



**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, July 23, 2015, at 9:29 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:22 p.m.

Present were Chair Casey Anderson and Commissioners Norman Dreyfuss and Natali Fani-González.

Commissioner Amy Presley joined the meeting at 2:00 p.m.

Vice Chair Marye Wells-Harley was necessarily absent.

Items 1 and 2 are reported on the attached agenda.

The Board convened in Closed Session at 12:49 p.m. to take up Item 9, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 12:49 p.m. in the Auditorium on motion of Commissioner Dreyfuss, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Dreyfuss and Fani-González voting in favor of the motion, and Vice Chair Wells-Harley and Commissioner Presley absent. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the Closed Session were Principal Counsel Carol Rubin of the Legal Department and James J. Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed approval of a conflict waiver in order to use outside counsel.

The Closed Session meeting was adjourned at 12:54 p.m.

The Board reconvened in the auditorium at 2:00 p.m.

Items 3, 4, 5, and 6 are reported on the attached agenda.

Item 8 was removed from the Planning Board agenda.

The Board recessed for dinner at 3:55 p.m. and reconvened in the auditorium at 6:35 p.m. to discuss Item 7, staff presentation of the working draft for the Montgomery Village Master Plan.

There being no further business, the meeting was adjourned at 8:22 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 30, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, July 23, 2015**  
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 adoption.**

**\*B. Record Plats**

**Subdivision Plat No. 220150200 - 220150250, Garnkirk Farms**

PD-11 zone, 77 lots and 6 parcels; located on the north side of Shawnee Lane, opposite Tate Street;  
Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151490, Blair Park**

CR zone, 1 parcel; located in the easterly quadrant of the intersection of Colesville Road (MD 384) and  
Eastern Avenue; Silver Spring CBD Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**               **FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea:**               **3-0**

**Nay:**

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

**Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.**

**\*C. Other Consent Items**

Correction of Resolutions for Preliminary Plan No. 120150010-MCPB No.15-41, Gables White Flint and Site Plan No. 820150010-MCPB No.15-42, Gables White Flint

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Adopted the corrected Resolutions cited above, as submitted.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of July 9, 2015

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Approved Planning Board Meeting Minutes of July 9, 2015, as submitted.**

**\*2. Clarksburg Town Center**

**A. Project Plan Amendment No. 91994004D**, Clarksburg Town Center, RMX-2 and RDT zones, 270.92 acres, Amendment to reduce the residential units by 86 du; increase overall commercial density by 11,465 SF; add office and medical uses; revise the design and layout of the Commercial Core; add a new Community Building to the Residents’ Club; add a parking area on Sinequa Square; redesign Block H; revise Kings Local Park and Piedmont Woods Local Park. Located in the northeast quadrant of Stringtown Road and Frederick Road (MD 355); in the 1994 Clarksburg Master Plan & Hyattstown Special Study Area, and as amended in 2011 and 2014.

*Staff Recommendation: Approval with Conditions*

**B. Preliminary Plan Amendment No. 11995042B**, Clarksburg Town Center, RMX-2 and RDT zones, 270.92 acres, Amendment to reduce the residential units by 86 du; increase overall commercial density by 11,465 SF; add office and medical uses; revise the design and layout of the Commercial Core; add a new Community Building to the Residents’ Club; add a parking area on Sinequa Square; redesign Block H; revise Kings Local Park and Piedmont Woods Local Park. Located in the northeast quadrant of Stringtown Road and Frederick Road (MD 355); in the 1994 Clarksburg Master Plan & Hyattstown Special Study Area, and as amended in 2011 and 2014.

