



**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, June 16, 2016, at 9:08 a.m. in the Montgomery Regional Office (MRO) in Silver Spring, Maryland, and adjourned at 10:00 p.m.

Present were Vice Chair Marye Wells-Harley and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González. Chair Casey Anderson joined the meeting at 11:12 a.m. following discussion of Item 7.

Items 1 through 8 are reported on the attached agenda.

The Board recessed for lunch at 11:48 a.m. and reconvened in the auditorium at 2:30 p.m.

Items 9 and 10 are reported on the attached agenda.

The Board recessed for dinner at 7:10 p.m. and reconvened in the auditorium at 8:29 p.m. to take up Item 11, a Mandatory Referral for a proposed land acquisition on Westmore Avenue in Rockville.

There being no further business, the meeting was adjourned at 10:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 23, 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, June 16, 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 adoption.**

**\*B. Record Plats**

**Subdivision Plat No. 220160420, Woodmont**

CR zone; 1 lot; located immediately south of the intersection of Fairmont Avenue and Old Georgetown Road (MD 187); Bethesda CBD Sector Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220160490, Brookmont, Section 2**

R-60 zone; 1 lot; located on the north side of 61st Street, 200 feet west of Broad Street; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220160730, Grosvenor Heights**

R-90 zone; 10 lots, 3 parcels; located at the intersection of Merriam Street and Winsome Circle; North Bethesda -Garrett Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PRESLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

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

MCPB, 6-16-16, APPROVED

**\*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**

Planning Board Meeting Minutes of May 26 and June 2, 2016

**BOARD ACTION**

**Motion:**               **DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea:**               **4-0**

**Nay:**

**Other:**               **ANDERSON ABSENT**

**Action:**       **Approved Planning Board Meeting Minutes of May 26 and June 2, 2016, as submitted.**

**2. Roundtable Discussion**

- A. Planning Director's Report
- B. Design Review Panel Informational

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: A & B. Received briefing.**

**A. Planning Department Director's Report** – Following a brief introductory statement by Caroline McCarthy, the new Division Chief for Research and Special Projects, Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Bethesda Downtown Plan, with transmittal to the County Council scheduled for July or August; the status of the Greater Lyttonsville Sector Plan, with transmittal to the County Council scheduled for later this month or July; the status of the Subdivision Staging Policy, with transmittal to the County Council scheduled for August; the status of the MARC Rail Communities Plan, with a Board briefing scheduled for July 14; the status of the Rock Spring Master Plan and the White Flint 2 Sector Plan, with preliminary recommendations to be discussed at community meetings scheduled for July; the status of the Grosvenor Metro Area Minor Master Plan Amendment, with a community kick-off meeting scheduled for July; the status of the Bicycle Master Plan; the status of upcoming regulatory items, including a proposed Site Plan Amendment for Washington Adventist Hospital, the demolition of the Apex Building, the proposed development of the WMAL site, and the recent development agreement between Montgomery County Government and the property owner of the Viva White Oak site; the recent Congress for New Urbanism conference held in Detroit on June 8 through 11, which was attended by Planning Department staff, and an upcoming American Society of Landscape Architects ASLA Annual Meeting and Expo scheduled for October 21 through 24 in New Orleans, which will be attended by staff; and Ms. Wright's recent and upcoming speaking engagements, which include delivering a talk on new sub-urbanism for the twenty-first century to the Bethesda-Chevy Chase Chamber of Commerce, judging a NAIOP Award of Excellence design competition, presenting at a Commuter Connections awards event, and attending a Greater Washington Housing Leaders Group Forum on expanding the impact of housing trust funds.

There followed a brief Board discussion with questions to Ms. Wright.

