



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, February 18, 2016, at 9:57 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:30 p.m.

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

Items 1, 2, and 4 through 7 are reported on the attached agenda.

Item 3 was removed from the agenda.

The Board recessed for lunch at 12:14 p.m. and reconvened in the auditorium at 1:15 p.m.

Items 10, 8, and 9, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 25, 2016, 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, February 18, 2016
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 approval.

***B. Record Plats**

Subdivision Plat No. 220150790, Northwood Knolls

R-60 zone; 3 lots; located on the north side of Dennis Avenue; 300 feet west of Royalton Road; Four Corners Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/FANI-GONZÁLEZ

Vote: 5-0

Yea:

Nay:

Other:

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

***C. Other Consent Items**

Extension of Site Plan: Sandy Spring Towns, No. 820160010 --- Extension of Site Plan No.

820160010: A request for a three-week extension to Site Plan No. 820160010 to be brought before the Planning Board no later than March 10, 2016; to construct 19 one-family attached dwellings (townhomes), located on the south side of Olney Sandy Spring Road, approximately 250 feet west of Meeting House Road; 2.3 acres, CRN 0.75 C-0.25 R-0.75 H-45; Sandy Spring Rural Village Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plan Extension cited above.

MCPB, 2-18-16, APPROVED

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 28 and February 4, 2016

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of January 28 and February 4, 2016, as submitted.

2. Roundtable Discussion

- Planning Department 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: a BISNOW “State of Market” event held on February 17, which addressed area real estate market issues, including office vacancies, ongoing projects along Rockville Pike in the White Flint area, and mixed-use development; the status of the Westbard Sector Plan, a Planning, Housing, and Economic Development (PHED) Committee worksession on the Sector Plan area transportation scheduled for February 29, and a PHED Committee worksession on the area land use scheduled for March 7; the status of the Bethesda Downtown Sector Plan and a worksession scheduled for February 25; the status of the Lyttonsville Sector Plan and the first worksession scheduled for March 24; the status of the MARC Rail Communities Plan, with community workshops scheduled for March 7, 14, and 15; the status of ongoing work on the Rock Spring Sector Plan, White Flint 2 Sector Plan, Bicycle Master Plan, and the Subdivision Staging Policy; the second session of the Winter Speaker Series, which was rescheduled to February 23 due to inclement weather and will focus on suburban bicycle planning; the status of ongoing Black History Month events, the next program, “Remembering Linden, Embracing Lyttonsville,” scheduled for Friday, February 19, and a County Council event scheduled for February 23 at which Councilmember George Leventhal will introduce interactive Geographic Information System maps created by Historic Preservation staff that present photos and information about historic African American sites in the County; the status of upcoming briefings regarding a cross-agency work group on school design options, the Buildable lot Termination program, the Transferable Development Rights program, and stormwater management; and a Planning Board tour of the Gaithersburg Downtown Crown area scheduled for spring 2016.

There followed a brief Board discussion.

3. — ~~Purple Line Memorandum of Agreement~~ --- Authorization to approve the Purple Line Project Memorandum of Agreement between the Commission's Montgomery County Parks and Planning Departments and Maryland Transit Administration. **REMOVED**

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board agenda.

***4. Semi Annual Report Outline**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department and Parks Department staff briefed the Board and discussed the spring 2016 Semi Annual Report, scheduled to be presented to the County Council on April 5. Staff proposed a new more readable format for the report based on the report format submitted to the Prince George's County Council by the Prince George's Planning and Parks and Recreation Departments. Staff stated that the Prince George's report contains more graphics, includes notable achievements since the last report, and is organized by themes. Staff recommended three themes for the spring report: New Suburbanism; Engaging Diverse Communities, Meeting Diverse Needs; and Strengthening Economic Competitiveness by Creating Great Places. Staff then requested guidance from the Board regarding the design and content of the spring report.

Following a brief Board discussion with questions to staff, the Board approved the new Semi Annual Report format and recommended presenting a video along with the spring report that includes footage of active park activities, urban park events, high intensity use of sports fields, staff interviews, and possibly drone footage of trees damaged by emerald ash borers. For the report itself, the Board recommended including images of families using Commission facilities, emerald ash borer damage, and the Park Police Mounted Unit, as well as examples of diversity. The Board also recommended noting achievements by the Park Police and addressing challenges faced by Planning and Parks Departments, such as the emerald ash borer and the new pesticide law.