*Staff Recommendation: Approval with Conditions*

**C. Site Plan Amendment No. 82007022D**, Clarksburg Town Center, RMX-2 and RDT zones, 270.92 acres, Amendment to reduce the residential units by 86 du; increase overall commercial density by 11,465 SF; add office and medical uses; revise the design and layout of the Commercial Core; add a new Community Building to the Residents’ Club; add a parking area on Sinequa Square; redesign Block H; revise Kings Local Park and Piedmont Woods Local Park. Located in the northeast quadrant of Stringtown Road and Frederick Road (MD 355); in the 1994 Clarksburg Master Plan & Hyattstown Special Study Area, and as amended in 2011 and 2014.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A., B., & C. DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: A., B., & C. 3-0**

**Nay:**

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

**Action: A. Approved staff recommendation for approval of the Project Plan Amendment cited above, subject to conditions.**

**B. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions.**

**C. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to revised conditions discussed during meeting.**

CONTINUED ON NEXT PAGE

**\*2. Clarksburg Town Center**

CONTINUED

Planning Department staff offered a multi-media presentation and discussed proposed Amendments to the Project, Preliminary, and Site Plans for the Clarksburg Town Center project to construct additional parking, reduce residential units, increase commercial density, and revise the design of the Clarksburg Town Center project. The 270.92-acre Clarksburg Town Center development is located northeast of Frederick Road (MD 355) between Clarksburg Road and Stringtown Road in the Clarksburg Master Plan and Hyattstown Special Study areas within the Clarksburg Special Protection Area (SPA). Snowden Farm Parkway bisects the northwest portion of the property. The property is split-zoned Rural Density Transfer to the northeast of Snowden Farm Parkway and Residential Mixed-Use Development to the southwest of Snowden Farm Parkway. Little Seneca Greenway bisects the southwest portion of the site and divides the site into the Commercial Core area southwest of the Greenway and the area known as Block H northeast of the Greenway. Staff noted that the proposed amendments are limited to unbuilt portions of the development that are currently owned by the applicant, including the Commercial Core, Block H, Piedmont Woods Park, and the areas immediately surrounding Stringtown Road, Snowden Farm Parkway, and Clarksburg Road.

For the Commercial Core area, the applicant is requesting to reduce the total number of residential units from 1,206 to 1,120 while retaining 140 Moderately Priced Dwelling Units (MDPUs), increase the commercial square footage by 11,465 square feet, add office and medical uses, eliminate proposed live-work and multi-family units, widen the travel lanes of General Store Drive from 11 feet to 12 feet, and construct a civic building that includes a community green space. Staff noted that they do not support the request for wider travel lanes for General Store Drive. The applicant proposes to redesign Block H by constructing additional residential units on Clarksburg Square Road, constructing a 3,200-square foot Community Building adjacent to the existing Residents' Club, and providing landscaping, seating areas, and a parking area on Sinequa Square to serve both the Residents' Club and the proposed Community Building. The applicant is also requesting to revise the approved plans proposed for Piedmont Woods and Kings Pond Local Parks. According to staff, both parks will retain the approved facilities, but the Piedmont Woods facilities will be relocated closer to Snowden Farm Parkway. The applicant proposes only to improve the grading and to reduce the number of retaining walls at Kings Pond.

The applicant also proposes to remove 6.84 acres of forest. Mitigation will be met with 19.74 acres of onsite planting and 2.84 acres of onsite credit. The applicant is also required to plant an additional 1.68 acres to mitigate stream valley buffer encroachments, and, as per SPA requirements, to plant an additional 1.38 acres within the SPA. Staff noted that the proposed amendments maintain the original intent of previous approvals by retaining the mixed-uses and walkability of the Town Center. Staff added that the Project, Preliminary, and Site Plans comply with all Master Plan, Subdivision Regulations, and Zoning Ordinance requirements.

**\*2. Clarksburg Town Center**

CONTINUED

In response to a question by Chair Anderson regarding the proposed elimination of a natural-surface trail within the Little Seneca Greenway that extended southeast from Kings Pond Local Park, staff noted that safety concerns, specifically vandalism, homeless activity, and lack of proper lighting within a non-pedestrian culvert that passes below Clarksburg Square Road, prompted the removal of all the natural-surface trails in the Greenway. Staff noted that the hard-surface Greenway Trail, which

extends at-grade from Clarksburg Road to Stringtown Road along the east side Overlook Park Drive, runs parallel to the natural-surface trail within the Greenway and offers a much safer alternative.

Ms. Kate Kubit, member of the applicant’s team, offered comments and discussed the proposed removal of the Greenway natural-surface trails and the applicant’s request to widen General Store Drive.

