



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Wednesday, September 4, 2013, at 9:19 a.m. in the Montgomery Regional Office in Silver Spring, Maryland and adjourned at 3:52 p.m.

Present were Chair Françoise Carrier, Vice Chair Marye Wells-Harley, and Commissioner Amy Presley. Commissioner Casey Anderson arrived at 9:45 a.m. during discussion of Item 2. Commissioner Norman Dreyfuss was necessarily absent.

Items 1 and 2 are reported on the attached agenda.

The Board recessed for lunch at 12:44 p.m. and to take up Items 3 and 4 in Closed Session.

The Board convened in Closed Session at 12:57 p.m. in the third floor conference room, on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Presley present and voting in favor of the motion. 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, and Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with counsel to obtain legal advice.

Also present for all or part of the Closed Session were Acting Division Chief Robert Kronenberg and Matthew Folden of the Planning Department; Associate General Counsels David Lieb and Megan Chung of the Legal Department; Director Mary Bradford, Deputy Director Mike Riley, Bill Gries, Bob Turnbull, and Mitra Pedeem of the Parks Department; and Tomasina Ellison of the Commissioners' Office.

In Closed Session the Board discussed proposed parkland acquisition, and received advise from counsel regarding land acquisition recommendation in the North Branch Stream Valley Park.

The Closed Session meeting was adjourned at 1:48 p.m.

The Planning Board reconvened in the auditorium at 1:59 p.m.

Items 5 through 7 are reported on the attached agenda.

Item 8 was postponed.

There being no further business, the meeting was adjourned at 3:52 p.m. There will be a Planning Board meeting next Tuesday, September 10 for the Public Hearing of the Clarksburg Limited Master Plan for the Ten Mile Creek Watershed from 6:00 p.m. to 9:00 p.m. The next regular meeting of the Planning Board will be held Thursday, September 12, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

M. Clara Moise
Sr. Technical Writer

Montgomery County Planning Board Meeting
Wednesday, September 4, 2013
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Reserve Business Center Preliminary Plan 120130100 MCPB No. 13-95
2. AAA Site Plan 820130160 MCPB No. 13-112
3. AAA SRW 2013-01 MCPB No. 13-142
4. Peterson Property, Lot 5 Preliminary Plan 11991045A MCPB No. 13-39

BOARD ACTION

Motion: **PRESLEY/WELLS-HARLEY**

Vote:

Yea: **3-0**

Nay:

Other: **ANDERSON, DREYFUSS ABSENT**

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

***B. Record Plats**

Subdivision Plat No. 220120690-220120720, Clarksburg Village

R-200/TDR zone; 55 lots, 3 parcels; located at the intersection of Newcut Road and Grey Squirrel Street; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220121370, Kruhm's Addition to Burtonsville

RC zone; 1 parcel and Kruhm Road dedication; located along Kruhm Road, approximately 1,750 feet northeast of Belle Cote Drive; Fairland Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220130050, 220130290-220130340, Norbeck Overlook

R-200/TDR-7 zone, 119 lots & 32 parcels; located at the intersection of Norbeck Road (MD 28) and

Bradford Road; Olney Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220130430-220130440, Clarksburg Village

R-200/TDR zone; 31 lots, 1 parcel; located on the east side of Snowden Farm Parkway, approximately 600 feet north of Morning Star Drive; Clarksburg Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220130830, Potomac Valley Assembly

RDT zone; 1 lot; located at the eastern side of the intersection of Ridge Road (MD 27) and Skylark Road; Agricultural & Rural Open Space Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220130900, Crestview

R-60 zone; 1 lot; located on the south side of Bayard Boulevard, 190 feet northeast of Berkley Street; Bethesda Chevy Chase Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220131100, Potomac Hills, Section One

R-200 zone, 1 lot; located on the south side of Chapel Road, 200 feet west of Gary Road; Potomac Subregion Master Plan.
Staff Recommendation: Approval

***B. Record Plats**

CONTINUED

BOARD ACTION

Motion:

WELLS-HARLEY/PRESLEY

Vote:

Yea:

3-0

Nay:

Other:

ANDERSON, DREYFUSS ABSENT

Action:

Approved 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 July 11, July 18 and July 22, 2013

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON, DREYFUSS ABSENT

Action: Approved the Planning Board Meeting Minutes cited above, as submitted.

2. White Oak Science Gateway Master Plan –Worksession #6: Implementation/Staging and Outstanding Issues

Staff Recommendation: Discuss and provide guidance to staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Planning Department staff, followed by discussion and provided guidance to staff.

Planning Department staff discussed the White Oak Science Gateway Master Plan implementation staging focusing specifically on the Hillandale area, the West Farm Transportation Depot, bike and pedestrian priority areas, and the development of the mixed-use town center in White Oak, as discussed in the attached staff report. Staff noted that on August 6 the Board received a memorandum from the County's Department of General Services outlining an alternative implementation approach for the Planning Board and staff to consider. The Executive Branch expressed concern that the Plan implementation will be impeded if applicants are not able to meet the requirements of the current regulatory approval process due to the scale, type, and cost of the transportation infrastructure improvements that are needed.

Planning staff briefly reviewed the revised section of the implementation and staging chapter that outlines a process to explore and devise an alternative implementation mechanism, and answered questions from Board members.

Mr. Perry Berman from the Housing Opportunities Commission (HOC), discussed structure, size, and density as allowed under the current zoning for Holly Hall, located in the Hillandale area. HOC is seeking a zoning change to allow higher height and density in the proposed development area.

