



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 19, 2015, at 9:22 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:05 p.m.

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

Commissioner Norman Dreyfuss joined the meeting at 9:23 a.m.

Items 1 through 4 are reported on the attached agenda.

The Board convened in Closed Session at 1:07 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 on Thursday, November 19, 2015, at 1:07 p.m. in the third-floor conference room on motion of Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Director Michael Riley, Acting Deputy Director Mitra Pedoem, and Bill Gries of the Parks Department; Senior Counsel Megan Chung of the Legal Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the proposed acquisition of land as an addition to the Great Seneca Stream Valley Park, Unit 4.

The Closed Session meeting was adjourned at 1:11 p.m.

The Board reconvened in the auditorium at 1:46 p.m.

Items 10, 7, 6, and 5, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:05 p.m. Due to the Thanksgiving Holiday there is no Planning Board meeting scheduled for Thursday, November 26, 2015. The next regular meeting of the Planning Board will be held on Thursday, December 3, 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, November 19, 2015
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Howard Hughes Medical Institute Preliminary Plan 12002096B–MCPB No. 15-122
2. Gertson Property SRW201501 – MCPB No. 15-140

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220150810, Landon Woods

R-90 zone, 1 lot; located in the southeast quadrant of the intersection of Wilson Lane (MD 188) and Granada Drive; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***C. Other Consent Items**

4925 Battery Lane, Site Plan Amendment No. 81985085A --- R-10 zone, 1.15 acres, modify Condition #2 of the Site Plan approval which limits the maximum lot coverage to allow for exterior building modification and to add associated Stream Valley Buffer (SVB) mitigation conditions; located at 4925 Battery Lane on the north side of the street, just east of the Bethesda Trolley trail; Woodmont Triangle Amendment to the Bethesda CBD Sector Plan

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: PRESLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site Plan Amendment cited above and adopted the attached Resolution.

***D. Approval of Minutes**

Planning Board Meeting Minutes of November 5, 2015

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of November 5, 2015, as submitted.

2. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent transmission of the Montgomery Village Master Plan to the County Council, and the County Council public hearing scheduled for December 1; the status of the Westbard Sector Plan, the upcoming third worksession, scheduled for the December 3 Planning Board meeting, and transmission of the Plan to the County Council scheduled for mid-December; the status of the Bethesda Downtown Sector Plan, and the fifth worksession, scheduled for Tuesday, December 15, from 4:00 p.m. to 6:00 p.m.; the status of the working draft of the Lyttonsville Sector Plan, scheduled to be presented at the December 17 Planning Board meeting, and a public hearing scheduled for January or February 2016; the status of the ongoing Rock Spring and White Flint II Sector Plans; the status of the scope of work for the MARC Rail Station Plan, scheduled to be presented to the Board in January 2016, and community charrettes scheduled for March 2016; the status of an Urban Land Institute technical advisory panel regarding office parks, scheduled for December 1 and 2; the status of a recent County Executive's Business Advisory Group meeting regarding a request by the County Council for an economic development strategy; and an upcoming County Executive conference on aging and age-friendly communities scheduled for December 3 at the Silver Spring Civic Building.

There followed a brief Board discussion.