Mr. Bob Harris, attorney representing the applicant, offered comments, and concurred with the staff recommendations with the exception of staff’s lack of support for the request to widen General Store Drive.

Mr. David Flanagan, member of the applicant’s team, offered comments and agreed to work with staff to provide a natural-surface trail within the Little Seneca Greenway that offers an east-west connection, rather than a north-south connection. Mr. Flanagan also discussed staff’s lack of support for the request to widen General Store Road, arguing that as a private road, General Store Road should not be subjected to the same regulations as public roads. He noted that potential retail tenants also support 12-foot travel lanes. He added that the applicant is willing to add traffic calming measures.

Mr. Greg Ossont, representative of the Montgomery County Department of General Services, offered comments and stated that the County proposes to provide a library to Clarksburg Town Center.

The following speakers offered testimony: Ms. Mary Ann Jasper of Murphy Grove Terrace; Mr. James Peck of Burdette Forest Road; Mr. James Elefantis of Branch Briar Way; Ms. Jean Hulse-Hayman of Piedmont Road; and Mr. David Brown of East Jefferson Street.

Following extensive Board discussion with questions to staff and Mr. Flanagan, the Planning Board agreed to allow 12-foot travel lanes for General Store Drive and accepted the applicant’s offer to provide a single-track natural-surface trail within the Little Seneca Greenway.

Staff stated that the Site Plan Amendment will be revised to reflect the modifications discussed during the meeting and that the Resolution will be submitted at the September 17 Planning Board Meeting as a Consent Agenda Item.

**9. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

**The topic to be discussed is the approval of a conflict waiver in order to use outside counsel**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**3. Roundtable Discussion**  
- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Parks Department Director's Report** – Parks Department Director, Michael Riley, briefed the Board on the following ongoing and upcoming Parks Department events and activities: The search for an Executive Director for the Park Foundation has been narrowed to two candidates and the Planning Board will be informed of the final selection in September; an Enterprise Division employee, Atuya Cornwell received a national award from the National Recreation and Park Association; heavy use of park trails, as an example 70,000 people use the Capital Crescent trail every month, additional information has been distributed to the Planning Board; neighborhood cookout & picnic at Wall Park held last Tuesday, July 21 was well attended, and another one is scheduled for August 18; Brookside Gardens will host the quarterly meeting of the Maryland Partnership for Children in Nature today, theater on ice at Wheaton Ice Arena on July 24 and at Cabin John Ice Rink on August 22, Red Wagon event at Wheaton Regional Park on August 15.

Mr. Riley also answered questions from Board members.

**4. Bennett Creek Conservation Park** --- Authorization to acquire 3.5566 acres, more or less, improved, from Barbara J. Day et al, and the adjoining parcel of land containing 132.876 acres, more or less, unimproved, from James Kent MacKendree Day Trustee, et al, located on the west side of MD Rte. 124 (Ridge Road), north of Main Street in Damascus, Maryland 20872

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**



**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation to approve the land acquisition cited above, and adopted the attached Resolution.**

Parks Department staff briefly discussed the proposed acquisition of 3.5566 acres from Barbara J. Day et al, and the adjoining 132.876-acre parcel from James Kent MacKendree Day Trustee, et al, located on the west side of MD Rte. 124, north of Main Street in Damascus, Maryland. Staff noted that the purchased land will be added to the Bennett Creek Conservation Park. The purchase price of \$1,470,888.50 will be funded through the Legacy Open Space Capital Improvements Program (CIP) and the County General Obligations (GO) bonds.