***5. Silver Spring Center Limited Site Plan Amendment No. 81982069A** --- CBD-3 Zone, 0.74 acres, Request for a 4,635 sf. addition and associated changes to public use space, public art and pedestrian circulation; located in Downtown Silver Spring, on Colesville Road, approximately 475 feet southwest of Georgia Avenue, Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Limited Site Plan Amendment request to construct an addition to an existing office building. The 0.74-acre site is located on the north side of Colesville Road, bounded by Ramsey Avenue to the northeast Fidler Lane to the northwest, in the Silver Spring Central Business District Sector Plan area. The property is currently developed with a 15-story office building. With the exception of some landscaping and installation of art on the northern portion of the property, most of the required Site Plan elements are currently in place. The applicant proposes to construct a 4,200-square foot addition to the existing building for commercial uses, as well as make changes to approved public use space and pedestrian circulation in order to address a proposed 3,894-square foot reduction of on-site public use space. The applicant also proposes to enhance the site with a multi-colored stained glass barrier below an exterior staircase railing, which will fulfill the public art requirement. The amendment also corrects an error in the gross tract area listed in the original approved Site Plan. Staff stated that although the proposed addition would reduce the amount of public space, it will still exceed the minimum requirements. Staff added that the current design of the existing public space would not be approved today due to safety and security reasons.

Ms. Lauren Wirth, member of the applicant's team, offered comments and concurred with the staff recommendation.

Ms. Mary McCarthy, member of the applicant's team, also offered comments.

Mr. Alan Binstock, sculptor and creator of the stained glass barrier, displayed samples of the proposed materials used in the barrier and offered comments regarding the proposed public art.

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

***6. Century, Preliminary Plan No. 12002095B and Site Plan No. 82003007B**

A. Century, Preliminary Plan No. 12002095B --- CR-2.0 C-1.25 R-1.0 H-145T Zone and in the Germantown Transit Mixed Use Overlay Zone; 57.6 gross acres; Request to subdivide Parcel X into 160 new townhouse lots, 3 lots for 28 two-over-two dwelling units, one lot for 300 multi-family units, four lots for a combined 437,420 SF of commercial uses, and one outlot for a forest conservation/natural area. Located on Century Boulevard opposite to Cloverleaf Center Drive; 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

B. Century, Site Plan No. 82003007B --- CR-2.0 C-1.25 R-1.0 H-145T Zone and in the Germantown Transit Mixed Use Overlay Zone; 57.6 gross acres; Request for Phase 1 development with 160 townhouse units, 28 two-over-two units, and 300 multi-family units (including 12.5% MPDUs), 303,000 SF of new office uses, 85,000 SF of hotel and 49,420 SF of existing office uses; Located on Century Boulevard opposite to Cloverleaf Center Drive; 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

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

Vote:

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, as stated in the attached Resolution.**

B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to revised conditions discussed during the meeting, as stated in the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan and Site Plan requests to subdivide a platted parcel into 168 lots and one outlot. The 51.68-acre site, comprised of 47.9-acre platted Parcel X and 3.78-acre platted Parcel Y, is located west of Interstate 270 (I-270), east of Century Boulevard at its intersection with Cloverleaf Drive, south of Father Hurley Boulevard, and is zoned Commercial/Residential in the Germantown Transit Mixed-Use Overlay Zone within the Germantown Employment Area Sector Plan. Staff stated that the Sketch Plan for the site was approved by the Board on February 3 of this year. Parcel X is currently developed with four one-story buildings, one 21,000-square foot storage building, and surface parking. Staff stated that all buildings and structures located on

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***6. Century, Preliminary Plan No. 12002095B and Site Plan No. 82003007B**

CONTINUED

parcel X will be razed and replaced in Phase 1 of the proposed project. The single existing building on parcel Y, the Fischer Building, will be razed and replaced in Phase 2. Staff noted that Phase 2 of the proposed project is not part of the Preliminary Plan or Site Plan Amendments being discussed.

The applicant proposes to subdivide Parcel X into 160 lots to accommodate 160 townhouses; 3 lots to accommodate 28 two-over-two dwelling units; one lot for 300 multi-family units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs); four lots for a combined 437,420 square feet of commercial uses, including 303,000 square feet of office use, 85,000 square feet of hotel use, and 49,420 square feet of existing office use; and one outlot for a forest conservation and natural area. Vehicular access to the property from Century Boulevard will be provided at three points. Prior to construction of the Capital Cities Transitway (CCT), all three intersections will be full-movement. Following construction of the CCT, the signalized intersection at Cloverleaf Center Drive will remain full-movement, while the other two intersections will become right-in/right-out only.

