



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met on Tuesday, June 18, 2013, at 2:40 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:18 p.m.

Present were Vice Chair Marye Wells-Harley, Commissioners Casey Anderson, Norman Dreyfuss, and Amy Presley. Chair Françoise M. Carrier joined the meeting at 2:55 p.m. for the Closed Session meeting.

At the onset of the meeting, Vice Chair Marye Wells-Harley was sworn in by the Clerk of the Montgomery County Circuit Court Maryland Court for a second term as a Montgomery County Planning Board Commissioner.

The Board voted to go into Closed Session in the third floor conference room to discuss Item 2 of the Planning Board agenda.

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 meeting:

The Board convened in Closed Session at 2:55 p.m. in the third floor conference room, on motion of Commissioner Anderson, seconded by Commissioner Dreyfuss, with Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion. The meeting was closed under the Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with counsel to obtain legal advice.

Also present for the Closed Session were Acting Director Rose Krasnow, Valdis Lazdins, Elza Hisel-McCoy, and David Anspacher of the Planning Department; Associate General Counsels David Lieb, Carol Rubin, and legal intern Allie Santacreu of the Legal Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board discussed the existing Apex building in conjunction with the proposed Bethesda Purple Line Station.

The Closed Session meeting was adjourned at 3:15 p.m.

The Planning Board reconvened in the auditorium at 3:22 p.m.

Items 3 and 1, discussed in that order, are reported on the attached agenda.

MCPB, 6-18-13, APPROVED

There being no further business, the meeting was adjourned at 5:18 p.m. The next regular meeting of the Planning Board will be held Thursday, June 20, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer

Montgomery County Planning Board Meeting
Tuesday, June 18, 2013, 2:30 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

2. Closed Session - ADDED

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice (Bethesda Purple Line Station)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Bethesda Purple Line Station Minor Master Plan Amendment (Continuation from June 13, 2013) - ADDED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: By general consensus, the Board instructed staff to conduct the requested study with help from an outside economic consultant.

Planning Department staff continued a discussion from June 13 about the proposed Bethesda Purple Line station. Staff and analysts with the Maryland Transit Administration (MTA) had previously determined that the proposed station could be improved considerably, as well as constructed at much less expense, if the Apex Building directly above the station were demolished before construction began. Staff had previously proposed a minor Master Plan Amendment to change the zoning of the Apex Building in order to provide incentive for the building's owner to sell. However, due to new information from MTA about their deadlines, staff no longer believes that there is sufficient time to complete the minor Master Plan Amendment process.

Staff discussed the other agencies involved with the Purple Line station design project, including the County and MTA, and suggested those agencies may have tools available to facilitate the purchase and demolition of the Apex Building, such as public subsidies, direct public investment, public/private partnerships, or the condemnation of the subject property. Staff proposed a comprehensive study of the property and the proposed design of the Purple Line station in order to identify which of the available tools is the most appropriate to expedite the sale.

The Board debated the necessity of hiring an outside consultant to assist with the economic analysis of the study. The Board directed staff to complete the study and return with explicit recommendations for the County Council.

1. Worksession #3: Countywide Transit Corridors Functional Master Plan - **TIME CHANGED**

Attachment 1, Attachment 2, & Attachment 3

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Continued discussion of the Countywide Transit Corridors Functional Master Plan.

Planning Department staff offered a multi-media presentation continuing the discussion of the Countywide Transit Corridors Functional Master Plan and presenting an overview of concerns raised in public testimony the Department has received in over 600 letters and emails. Language in the plan has been revised to remain consistent with recent changes to the White Oak Science Gateway Master Plan draft regarding bike lanes and shared-use bike paths.

The Board discussed the language of a proposed statement of purpose describing the intention of the plan as making transit a viable alternative to driving and directed staff to revise the rest of the plan to eliminate any language that was made redundant by the inclusion of the statement of purpose.

Staff proposed new language that would acknowledge that any lane repurposing recommended by the plan will need to be approved by the State Highway Administration. In response to several letters and emails advising that it would be impossible to complete the entire Bus Rapid Transit network with a single construction project, the Board directed staff to draft language to clarify that the network was intended to be completed one piece at a time. Outstanding issues raised during the public hearing will be addressed during the July 11 worksession.