**8. ~~Upper Paint Branch Stream Valley Park~~ **POSTPONED****  
~~Authorization to acquire 6.0342, more or less, improved, from Thao Thanh Bui, located at 14907 Good Hope Road, Silver Spring, Maryland 20905.~~

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**\*5. Milestone**

**A. Preliminary Plan 11987271C & B. Site Plan 82001009E** -- Request to amend the Preliminary Plan and Site Plan to introduce three multi-family residential buildings and project-serving retail into the current office park. Located on the north side of Interstate 270, between Ridge Road and Dorsey Mill Road, 44.33 acres, CR2.0 Zone, C-1.75, R-0.5, H-125 T, in the Germantown Employment Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**                **A. PRESLEY/FANI-GONZÁLEZ**  
                              **B. PRESLEY/FANI-GONZÁLEZ**

**Vote:**  
      **Yea:**                **A. 4-0**  
                              **B. 4-0**

**Nay:**

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

**Action:**            **A. Approved staff recommendation for approval of the preliminary plan cited above, subject to conditions, as stated in the attached Resolution.**  
                              **B. Approved staff recommendation for approval of the site plan cited above, subject to conditions, as stated in the attached Resolution.**

In keeping with the July 10 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to amend existing preliminary and site plans for the Milestone project to add three multi-family residential buildings and project-serving retail into the current office/business park located on a 44.33-acre property on the north side of Interstate 270 between Ridge Road and Dorsey Mill Road in the Germantown Employment Sector Plan area. The 2009 Master Plan states that the Milestone Business Park will be expanded with new residential and retail uses, and that a six-story office building will surround an urban courtyard within walking distance of existing and future residential units near Observation Drive. The Master Plan recommends that the Milestone North property be developed with an average density of 1.0 Floor Area Ratio (FAR), with a mix of research and development, employment, technology, street level retail, restaurants, and new housing, with up to 325 new multi-family housing units oriented to the existing residential areas. Residential uses are not to exceed 20 percent of the site. The applicant is requesting a total of 485 residential units with a 0.42 FAR. Given the overall allowed residential density of 531,685 square feet the proposal constitutes approximately 19 percent of the subject property allowed density, which is under the limit of the Master Plan. Building 6 will contain 192 of the new residential units, and is oriented toward the residential uses adjacent to the northern portion of the property, just south of the Inter County Connector (ICC) Transitway, thus keeping with the Master Plan recommendation.

\*5.    [Milestone -- A. Preliminary Plan 11987271C & B. Site Plan 82001009E](#)

**CONTINUED**

The Master Plan also recommends that the Milestone North property be rezoned from the I-3 zone to the TMX-2 zone to allow a mix of uses at the Dorsey Mill Corridor Cities Transitway (CCT) station. The Master Plan envisions building heights of up to 125 feet along I-270, which would be stepped down as buildings approach existing residential communities. Another recommendation is to provide green commons within the interior of the Milestone North property. The preliminary plan creates a lot pattern that allows the central plaza to be framed with buildings and reconfigured with new landscaping, lighting and pedestrian-oriented amenities. Future phases of development on the subject property, which are not currently contemplated, will focus on development in the parking areas closest to I-270 and the entrance ramps. The subject property is also within the Germantown Transit Mixed-

Use (GTMU) overlay zone. The overlay zone establishes the priority of Building Lot Termination (BLT) in the optional method of development for certain Germantown properties in the CR zone. Because this is a standard method development project, the GTMU does not apply. Staff also discussed proposed corrections to the conditions of approval. The proposed amendments address all applicable requirements of the Zoning Ordinance that govern development under the Commercial/Residential zone. Furthermore, the project is in conformance with the recommendations of the Sector Plan and makes a significant contribution in the future and continued success of the Germantown area.

Mr. Patrick O’Neal, attorney representing the applicant, introduced Messrs. Dan Cain, Brian Morris, Carl Morris, Frederick Liwanas, Glen Cook, Bill Landfair, and Ms. Tracy Vargo and Connie Fern, members of the applicant’s team, offered brief comments and concurred with the staff recommendation,

There followed a brief Board discussion with questions to staff and members of the applicant’s team.