The Board discussed the proposed rezoning of the West Farm Transportation Depot in relation to the Montgomery County Public Schools (MCPS) request to retain the current light industrial zoning of the property. Language will be added in the Plan to clarify that the impact of the property rezoning will not require that the bus depot be relocated as a result of any future proposed development. Additional language will be added to the Plan's Natural Environment section to address water and sewer service. A map, which identifies urban roads and

2. White Oak Science Gateway Master Plan –Worksession #6: Implementation/Staging and Outstanding Issues

CONTINUED

bike/pedestrian priority areas, will be added to the Plan Transportation chapter, as well as additional text, to address design standards regarding the width for any new road and safety concerns for bikes and pedestrians.

The Board discussed proposed staging in relation to the infrastructure required to support it. Implementation of the Plan staging is contingent upon phased funding for the three-staged development. Stage 3 of the development is contingent upon completion of the construction of the Bus Rapid Transit (BRT) or additional transportation improvements. Current Master Plan staging will not be modified and will fund an approved alternative transportation mechanism.

Mr. Steve Silverman, Director of the Montgomery County Department of Economic Development, offered comments regarding the impact of stage-based funding on the development of the Master Plan.

Mr. Greg Ossont, Deputy Director of the Montgomery County Department of General Services, provided comments on the financing of the 300-acre joint development of a life sciences mixed-use town center in White Oak.

Ms. Harriet Quinn, property owner, offered testimony and commented on the lack of opportunity for the public to review the proposed Master Plan.

3. Closed Session

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice (Reconsideration of the Bethesda Center)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. Closed Session

Pursuant to State Government Article Annotated Code of Maryland Section 10-508 (a) (3) to consider the acquisition of real property for a Commission purpose and matters relating thereto

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. Reconsideration of Preliminary Plan Amendment No. 12012007A – The Bethesda Center

The Bethesda Center approved by the Planning Board on March 1, 2012, with regard to condition No. 18b as it pertains to the Project’s Policy Area Mobility Review (“PAMR”) requirements.

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

**Other: DREYFUSS ABSENT
PRESLEY ABSTAINED**

Action: Approved the Reconsideration Request for the Bethesda Center Preliminary Plan as presented by Legal Counsel to the Board.

Legal Counsel to the Board discussed a reconsideration request for the Bethesda Center Preliminary Plan filed by the applicant on June 25, 2013. The request is to reconsider the required Policy Area Mobility Review (PAMR) payment for this project. The applicant argues that the PAMR payment was calculated by staff without appropriately crediting the development for existing retail trips. If approved by the Board, the applicant’s interpretation of the PAMR guidelines would lead to a significant reduction in the PAMR payment from \$725,400 to \$339,300. Staff noted that the request was received after the mandatory 10-day limit to file such request, but the Planning Board Chair waived the requirement and allowed the applicant to submit the reconsideration request.

Staff noted that Board approval of the reconsideration request is limited to instructing Planning Department staff to review the approved project, with a focus on the PAMR requirements.

There followed a brief Board discussion with questions to staff.

6. Roundtable Discussion

- Parks Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Parks Department Director.

Parks Department Director's Report – Parks Department Director Mary Bradford distributed a report and briefed the Board on the recent and planned parks activities in the parks. Ms. Bradford provided highlights on the following topics: i) Lake Needwood and Lake Frank tested positive for elevated levels of microcystin, warning signage have been posted in the parks; ii) Renovation of North Four Corners Park will begin on September 9; iii) A three-hour tour of Parkside Headquarters and other various southern parks facilities with fifteen County Council staff members is scheduled for tomorrow, September 5; iv) Construction at South Germantown Town Center Urban Park has been delayed due to redesigning of the stormwater management facility; and v) Staff from the Parks Department, the Department of Recreation, and the Community Use of Public Facilities have been meeting with consultants from Active Network to revamp the current automated program and facility registration system. Ms. Bradford also provided a briefing on Park Police work regarding vandalism and drug arrests in the parks.

7. Parks' Capital Improvements Program, Worksession 1 – Review projects for inclusion in the FY15-20 CIP

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Parks Department staff followed by discussion, and provided guidance to staff.

Parks Department staff offered a multi-media presentation and discussed the strategy and the affordability guidelines in preparation for the FY15-20 Parks Capital Improvements Program (CIP). Staff noted that the County Executive requested a reduction in the County General Obligation (GO) Bonds, and staff is requesting Board approval of a proposed strategy to reduce the GO Bonds. Staff is also requesting the Board approval of the Park and Planning Bond Spending Affordability Guidelines (SAG) for FY15-20. Staff has scheduled two worksessions to discuss the criteria process and schedule for preparing the FY15-20 CIP. This first worksession focuses on reducing the County GO Bond, and the second one, scheduled for September 26, will focus on park and planning bond-funded projects. Staff plans to present recommendations for the remainder of the new projects and any other projects not covered in the first two sessions at the adoption session scheduled for October 17. The recommended

FY15-20 CIP will be forwarded to the County Executive and County Council by November 1, as required by State Law.

Parks Department Director Mary Bradford and Deputy Director Michael Riley offered comments.

There followed a brief Board discussion with questions to staff.

Chair Carrier noted that a meeting with the County Council might be helpful before sending the recommendations to the County Council, if time permits.

***8. Darcars at Montgomery Industrial Park Lot 33: Limited Site Plan Amendment No. 81994026B- POSTPONED**

Replacement of an existing outdoor automobile storage/display area with a 2,505-square foot, one-story addition for automotive service uses in the I-1 Zone within the US 29/Cherry Hill Road Employment Area Overlay Zone; located on the south side of Prosperity Drive in the Fairland Master Plan area.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.