3. Westbard Sector Plan, Worksession #2

Staff Recommendation: N/A

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Planning Department staff offered a multi-media presentation and discussed in detail the priorities, proposed amenities, zoning, and land use recommendations, particularly for height and density, in the Westbard Sector Plan, and modifications to those recommendations requested by property owners. Staff stated that the proposed Sector Plan vision is for Westbard to be green, mixed-use, and walkable. Priorities and proposed amenities for the Westbard Avenue District include a one-third to one-half-acre Central Civic Green, a one-third to one-half-acre neighborhood park located along the north side of the Westwood Shopping Center, the dedication of Willett Branch Stream as an urban stream and greenway, streetscape upgrades on Westbard Avenue, a pedestrian connection between Westland Middle School and the Capital Crescent Trail (CCT), an interior use space, the re-alignment of Westbard Avenue and Ridgefield Road through the site of the Westwood Shopping Center, Bike Share stations, and implementation of improved transit access, including the use of private shuttles. Staff noted numerous community correspondence expressing concern regarding the proposed re-alignment of Westbard Avenue at Ridgefield Road. Staff maintained that the proposed re-alignment of the roads is more efficient and reduces congestion by directing traffic away from residential areas. Following a request from property owners, the Board agreed that rather than designating the proposed re-alignment as mandatory, it should be designated an amenity that will be awarded public amenity points when completed. Also in the Westbard Avenue District, the Planning Board agreed to increase allowable building height and density at the southwest quadrant of the intersection of Westbard Avenue and Ridgefield Road. The Board also agreed to increase allowable height at the northeast quadrant of the intersection of Ridgefield Road and Westbard Avenue, and on the east side of Westbard Avenue between its intersections with Ridgefield Road and Crown Street.

For the River Road District, priorities and proposed amenities include a tree-lined boulevard on River Road, a 10,000-square foot green open space within the open 100-foot stream buffer on the Whole Food site, naturalizing a currently channelized segment of Willett Branch Stream, a pedestrian trail connecting River Road and the CCT, and the extension of the

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3. Westbard Sector Plan, Worksession #2

CONTINUED

Willett Branch Trail under River Road. The Board agreed to increase density and allowable building height on the southeast side of River Road, approximately 300 feet south of its intersection with Ridgefield Road, and to add a floating Commercial/Residential/Town (CRT) zone and increase allowable building height on the north side of River Road between Landy Lane and Dorsey Lane.

For the North River District, priorities and proposed public amenities include a vehicular connection from River Road to Little Falls Parkway, naturalizing the segment of Willett Branch Stream that runs through the Washington Episcopal School property, and a pedestrian trail between the CCT and Little Falls Parkway. Staff stated that there were no requested zoning changes for the district.

Priorities and public amenities proposed for the South River District include a new connector road between Westbard Avenue and River Road; a minimum 10,000-square foot county-wide urban park to be used for a variety of recreational activities, including a skate park and dog park; and naturalizing a currently channelized segment of Willett Branch Stream. Staff noted that there were no requested zoning changes for this district.

For the South Westbard District, priorities and proposed public amenities include a dual-use turf playing field at Westland Middle School, a mid-block crossing on Westbard Avenue between Westland Middle School and the Park Bethesda property where a proposed new connector road will intersect with Westbard Avenue, and a pedestrian connection between Westland Middle School and the CCT. The Board agreed to a zoning change requested by Montgomery County Department of General Services (DGS) for the Little Falls Library site on the north side of the intersection of Massachusetts Avenue and Westbard Avenue. DGS has requested to rezone the site from Residential to a floating CRT zone. Staff stated that the zoning change would allow increased density and building heights of up to 75 feet. Staff noted that while there are currently no plans to develop the site or to relocate the existing library, any future development must include affordable housing. Staff added that DGS currently plans only improvements to the existing library building.

The following speakers offered testimony: Messrs. Robert Cope and Lloyd Guerci of Citizens Coordinating Committee of Friendship Heights; Ms. Barbara Sears of Linowes & Blocher; Michael Berfield of Equity One; Ms. Jenny Sue Dunner of Dorset Avenue; Ms. Phyllis Edelman representing the Springfield Civic Association; Ms. Lynne Battle of Westbard Avenue; Ms. Stacy Silber and Mr. Robert Brewer of Lerch, Early, & Brewer; Mr. Jody Kline of Miller, Miller, & Canby; Mr. James Olson of Wyoming Road; Mr. Sterling King, Pastor of the Macedonia Baptist Church; Mr. Greg Ossont of DGS; Mr. Robert Weaver of Newington Road; and Mr. Norman Knopf of Knopf & Brown.

Following extensive Board discussion with questions to staff and the speakers, the Board recommended against the proposed connection from River Road to Little Falls Parkway in the North River District.