**\*6. Elizabeth Square**

**A. Project Plan No. 920150010**, Elizabeth Square, CBD-1 zone and CBD-2 zones, 3.12 acres, Mixed-use project with up to 141,651 sf. of residential uses, with up to 140 multi-family dwelling units (including 15% MPDUs), and up to 75,222 sf. of non-residential uses (includes density transfer from sending sites), located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan

*Staff Recommendation: Approval with Conditions and adoption of Resolution*

**B. Mandatory Referral No. MR2015024**, Elizabeth Square, CBD-1 zone and CBD-2 zones, 3.12 acres, Mixed-use project with up to 141,651 sf. of residential uses, with up to 140 multi-family dwelling units (including 15% MPDUs), and up to 75,222 sf. of non-residential uses (includes density transfer from sending sites), located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan

*Staff Recommendation: Approval to transmit comments and recommendations to Montgomery County Department of Housing and Community Affairs*

**C. Preliminary Plan No. 120150030**, Elizabeth Square, CBD-1 zone and CBD-2 zones, 3.12 acres, Mixed-use project with up to 141,651 sf. of residential uses, with up to 140 multi-family dwelling units (including 15% MPDUs), and up to 75,222 sf. of non-residential uses (includes density transfer from sending sites), located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan

*Staff Recommendation: Approval with Conditions and adoption of Resolution*

**BOARD ACTION**

**Motion:**                   **A. PRESLEY/FANI-GONZÁLEZ**  
                                  **B. PRESLEY/FANI-GONZÁLEZ**  
                                  **C. PRESLEY/FANI-GONZÁLEZ**

**Vote:**  
**Yea:**                   **A. 4-0**

**B. 4-0**

**C. 4-0**

**Other: WELLS-HARLEY ABSENT**

**Action: A. Approved staff recommendation for approval of the project plan cited above, subject to conditions, and adopted the attached Resolution.**

**B. Approved staff recommendation to transmit comments and recommendations to Montgomery County Department of Housing and Community Affairs regarding the mandatory referral cited above.**

**C. Approved staff recommendation for approval of the preliminary plan cited above, subject to conditions, and adopted the attached Resolution.**

**\*6. [Elizabeth Square](#)**

**CONTINUED**

In keeping with the July 10 technical staff report, Planning Department staff offered a multi-media presentation and discussed the proposed project and preliminary plans, and the associated mandatory referral request for the existing Elizabeth House and Alexander House, two high-rise multi-family residential buildings, located at the northwest quadrant of the intersection of Second Avenue and Apple Avenue in the Silver Spring Central Business District (CBD) and Vicinity Sector Plan area. The proposed project proposes the construction of up to 766,046 square feet of residential development with up to 907 dwelling units, up to 6,032 square feet of non-residential uses, and 63,896 square feet of government-operated facilities. The applicants are the Lee Development Group, Inc. (LDG) and the Montgomery County Housing Opportunities Commission (HOC). The project is a mixed-use optional method of development project within the Silver Spring CBD in close proximity to the Silver Spring metro-rail station. The applicant must provide 15 percent of the total number of constructed units as Moderately Priced Dwelling Units and 10 percent of the total number of market-rate units as Workforce Housing Units (WFHUs) or Montgomery County Department of Housing and Community Affairs approved equivalent. The applicant also requested Planning Board review of the mandatory referral request that applies to the public agency (HOC) component of the project, as part of the review of the project and preliminary plans.

The subject property includes a HOC property, consisting of four lots and associated rights-of-way containing a total of 89,137 square feet of gross tract area, and an LDG property, which consists of one lot and associated rights-of-way totaling 46,895 feet of gross tract area. The property is currently developed with a mix of residential and commercial uses. HOC owns 1400 Fenwick Lane and 8560 Second Avenue, which are developed with two high-rise multi-family residential buildings. The site contains no forest, streams, wetlands, or environmental buffers. The proposed mixed-use project will consist of three buildings: the new Elizabeth House II senior housing building, the new Elizabeth House IV multi-family building, and the renovated Alexander House. The applicant proposes 557 parking spaces and is requesting to reduce the number of parking spaces required, which will be addressed at the time of site plan review. The project includes a mix of open space and public amenities to serve residents and the surrounding community. Pursuant to CBD1 and CBD2 zone requirements, the applicant must provide a minimum of 20 percent of the net lot area as public use space on site. The project proposes 63,896 square feet, approximately 35 percent of the net lot area, of government-operated public facilities to serve as public use space, as allowed under the Zoning Ordinance. The

applicant also proposes an additional 15,255 square feet, or approximately 15 percent of the lot area, as additional use space along the perimeter of the site, including sidewalks along the street frontage, as well as the entire section of the future Capital Crescent Trail along the rear of the property. The government-operated public recreation and service facilities proposed to be managed and operated by Montgomery County Department of Recreation, will include a community pool, fitness center and lockers, meeting and class space, Wellness Center, and a Bistro Kitchen. The facilities will be open to the public.

