



**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, September 10, 2015, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 9:06 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss and Natali Fani-González.

Commissioner Amy Presley joined the meeting at 9:24 a.m.

Items 1 and 2, and Items 4 and 5, are reported on the attached agenda.

Item 3 was postponed.

The Board recessed for lunch at 11:39 a.m.

Following Item 6, a scheduled tour of the Montgomery Village Master Plan area, and dinner, the Board reconvened in the County Office Building in Rockville, Maryland, at 7:00 p.m. to receive testimony for Item 7 – Public Hearing for Montgomery Village Master Plan.

There being no further business, the meeting was adjourned at 9:06 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 17, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, September 10, 2015**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Milestone Preliminary Plan 11987271C - MCPB No. 15-90
2. Milestone Site Plan 82001009E – MCPB No. 15-91

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/WELLS-HARLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PRESLEY ABSENT

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

**\*B. Record Plats**

**Subdivision Plat No. 220151430, Luxmanor**

R-200 zone, 1 lot; located on the east side of Huntover Drive opposite Huntover Lane; North Bethesda-Garrett Park Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220151520, Garrett Park**

R-90 zone, 1 lot; located in the north quadrant of Montrose Avenue and Waverly Avenue; North Bethesda-Garrett Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY 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**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Planning Board Meeting Minutes submitted for approval.**

**\*2. Falkland North**

**A. Falkland North, Sketch Plan No. 320150020** --- CR-3.0 C-0.75 R-3.0 H-145T zone, 9.77 acres, Request for five mixed-use buildings containing 120,000 sf of retail, and up to 1,250 of multi-family residential units, including 12.5% MPDUs and 4.72% Workforce Housing Units, located in the northwest quadrant of the intersection with 16th Street and East-West Highway; Silver Spring CBD Sector Plan

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

**B. Falkland North, Preliminary Plan Amendment No. 12007056A** --- CR-3.0 C-0.75 R-3.0 H-145T zone, 9.77 acres, Request to re-subdivide three existing lots into two new lots, to increase the previously approved retail from 70,000 square feet to 120,000 square feet, and to retain the previously approved 1,250 of multi-family residential units, including 12.5% MPDUs and 4.72% Workforce Housing Units, located in the northwest quadrant of the intersection with 16th Street and East-West Highway; Silver Spring CBD Sector Plan

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

**C. Site Plan Amendment No. 82012005A, Falkland North** --- CR-3.0 C-0.75 R-3.0 H-145T zone, 3.5 acres, Request for two mixed-use buildings containing 93,360 square feet of retail, and 366 of multi-family residential units, including 12.5% MPDUs and 4.72% Workforce Housing Units, located in the northwest quadrant of the intersection with 16th Street and East-West Highway; Silver Spring CBD Sector Plan

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

**BOARD ACTION**

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

**Vote:**

**Yea: A, B, & C. 5-0**

**Nay:**

**Other:**

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

**B. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

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

CONTINUED ON NEXT PAGE

**\*2. Falkland North**

CONTINUED

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan, Preliminary Plan Amendment, and Site Plan Amendment requests for the construction of five mixed-use buildings. The 9.77-acre site, which is currently developed with existing garden apartments, is located at the northeast corner of the intersection of 16<sup>th</sup> Street and East-West Highway and is zoned Commercial/Residential in the Silver Spring Central Business District Sector Plan area. The applicant proposes to create one lot for 1,156,329 square feet of development, consisting of up to 1,250 multi-family dwelling units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs) and 4.72 percent Workforce Housing Units (WFHUs) or other affordable housing, and 120,000 square feet of ground floor non-residential retail use in five buildings ranging in height from six to fifteen stories. The applicant also proposes to create an outlot for future dedication to the Purple Line right-of-way. Staff noted that the project is to be implemented in three separate phases, and added that the plan requests submitted for this hearing are only for phase one of the project, which will develop the southwest portion of the site. Vehicular access to East-West Highway will be provided by a full-movement signalized intersection at the southeast corner of the site and a west-bound right-in/right-out intersection approximately 180 feet to the west. The applicant also proposes a limited-movement access to 16<sup>th</sup> Street at the northwest corner of the site. Interior circulation will be provided by a proposed loop road at the rear of the site and a new private road, Market Street, which will access the site from the proposed full-movement intersection at East-West Highway. Buildings within each phase will share underground parking structures. According to staff, a previous applicant entered into a Restrictive Covenant with the Maryland-National Park and Planning Commission, and added that the applicant must execute and record an amended Restrictive Covenant. As a condition of that covenant, the applicant will be permitted to reduce the number of three-bedroom units required for the development. Staff noted that although the total number of three-bedroom units will be reduced, the applicant will be required to designate the majority of the remaining three-bedroom units as affordable housing, increasing the total number of affordable three-bedroom units. Staff also noted that the applicant has submitted a variance request to remove 23 trees, transplant one tree, and impact seven trees.