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## 2. Roundtable Discussion

### CONTINUED

**B. Design Review Panel Informational:** In response to a request by Chair Anderson at the June 9 Planning Board meeting, Planning Department staff offered a multi-media presentation and discussed the proposed Director's Design Advisory Panel. Staff offered background information regarding design guidelines, noting a January 2015 presentation featuring speaker Norè Winter, who stated that inconsistently structured design guidelines within different regions of the County can cause confusion for applicants. He recommended developing overarching guidelines that cover the majority of design issues and principles. According to Mr. Winter, it is critical that design guidelines be fair, predictable, and efficient. He also recommended the formation of a design advisory committee that consists of design professionals who are appointed by area decision-makers to aid in the implementation of the guidelines. Staff then discussed the November 2015 presentation by speaker Lee Quill, who recommended the formation of a Director's Design Advisory Panel to assist the Planning Director and staff in the review of architecture and urban design components at the sketch plan and concept plan stages of the development process. The panel should consist of three to four members, including the Planning Department Senior Urban Designer and two or three private sector architects. Examples of design review panels include the City of Baltimore panel that reviews all city sponsored projects, the Seattle Design Commission, the Seattle Design Review Panel, the City of Alexandria with the Carlyle-East Eisenhower Area Design Review Board, and the Montgomery County Art Review Board.

The goals for the proposed Director's Design Advisory Panel include: achieving the highest quality design by developing a set of overarching design guidelines of urban design principles as a basis for discussion by the panel, staff, board, public, and applicants; providing input to the Planning Director and staff; improving the quality of the developed environment within Montgomery County; and improving the overall design review process. Staff stated that the proposed panel would be a five-person semi-autonomous group, similar to the Public Art Review Panel, providing design input at the concept plan stage for Optional Method projects in the Commercial/Residential zone. The panel would meet once a month as needed, and be comprised of the Planning Director, the Senior Urban Designer, an architect, a developer, and one active citizen. Staff added that all panel recommendations would be forwarded to staff and given great weight.

There followed extensive Board discussion with questions to staff, during which the Board recommended that the active citizen panel member be a County resident with appropriate design-related knowledge, expertise, or background. The Board also recommended panel term limits.

**3. North Chevy Chase Local Park --- Resolution Authorizing the Exchange of Land with Montgomery County, Maryland as Mitigation for the Platt Ridge Drive Extended Project.**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved staff recommendation for approval of the proposed land acquisition cited above, as stated in the attached adopted Resolution.**

Parks Department staff briefed the Board and discussed a proposed land exchange agreement with Montgomery County Government associated with a Montgomery County Department of Transportation (MCDOT) road extension project. MCDOT proposes to extend Platt Ridge Drive north from its terminus at Jones Bridge Road, through the southeastern portion of North Chevy Chase Local Park, to the terminus of Montrose Driveway. Staff stated that the project will impact 1.5 acres of parkland, which staff recommends exchanging for 4.55 acres of County-owned land in the Germantown Town Center Urban Park. The exchange is consistent with recommendations in the 2014 Mandatory Referral for the project. In addition to the 3:1 ratio land exchange, MCDOT has agreed to remove non-native invasive plant species in the remaining forested areas of North Chevy Chase Local Park and to redesign a bioswale associated with the road extension project.

There followed a brief Board discussion.

**4. Elmhirst Parkway Neighborhood Conservation Area and North Chevy Chase Local Park**  
--- Resolution Authorizing Transfer of Land at Elmhirst Parkway Neighborhood Conservation Area and North Chevy Chase Local Park to the State Highway Administration (SHA) of the Maryland Department of Transportation in consideration for SHA designing, permitting and constructing, at no cost to the Commission, the Sligo Creek Trail Bridge downstream from MD Rte.320 (Piney Branch Road).

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PRESLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved staff recommendation for approval of the proposed land acquisition cited above, as stated in the attached adopted Resolution.

Parks Department staff briefed the Board and discussed proposed transfers of land to State Highway Administration (SHA) of the Maryland Department of Transportation. The transfers are needed by SHA for Base Realignment and Closure Act (BRAC) intersection improvements required to mitigate impacts associated with the relocation of the Walter Reed Hospital to the National Naval Medical Center campus located in Bethesda. The intersection improvements proposed to be made on parkland are located at Wisconsin Avenue and Cedar Lane, and Connecticut Avenue and Jones Bridge Road. Staff recommended transferring to SHA two separate parcels totaling 32,716 square feet of parkland, in fee simple, at Elmhirst Parkway Neighborhood Conservation Area; and 3,354 square feet, in temporary construction easement, at North Chevy Chase Local Park. In exchange for the parkland, SHA agrees to design, permit, and construct a pedestrian bridge over Sligo Creek, just downstream from Piney Branch Road.