The proposed open space and amenities for the residential development include linear open space along I-270 with noise-mitigating landscaping, a paved trail, exercise equipment, a playground, and a half-court basketball court. For an environmentally sensitive forested area on the northwest portion of the property, the applicant proposes a natural surface trail that will connect the multi-family building cluster to the paved trail, butterfly boxes, birdhouses, interpretive signage, and an active recreation area. For the townhouse area, the applicant proposes a playground and a passive recreation area. Proposed amenities and open space for the non-residential development include three open space areas, including one along Century Boulevard adjacent to the future CCT station site, public art, passive recreation areas, seating, climbing boulders, and pet stations. Staff noted that stormwater management will be incorporated into all open space areas. Staff added that the proposed public benefits meet all required Public Benefit Incentive Density Points.

Mr. Bob Graham, member of the applicant's team, offered comments regarding the proposed stormwater management.

Mr. John Clarke, member of the applicant's team, also offered comments.

Mr. Patrick O'Neil, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Following extensive discussion with questions to staff and Mr. O'Neil, the Board agreed that one half-court basketball court is not sufficient for a development of the proposed size and recommended constructing an additional half-court elsewhere on the site.

Following a brief discussion between staff, Mr. O'Neil, and the applicant's team during a meeting break, staff stated that the applicant was amenable to forfeiting a portion of the proposed multi-family unit parking in order to accommodate a second half-court basketball court.

There followed a brief Board discussion.

***7. Mount Prospect: Preliminary Plan No.120150090** --- Request to subdivide Parcel 570 (12230 McCrossin Lane) to create three lots for 3 detached single-family dwelling; 9.48 acres; RE-2 zone; Located at the terminus of McCrossin Lane, approximately 1,800 feet southeast of Travilah Road in Potomac, MD; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide one parcel to create three lots. The 9.48-acre property, parcel 570, is located at the terminus of McCrossin Lane, approximately 1,800 feet southeast of Travilah Road, and zoned Residential Estate in the Potomac Sub-Region Master Plan area, within the Watts Branch watershed. An existing stream and 3.08 acres of associated streamvalley buffer (SVB) are located along the eastern portion of the site. The property, a former hub of the Izaak Walton League, is developed with an existing gun club building and associated out buildings, some of which are located within the SVB. Staff noted that all of the existing structures will be removed from the site.

The applicant proposes to subdivide the parcel into three lots, 2.2-acre lot 1, 2.1-acre lot 2, and 5.1-acre lot 3, for the construction of three single-family detached dwellings. Staff noted that lots 2 and 3 are proposed as pipestem lots. All three lots will share a driveway utilizing an existing driveway access point at the terminus of McCrossin Lane, and will be served by on-site well and septic.

Staff stated that the property contains 4.72 acres of existing forest, 2.74 acres of which is located within the SVB. The Preliminary Forest Conservation Plan submitted with the application proposes 1.27 acres of forest clearing, 3.45 acres of forest retention, and 0.39 acres of mitigation planting where the structures are to be removed from the SVB. The applicant is requesting to temporarily impact 0.11 acres of the SVB in order to directionally bore a septic line. Staff added that the applicant has met all the criteria to grant a variance request to remove eight trees and impact 30 trees.

Mr. David Crowe, member of the applicant's team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

10. Cross-Agency Work Group report on School Design Options

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff introduced Mr. Bruce Crispell, Director of the Long-Range Planning Division of Montgomery County Public Schools (MCPS), who offered a multi-media presentation and discussed a report prepared by the Cross-Agency Work Group on school design options in Montgomery County. The purpose of the group is to review: school enrollment growth; projected space shortages at schools; high-density housing development planned for urban areas in the County; commercial buildings vacancies; and community concerns over development impact on schools. The Work Group will also explore alternative school designs that can reduce site size, and study the feasibility of reusing commercial properties for schools. The final report will be transmitted to the MCPS Superintendent and the Board of Education.