Ms. Patricia Harris, attorney representing the applicant, offered comments, concurred with the staff recommendation, and requested a five-year extension of the Adequate Public Facilities (APF) validity period.

Mr. Ted Featherstone, representing JBG Development, offered comments regarding the proposed project architecture.

Following extensive Board discussion with questions to staff and Ms. Harris, the Board agreed to extend the APF validity period.

**\*3. Howard Hughes — ~~POSTPONED~~**

~~Preliminary Plan Amendment No. 12002096B, Howard Hughes, LSC Zone, 36.40 acres, Request to reconfigure an existing Category I forest conservation easement in response to BRAC improvements, located in the southwest quadrant of the intersection with Connecticut Avenue and Jones Bridge Road; Chevy Chase Lake Sector Plan~~

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**4. Bicycle Master Plan Scope of Work**

*Staff Recommendation: Approval of the Bicycle Master Plan Scope of Work*

**BOARD ACTION**

**Motion: WELLS-HARLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Scope of Work for the Bicycle Master Plan.**

Planning Department staff offered a multi-media presentation and discussed the scope of work for the Bicycle Master Plan. With the exception of the City of Rockville and roads owned by the City of Gaithersburg, the plan will eventually make recommendations regarding a bicycle network for the entire County. The purpose of the master plan is to develop a low-stress bicycle network, bring bicycle recommendations in line with current best practices, and consolidate bicycle recommendations into a single plan. Issues addressed in the master plan include using data and performance metrics to develop a bicycling network, establishing acceptable levels of traffic stress for current and potential cyclists, implementing separated bike lanes, designating existing hard surface trails as bikeways, implementing bikeways through a combination of private and County development projects, and constructing bicycle storage facilities. Community outreach began on April 20 with a kickoff meeting that was attended by approximately 40 people. Following that initial meeting, staff held the Great MoCo Bike Summit on June 6. Other community outreach programs include kickoff meetings in Silver Spring on September 8, Bethesda on September 9, Wheaton on September 12, Germantown on September 21, and East County on October 10; establishing a Technical Working Group comprised of municipal and agency representatives; meetings with representatives from neighboring jurisdictions; establishing a 15-

member Advisory Group comprised of members of the Washington Area Bicyclist Association, Montgomery Bicycle Advocates, Pedestrian Bicycle Traffic Safety Advisory Committee, Montgomery County Civic Federation, CASA de Maryland, Conservation Montgomery, and Montgomery Countryside Alliance, with eight additional members to be selected through an application process; and scheduled community meetings. Staff added that they plan to utilize traditional, electronic, and social media in outreach efforts, including a project website, interactive feedback maps, an electronic newsletter, and a project Twitter account. According to staff, the focus of the plan is to construct two new bicycle storage facilities and to increase the existing 47 miles of County standard bike lanes to 166 miles, the existing 0.3 miles of separated bike lanes to 7.7 miles, and the existing 177 miles of shared use

**4. Bicycle Master Plan Scope of Work**

CONTINUED

paths to 401 miles. Staff added that construction of bike boulevards, advisory bike lanes, and buffered bike lanes is also under consideration. Next steps for the plan include the submission to the Planning Board of a Life Sciences Center Plan in November, presentation of a methodology report in March 2016, presentation of a Working Draft in November 2016, and presentation of a Public Hearing Draft in December 2016. A Planning Board Public Hearing is scheduled for January 2017, with work sessions scheduled for March 2017, and presentation of the Planning Board Draft in April 2017.