4. Montrose Baptist Church, Inc., Local Map Amendment No. G-964 --- Request for reclassification of approximately 8.7 acres of land from the R-60 and R-90 Zones to the RT-15 Zone under the standard method of application for up to 130 townhouses; located at 5020, 5010 and 5100 Randolph Road, Rockville, within the North Bethesda-Garrett Park Master Plan area.

Staff Recommendation: Approval

(NOTE: Action required for Hearing by Hearing Examiner on December 11, 2015)

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to the Hearing Examiner regarding the Local Map Amendment cited above, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Local Map Amendment request to rezone a property to the Residential Townhouse zone. The 8.76-acre site, which includes 2.07 acres of prior road dedication, is located on the south side of Randolph Road, approximately 0.7 miles east of Rockville Pike, bounded by Putnam Road to the west, Macon Road to the south, and single-family houses to the southeast, and is comprised of three lots, 4, 5 and 32, and zoned Residential in the 1992 North Bethesda/Garrett Park Master Plan area. Staff noted that 1.55 acres on the southern portion of lot 32 are zoned R-60, while lots 4, 5, and 5.14 acres on the northern portion of lot 32 are zoned R-90, which allows for greater density. The site is currently developed with several buildings that house the Montrose Baptist Church, the Montrose Christian School, and the Montrose Christian Child Development Center, several outdoor recreation areas, and 160 parking spaces. Staff stated that the application was filed prior to October 29, 2014, and is being reviewed under previous Zoning Ordinance standards and procedures. The applicant is requesting to rezone the site Residential Townhouse (RT-15) in order to allow the construction of up to 130 townhomes, including 17 Moderately Priced Dwelling Units. Staff noted that the applicant is willing to accept a lower density RT-12.5 reclassification as an alternative if the application is not approved at RT-15. Staff added that the proposed development at the requested density is consistent with current Master Plan recommendations and compatible with surrounding uses.

Mr. Bob Harris, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Brian Hooker, representing the Randolph Hills Civic Association, offered testimony.

There followed a brief Board discussion with questions to staff.

9. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

The topic to be discussed is the proposed acquisition of land as an addition to Great Seneca Stream Valley Park, Unit 4

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. Great Seneca Stream Valley Park, Unit 4 --- Authorization to acquire a parcel of land containing 15,122 square feet (0.3471 acres), more or less unimproved, from Pascale Brady, located west of Woodfield Road (MD Rte. 124), south of Watkins Road, east of its intersection with Wild Hunt Drive in Gaithersburg, MD, 20882.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff briefly discussed the request to authorize the acquisition of a 15,122-square foot or 0.3471-acre parcel of land, more or less unimproved, from Ms. Pascale Brady, located west of Woodfield Road (MD 124), south of Watkins Road, and east of its intersection with Wild Hunt Drive in Gaithersburg, Maryland. Upon the Planning Board's approval, this parcel of land will be added to the Great Seneca Stream Valley Park.

7. Serpentine Barrens Conservation Park --- Authorization to acquire three (3) parcels of land containing 11.13 acres, more or less unimproved, from DuMont Oaks Corporation, located in Rockville, MD on the east and west sides of Piney Meetinghouse Road.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff briefly discussed the request to acquire three parcels of land totaling 11.13 acres, more or less unimproved, from DuMont Oaks Corporation, located on the east and west sides of Piney Meetinghouse Road in Rockville, Maryland. These parcels of land will be added to the Serpentine Barrens Conservation Park upon Board's approval.

Mr. John Parrish of Fairview Road offered testimony.

There followed a brief Board discussion with questions to Mr. Parrish.

6. FY17 Parks Budget Approval --- Park Fund, Enterprise Fund, Property Management Fund, Special Revenue Fund, Park Fund Estimated Revenue, and Capital Equipment Internal Service Fund (ISF)

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Parks Department FY17 Budget.