**\*6. Elizabeth Square**

**CONTINUED**

The project will also include 33,405 square feet of on-site and off-site outdoor amenity space. The outdoor public amenity space will have several components that include a main central plaza, streetscape and an entry court along the south side of Fenwick Lane between the two new buildings; another entry court at the terminus of Apple Avenue; pedestrian connections to the Metropolitan Branch Trail (future Capital Crescent Trail); and walking circuits on the property, and in the public right-of-way. To allow the applicant to retain the desired measure of control over these on-site amenity spaces, designed for the enjoyment of the residents, access will be monitored and controlled by HOC at their discretion. There will also be four vehicular access points into the site, two of which will access a unified below-grade parking garage. The renovated Alexander House will retain its current parking and loading access from Apple Avenue. Elizabeth House III will have garage and loading access from Fenwick Lane, Elizabeth House IV will have its own loading access from Fenwick Lane and parking access through Elizabeth House III. There will also be vehicular drop-off points along both Fenwick Lane and Apple Avenue. There will be four pedestrian access points into the site.

Mr. William Kominers, attorney representing the applicants, introduced Messrs. Christopher Donald and Tom Donaghy, members of the applicant's team, and Mr. Bruce Lee, representing HOC. Mr. Kominers offered brief comments and concurred with the staff recommendation.

Mr. Bruce Lee representing HOC offered comments.

Messrs. Christopher Donald and Tom Donaghy also offered comments and a multi-media presentation.

Ms. Judy Koenig of Chevy Chase offered testimony.

There followed a brief Board discussion with questions to staff, Mr. Kominers, and Mr. Lee.

**7. Working Draft Montgomery Village Master Plan – Staff Presentation**

*Staff Recommendation: Approve Working Draft as Public Hearing Draft and Set Public Hearing for September 10, 2015*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other:**

**WELLS-HARLEY ABSENT**

**Action:       Approved staff recommendation for approval of the Working Draft for the Montgomery Village Master Plan as the Public Hearing Draft and schedule the Public Hearing for September 10, 2015.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed the working draft of the Montgomery Village Master Plan. The working draft is an amendment to the approved and adopted 1985 Gaithersburg Vicinity Master Plan. The Planning Board approved the scope of work for the Master Plan on December 11, 2014. Between October 2014 and July 2015, staff held seven community meetings. On April 16, 2015, staff briefed the Planning Board on the key issues and preliminary recommendations. The working draft recommends an overlay zone to bring the existing development in compliance with the revised Zoning Ordinance. The zoning recommendations for the residential neighborhoods closely match corresponding Euclidean zones. Staff briefly reviewed the existing and planned community facilities in the Plan, i.e. schools, parkland, open space, fire station, police station, library, and recreation center. Staff also discussed the existing natural resources in the region and how to protect and restore them, where necessary. Staff also discussed proposed environmental recommendations, including preservation and restoration of stream valley buffers in existing forests; reduction of imperviousness through compact redevelopment; protection and reforestation of the large stream buffer area contained within the former golf course site; incorporation of improved stormwater management techniques into the redevelopment of commercial areas; reduction of large impervious areas, such as surface parking lots; maintenance of existing tree canopy coverage and increase the canopy coverage wherever possible. Staff also discussed existing transportation issues and recommendations for improvements of the existing roadway network, the transit network, and the bicycle network in the Plan area.

Staff briefly discussed the proposed schedule for delivery of the Montgomery Village Master Plan with a Planning Board Public Hearing set for September 10; Planning Board worksessions – October 1 and 15; Approval of the Master Plan by the Planning Board for transmittal to the County Executive and County Council – October 29; County Council Public Hearing – January 2016 (tentative); County Council worksessions – February and March 2016; and Commission adoption of the Plan and Sectional Map Amendment – April and May 2016.

There followed a brief Board discussion with questions to staff.