staff will brief the Planning Board on trends in urban dog park design, provide results of a recent site selection process for the Department's first urban dog park, and ask the Board's approval to locate the dog park in Ellsworth Urban Park near downtown Silver Spring.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** ANDERSON/DREYFUSS

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** WELLS-HARLEY, PRESLEY ABSENT

**Action:** Approved staff recommendation to locate Montgomery County's first urban dog park in Ellsworth Urban Park near downtown Silver Spring.

In keeping with the April 16 technical staff report, Parks Department staff offered a multi-media presentation and briefed the Board on trends in urban dog park design, and also discussed the results of a recent site selection process for the Parks Department's first urban dog park to be located in Ellsworth Urban Park near downtown Silver Spring, north of the Central Business District. Ellsworth Urban Park is a 3.6-acre park and the proposed dog park will occupy approximately half an acre in an underutilized portion of Ellsworth Urban Park, adjacent to Colesville Road. Montgomery County Parks currently has five existing dog parks available to the public and none are located inside the Beltway. Staff noted that the 2012 Park Recreation and Open Space (PROS) Plan estimates that 12 additional dog parks will be needed in Montgomery County by 2022. Staff also discussed the proposed concept plan for the dog park, including removal and/or addition of trees, stormwater management, and a shelter with individual water fountains for dogs as well. Staff discussed the proposed operating costs and budget impact of the proposed dog park and noted that funding has been secured through two Park Development County Improvements Projects (CIP) projects, the Urban Parks and the Minor New Construction. The anticipated construction cost is \$256,000. Additional features, including lighting, could be funded in future phases. Operating costs, including policing and maintenance, are expected to be slightly higher than costs associated with Montgomery County's other existing dog parks due to expected higher use in this urban area.

The following speakers offered testimony: Ms. Roberta Faul-Zeitler of Colesville Road; Ms. Jean Cavanaugh of Worth Avenue and representing the Seven Oaks Evanswood Citizens Association;



Mr. Steven Peck of Ellsworth Drive; Ms. Mary Gable of Ellsworth Drive; Ms. Vicki Warren of Pershing Drive; and Ms. Sandra Dewine of Eastern Drive.

There followed a brief Board discussion with questions to staff.

**8. Resolution of Adoption of Limited Amendment to the 1994 Clarksburg Master Plan and Hyattstown Special Study Area for the Ten Mile Creek Watershed**

*Staff Recommendation: Approve transmittal to the Full Commission for Adoption*

**BOARD ACTION**

**Motion: ANDERSON/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: WELLS-HARLEY, PRESLEY ABSENT**

**Action: Following a brief Planning Department staff presentation, approved and adopted the Resolution for the Limited Amendment to the 1994 Clarksburg Master Plan and Hyattstown Special Study Area for the Ten Mile Creek Watershed, for transmittal to the Full Commission for adoption.**

**9. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan- AD 2013-1 (Administrative Cases)**

*Staff Recommendation: Transmit Recommendations to County Executive*

**BOARD ACTION**

**Motion: ANDERSON/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: WELLS-HARLEY, PRESLEY ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed seven sewer and water category change requests, as discussed in detail in the April 16 technical staff report. Staff noted that category change requests in the Administrative Group generally fall well within established policies and guidelines for public sewer and water extensions. The County Executive usually approves these cases without the need to take them before the County Council however, the Planning Board is still required by State Law to make a Master Plan determination on each case. Staff recommends approval of all seven requests in agreement with the recommendations of the County Executive staff. Staff will transmit the Planning Board's recommendations to the County Executive, and the Department of Environmental Protection will hold an administrative public hearing on April 30, 2014, and final action by the County Executive will take place in May.

At the Board's request, Mr. Alan Soukoup of the Department of Environmental Protection (DEP), offered comments and answered questions from the Board.