Parks Department staff discussed the revised FY17 Parks Department Budget. At the September 17 Planning Board meeting, the Board provided general guidance to staff for developing the FY17 budget with the recognition that the Department of Parks has mandated requirements and other essential needs to operate our parks system. At the October 8 Planning Board meeting, Parks Department staff presented a base budget plus new initiatives level that addressed the top priorities of the department. The budget request included new initiatives totaling 1.57 million dollars and nine new positions. Adding the new initiatives to the base budget and major known commitments produced a total request of 5.5 million dollars, or a 6.3 percent increase above the FY16 adopted budget, and 14 new positions. At the October 22 Planning Board meeting, Parks Department staff provided updated budget information and additional requests. A new marketing position was added as recommended by the Board and non-personnel funding was added to the budget request for marketing support for the department. The total Operating Budget Impact (OBI) request was also updated to add funding for Laytonia Recreational Park. A request was also made during the meeting to prioritize the new initiatives funding requests. With the amended changes, the total increase being requested was revised to \$6,244,646 a 7.1 percent increase over the FY16 adopted budget.

Staff also discussed the proposed Park Fund Expenditures Budget, the Property Management Fund, and the Special Revenue Fund.

There followed a brief Board discussion with questions to staff.

5. Approval of FY17 Budget for:

- A. Planning Department;**
- B. Commissioners' Office; and**
- C. Central Administrative Services (CAS)**

Staff Recommendation: Approval

BOARD ACTION

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

Vote:

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Planning Department proposed FY17 Budget.**
 B. Approved staff recommendation for approval of the Commissioners' Office proposed FY17 Budget.
 C. Approved staff recommendation for approval of the Central Administrative Services (CAS) proposed FY17 Budget.

Planning Department: Planning Department staff discussed the proposed Planning Department FY17 Budget. Staff noted that following budget meetings in September and October, the Planning Board instructed staff to prepare the FY17 Budget based on the various recommendations discussed at those meetings. The Planning Department FY17 proposed budget is \$19,422,713 which reflects the base budget plus new initiatives. The FY17 proposed budget is a reduction of \$72,080 (-0.4 percent) from the FY16 adopted budget.

Commissioners' Office: Staff briefly discussed the proposed FY17 budget for the Commissioners' Office and noted that the proposed budget is \$1,171,932, which is a decrease of 8.3 percent over the FY16 budget.

Central Administrative Services: Executive Director Patti Barney and Corporate Budget Manager John Kroll discussed the overall proposed FY17 budget requests for the Central Administrative Services (CAS), as previously presented to the Planning Board in September and October 2015. Proposed FY17 Budgets for the following divisions were briefly discussed by the respective Division Chiefs and Department Heads: Department of Human Resources and Management (DHRM); Central Administrative Support Services; Merit System Board; Executive Office Building; Risk Management Office; Group Insurance Office; Capital Equipment Office; Office of the Chief Information Officer/Commission-wide Information Technology; Finance Department; Legal Department; and Internal Audit Department.

There followed a brief Board discussion with questions to staff.

8. Bicycle Master Plan Advisory Group

Staff Recommendation: Approve the proposed members of the Advisory Group

BOARD ACTION

Motion: WELLS-HARLEY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve selected members for the Bicycle Master Plan Community Advisory Group.

Planning Department staff discussed the proposed list of candidates for the Bicycle Master Plan Community Advisory Group. Staff noted that following the Planning Board’s review and adoption of the Scope of Work for the Bicycle Master Plan, including the formation of a Community Advisory Group, the group was originally recommended to have 15 members: seven (7) from invited stakeholder groups, and eight (8) through an application process. Based on the Planning Board’s recommendations, the number of members from invited stakeholder groups was increased to 14 for a total of 22 members. The stakeholder groups have nominated 12 candidates as of November 12 and an application was established by staff to identify eight additional resident members. Applicants were asked to complete an application with questions related to their home and work address, comfort riding in different settings, how often they bicycle, why they want to serve on the advisory group, and what they think they can contribute. A selection panel composed of staff from the Planning Department reviewed the applications and are recommending the eight applicants listed in the November 12 staff memorandum to the Planning Board.

There followed a brief Board discussion with questions to staff.