



**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, November 3, 2011, at 9:16 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:10 p.m.

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

Consent Items 1A-1D are reported on the attached agenda.

At approximately 9:20 a.m., the Board participated in a bus and walking tour of various locations associated with the Purple Line and Capital Crescent Trail, as stated on the attached agenda, and then recessed for lunch.

The Board reconvened in the auditorium at 1:45 p.m.

Items 3 through 7 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:10 p.m. The next regular meeting of the Planning Board will be held Thursday, November 10, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, November 3, 2011**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**A. Adoption of Resolutions**

1. Weller Road Elementary School Modernization Forest Conservation Plan No. MR2011204 - MCPB No. 11-46
2. Norbeck Montessori School Forest Conservation Plan No. S-2802, MCPB No. 11-42 – **DEFERRED FROM October 27, 2011**

**BOARD ACTION**

**Motion:                    ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:                    4-0**

**Nay:**

**Other:                PRESLEY ABSENT**

**Action:            Deferred Resolution MCPB No. 11-46, Forest Conservation Plan for Weller Road Elementary School Modernization, and adopted Resolution MCPB No. 11-42, Forest Conservation Plan for Norbeck Montessori School.**

**B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**                    **There were no Record Plats submitted for approval.**

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**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 October 13, 2011

**BOARD ACTION**

**Motion:**                    **WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea:**                    **4-0**

**Nay:**

**Other:**                    **PRESLEY ABSENT**

**Action:**                    **Approved the Minutes of October 13, 2011, as presented.**

**2. Planning Board Tour: Purple Line/Capital Crescent Trail (replacing the Georgetown Branch Trail)**

The Board will tour locations where major cost issues are raised by proposed trail facilities and emergency access.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Participated in a tour of segments of the Capital Crescent Trail in Bethesda and Rock Creek Park.**

In preparation for a November 17, 2011, agenda item to make recommendations to the County Council on several potentially high-cost items related to the future Purple Line and Capital Crescent Trail (CCT), Planning Department staff took the Board on a tour of several specific locations along the interim trail within the Georgetown Branch right-of-way in Bethesda and Rock Creek Park, as described in the staff report. Stops on the tour included the “tunnel alignment,” which connects Woodmont Plaza and Elm Street Park via a tunnel under the Apex Building, Wisconsin Avenue, and the Air Rights Building; the “surface alignment,” which crosses Wisconsin Avenue at Bethesda Avenue; and sections of the Rock Creek Trail east of Jones Mill Road.

Staff of the Planning Department, Parks Department, Park Police, County Council, County Department of Transportation (DOT), County Police Department, and Maryland Transit Administration (MTA) participated in the tour, providing information and responding to questions from Board members as necessary on various issues, including the relative merits of constructing the Trail in the tunnel with the Purple Line or creating an improved separate surface alignment, several potential connections between the CCT and the Rock Creek Trail, and issues related to landscaping/hardscaping, lighting, and emergency call boxes.

**3. Worksession for the Revised Draft Kensington Design Guidelines**

*Staff Recommendation: Approve Draft for Transmittal to County Council*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action:       Approved staff recommendation for approval of the revised draft Kensington Design Guidelines for transmittal to the County Council.**

Planning Department staff offered a brief presentation on the revised draft Kensington Design Guidelines. Staff discussed comments received during the October 13 public meeting, which have been taken into consideration after consultation with Environmental Planning and Transportation Planning staff on several issues, and incorporated in the draft report, as necessary.

Legal staff clarified that a letter received today from a citizen cannot be considered as part of the record for this meeting.

There followed a brief Board discussion with questions to staff.

**4.       Individual Park Naming and Dedication Policy - POSTPONED**

On July 28 staff submitted to the Planning Board Amended Park Naming and Dedication Policy Guidelines. The Board requested that the document be clarified and that it be reviewed by M-NCPPC counsel. What follows is a revised recommended "Individual Naming Rights and Dedications Policy."  
*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       This item was postponed.**

**5.       Sketch Plan 320120010, Mallory Square**

CR Zone; 12.81 Acres; up to 1.5 FAR of multi-family residential and ancillary retail uses in two buildings, up to 90 feet high, with structured parking; Great Seneca Science Corridor Master Plan.  
*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:               ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:               4-0**

**Nay:**

**Other:           PRESLEY ABSENT**

**Action:           Approved staff recommendation for approval, subject to revised conditions discussed during the meeting, and as stated in the attached Board Resolution.**

In keeping with the October 21 technical staff report, Planning Department staff discussed the sketch plan for a proposed development located in the Southeast quadrant of the intersection of Omega Drive and Research Boulevard in the Great Seneca Science Corridor (GSSC), which will provide multi-family residential units and ancillary retail in an area dominated by research, office, and hotel uses. The project will entail the removal of an existing office building for approximately 837,000 square feet of development, the construction of a new master-planned public road B-9, and provision of public open space, residential amenities, and public benefits. Staff noted that a neighboring property owner disagrees with the location of reservation for the proposed B-10 master-planned road and the GSSC Implementation Advisory Committee has also raised some concerns that will require detailed analysis at preliminary plan and site plan reviews.

Mr. Scott Wallace, attorney for the applicant, introduced members of the applicant's team, briefly discussed the proposed request, and concurred with the staff recommendation.

Mr. Jody Kline, attorney representing a neighboring property owner, introduced Messrs. Brian Lang, Steve Tawes, and Ms. Nicole White, members of his team, and discussed his client's concerns regarding the proposed future B-10 alignment.

There followed extensive Board discussion with questions to staff, the applicant's team members, and Mr. Kline.

## **6.       Montrose Crossing**

**A. Project Plan Amendment No. 91994003B, Montrose Crossing;** RMX-3C Zone; 31.52 Acres; amendment to add an approximately 3,000 square foot bank and an approximately 5,000 square foot restaurant with associated changes to parking, site, and landscaping and removal of the "festive place maker" from property conveyed to the State Highway Administration; 1992 North Bethesda/Garrett Park Master Plan area.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan Amendment No. 81995036E, Montrose Crossing;** RMX-3C Zone; 31.52 Acres; amendment to add an approximately 3,000 square foot bank and an approximately 5,000 square foot restaurant with associated changes to parking, site, and landscaping; 1992 North Bethesda/Garrett Park Master Plan area.

*Staff Recommendation: Approval with Conditions*

## **BOARD ACTION**

**Motion:           A. ANDERSON/DREYFUSS  
                      B. ANDERSON/WELLS-HARLEY**

**Vote:**

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

**Nay:**

**Other:         PRESLEY ABSENT**

**Action:        A. Approved staff recommendation for approval, subject to conditions, as stated in the attached Board Resolution.**

**B. Approved staff recommendation for approval, subject to conditions, as stated in the attached Board Resolution.**

Planning Department staff offered a multimedia presentation of the request to amend the project plan and the site plan for the Montrose Crossing project located on a 31.52-acre property within the North Bethesda/Garrett Park area, to add an approximately 3,000 square-foot free-standing bank, and an approximately 5,000 square-foot restaurant on the existing parking lot with minor changes to parking, site, utilities, and landscaping associated with new buildings and existing retail.

Ms. Yum Yu Cheng, attorney for the applicant, briefly discussed the proposed project, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**7.     Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        There was no Planning Director's Report.**