There followed extensive Board discussion with questions to staff.

**5. White Flint West Phase 2, Mandatory Referral No. MR2015029 ---**

Construction/reconstruction of five roadways to facilitate the redevelopment of the White Flint area: Old Georgetown Road (MD187) from Nicholson Lane/Tilden Lane to Executive Boulevard; Hoya Street (Towne Road); Executive Boulevard Extended from Nicholson Lane to Old Georgetown Road; Main/Market Street from Old Georgetown Road to the Montgomery County Conference Center; and Executive Boulevard at Old Georgetown Road and Hoya Street.

*Staff Recommendation: Approval to transmit comments to MCDOT*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to the Montgomery County Department of Transportation, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Montgomery County Department of Transportation (MCDOT) project to reconfigure segments of five existing roadways within the White Flint Sector Plan area. MCDOT proposes to construct, rebuild, or realign portions of Market Street, Executive Boulevard, Executive Boulevard Extended, East Jefferson Street, the south and east legs of Old Georgetown Road (MD 187), and Hoya Street. Staff recommendations for Market Street include providing handicap ramps, a marked crosswalk, a median refuge, and a traffic signal at the intersection with the south leg of MD 187. Staff also recommends adding either a signage-controlled or traffic signal-controlled full stop at the intersection with Executive Boulevard. For East Jefferson Street, staff recommends providing separated bike lanes, median pedestrian refuges, and reducing the number of turn lanes. For the East Jefferson Street intersection with MD 187, staff recommends modifying or eliminating the MCDOT proposed free-right turn lane and providing dual directional handicap ramps at the southwest corner, and modifying the location of ramps at the remaining corners to accommodate median pedestrian refuge areas on all four legs. Staff also recommends providing a marked crosswalk with handicap ramps 500 feet west of Hoya Street at the traffic signal that controls driveways on the north and south sides of the street. Staff recommendations for the south leg of MD 187 include narrowing proposed lane widths to ten feet, minimizing the length of a landscaped median proposed for removal and replacement with striped-out pavement; providing eleven-foot wide, two-way separated bike lanes on the east side of the street; and offsetting the sidewalk on the west side of the street by a five-foot wide landscape panel with street trees. For the east leg of MD 187, staff recommends providing

**5. White Flint West Phase 2, Mandatory Referral No. MR2015029**

CONTINUED

separated bike lanes rather than the proposed on-road bike lanes, and reducing the pavement width of the street west of Executive Boulevard to 76 feet by deleting the proposed eastbound right-turn lane. For the MD 187 intersection with Executive Boulevard Extended, staff recommends providing dual directional handicap ramps in the southwest corner and median pedestrian refuge areas on all four legs. For Executive Boulevard Extended, staff recommends eliminating a proposed center turn lane and reducing the width of the travel lanes to ten feet in order to accommodate separated bike lanes that will run from approximately 300 feet south of Marinelli Road to the east leg of MD 187. Recommendations for Hoya Street include widening the median at Montrose Parkway to six feet and providing a median pedestrian refuge, and converting an existing shared use path on the east side of the street to eleven-foot wide, two-way separated bike lanes.

Mr. Bruce Johnston, representing MCDOT, offered comments, noted that some of the staff recommendations fall under State Highway Administration (SHA) authority, and recommended an MCDOT director-level meeting with SHA representatives.

Messrs. Peter Tomao, representing Coalition for Smarter Growth, and Jay Corbalis, representing Federal Realty Investment Trust, offered testimony.

There followed a brief Board discussion with questions to staff and Mr. Johnston.

**6. Montgomery Village Master Plan – Planning Board Tour**

*Staff Recommendation: Staff will take the Planning Board on a Tour of the Montgomery Village Master Plan area.*



**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Toured the Montgomery Village Master Plan area and received briefing from Planning Department staff.

**7. Montgomery Village Master Plan – Public Hearing**

*Staff Recommendation: Receive Public Testimony*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received testimony.

**A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION.**