Mr. Crispell noted that as the County continues to develop, obtaining school sites will be more and more challenging. MCPS will need to expand its innovative practices to adjust to the challenges of additional growth. Outdoor amenities, including parking, bus loading areas, student drop-off areas, playgrounds, and/or athletic fields are frequently redesigned, reduced in size, multi-purposed, or eliminated in order to locate schools on small sites. MCPS has a combination of future school sites, closed schools, and surplus properties which remain in public ownership. These assets are likely to be tapped prior to measures that are required to locate schools on small sites or in repurposed commercial buildings. The use of small sites may be the only way to provide for schools in urban areas in the near future and may require underground parking, which may increase construction costs and may raise safety concerns.

Mr. Crispell also added that commercial buildings may be repurposed for school use more quickly than building a new school, and leased commercial buildings may respond to temporary school enrollment needs until a permanent solution is found. A repurposed commercial building located near public transportation, i.e., metro rail, bus service, etc. may increase options for staff and students to travel to school, thereby reducing traffic and parking needs. Also, the undesirable vacancies of office buildings may be addressed by repurposing them for school use. Mr. Crispell cited the Bailey's Upper Elementary School for the Arts and Sciences in Falls Church, Virginia/Fairfax County, as a successful example of a school located in

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10. Cross-Agency Work Group report on School

CONTINUED

an office building. However, the Work Group noted that repurposed commercial space may be more suitable for specialized schools, such as charter schools, that students choose to attend.

MCPS strategies when schools are projected to exceed capacity are: 1) determine if capacity is available at adjacent or nearby schools and reassign students; and 2) if no space is available, determine if a classroom addition is feasible at the school or a nearby school. If these two options are not feasible, MCPS should consider opening a new school by either reopening a closed school that is still in public ownership, opening a new school at a location previously determined by a site selection process, or consider co-locating a school with an existing park.

There followed extensive Board discussion with questions to staff and Mr. Crispell.

8. Subdivision Staging Policy - Further discussion of alternative constructs for Transportation Adequacy Testing.

Staff Recommendation: Briefing and Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and continued discussion started at the Planning Board meetings of January 14 and February 4 regarding potential new Subdivision Staging Policy (SSP) constructs for transportation adequacy testing. Staff noted that on January 14 the Board was briefed on a potential new policy area typology structure differentiated by development character: Transit Oriented Development (TOD) and beyond TOD. The typology groups the County's Metro Station Policy Area (MSPAs), Central Business Districts (CBDs), and Emerging Centers as TOD areas, while grouping the remainder of the County as beyond TOD areas.

On February 4, the discussion focused on hypothetical new SSP transportation adequacy testing framework generally reflective of the County's General Plan in terms of policy area categorization and described in terms of how the approach would work with respect to

1) screening, to determine when transportation tests are applied; 2) evaluation thresholds, to determine transportation adequacy, and 3) mitigation for inadequate transportation conditions. The discussion for today will focus on a refined version of the policy area categorization, including associated screening, evaluation, and mitigation criteria based on feedback received on February 4 and information to be used in support of the County's impact tax calculation update.

The Planning Board is scheduled to be briefed on the draft transportation recommendations developed by the Transportation Impact Study Technical Working Group in support of the update of the 2013 Local Area Transportation Review (LATR)/Transportation Policy Area Review (TPAR) Guidelines and the 2012 Subdivision Staging Policy. In addition, the Planning Board will be briefed on feedback received from the Working Group regarding the Board's recent discussions concerning new SSP frameworks for transportation adequacy testing.

The following speakers offered testimony: Ms. Mary Flynn of Blackthorn Street and representing the Coalition of Bethesda Area Residents; Mr. John Robinson of Old Spring Road; and Mr. Dan Wilhelm of Cannon Road.

There followed extensive Board discussion with questions to staff and the speakers.

9. Review of County Executive’s Recommended FY17 Capital Budget and FY17-22 Capital Improvements Program (CIP)

Staff Recommendation: Transmit Comments to County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: By Consensus, voted to approve staff recommendation to transmit comments and recommendations to the County Council, as stated in the attached transmittal letter.

Park and Planning Departments staff noted that the County Executive published his recommended FY17 Capital Budget and FY17-22 Capital Improvements Program (CIP) on January 15. Staff has analyzed the report and have noted the projects that are new, where there have been significant changes in the budget or in the CIP schedule, and where there are projects of particular interest because of the need for coordination with planning staff regarding future development or because of parks impacts. Staff has provided a list of recommendations to the Planning Board on the FY17 Capital Budget and the CIP, which the Board is requested to revise or endorse and transmit to the County Council.

There followed a brief Board discussion with questions to staff.