There followed a brief Board discussion.



**5. Clarksburg Fire Station**

**\*A. Forest Conservation Plan Amendment** --- Construction of a new fire station located at 23420 Frederick Road (MD 355), Clarksburg; 3.99 acres; CRN Zone and Clarksburg East Environmental Overlay Zone; Clarksburg Master Plan & Hyattstown Special Study Area (1994) and 10 Mile Creek Area Limited Amendment Master Plan (2014);

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

**B. Final Water Quality Plan Amendment: 10 Mile Creek Special Protection Area** --- Construction of a new fire station located at 23420 Frederick Road (MD 355), Clarksburg; 7.35 acres; CRN Zone; Clarksburg East Environmental Overlay Zone; Clarksburg Master Plan & Hyattstown Special Study Area (1994) and 10 Mile Creek Area Limited Amendment Master Plan (2014)

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

**C. Mandatory Referral No. 2012001: Clarksburg Fire Station # 35** --- Acquisition of additional land and redesign of Fire Station #35 to meet requirements of Clarksburg East Environmental Overlay Zone

*Staff Recommendation: Approval to transmit comments to Department of General Services*

**BOARD ACTION**

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

**Vote:**

**Yea: A, B, & C. 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

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

**B. Approved staff recommendation for approval of the Final Water Quality Plan Amendment cited above, subject to conditions, and adopted the attached Resolution**

**C. Approved staff recommendation to transmit comments and recommendations to Montgomery County Department of General Services, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral Amendment request and the associated Forest Conservation Plan (FCP) Amendment and Final Water Quality Plan (FWQP) Amendment requests to redesign, construct, and acquire additional land for a previously approved fire station. The 3.99-acre, two-parcel site, identified as parcels 004 and 050, is located on the west side of Frederick Road (MD355), north of its intersection with Clarksburg Road, and is zoned Commercial/Residential/Neighborhood in the Clarksburg Master

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## 5. Clarksburg Fire Station

### CONTINUED

Plan, Hyattstown Special Study, and Ten Mile Creek Area Limited Amendment Master Plan areas within the Clarksburg East Environmental Overlay zone. The site is also located within the Ten Mile Creek Special Protection Area (SPA).

Staff stated that the site and design were originally approved by the Planning Board in 2011, but following the adoption of the 2014 Ten Mile Creek Master Plan Amendment and the subsequent creation of the Ten Mile Creek SPA and the Clarksburg Environmental Overlay zones, the project was no longer master plan compliant. The applicant then evaluated 24 alternate sites, with eight of those sites considered for review. Two of the proposed sites, the former Avalon School site and the Comsat property, were considered possible matches. However, due to concerns regarding access, cost, and size of the sites, the applicant continued to search for alternate sites. Having found no other suitable site, the applicant proposes an alternative design to make the current site compliant, including a proposed two-story design, front and rear access to the apparatus bays, reduced apparatus bay width, and reduced parking. For water quality purposes, the applicant also proposes the acquisition of the 3.36-acre parcel 888, which is not part of the project site. Parcel 888 is also located on the west side of MD355, southeast of its intersection with Snowden Farm Parkway, approximately 1,500 feet northwest of parcels 050 and 004, and is zoned Residential. Staff noted that the new design significantly reduces the building footprint.

Staff then discussed the proposed FCP Amendment and FWQP Amendment requests, stating that the project site contains 3.64 acres of existing forest, with parcel 888 containing 2.88 acres of additional forest. The applicant proposes to retain 1.06 acres and to remove 2.58 acres of forest, to be mitigated with 0.4 acres of forest planting consisting of 0.25 acres of onsite planting and 0.15 acres of offsite planting on parcel 888. Staff noted that the new proposal will allow for 0.2 additional acres of forest retention. Staff stated that the new proposal will reduce impervious surfaces from 1.47 to 1.07 acres, and that the existing impervious features located on parcel 888 will be removed, with the entirety of the parcel protected in a conservation easement. Based on the amended plans, Montgomery County Department of Permitting Services has reconfirmed the previous approvals for the stormwater management, erosion control, and water quality monitoring elements of the FWQP. Staff added that the proposed fire station will achieve Leadership in Energy and Environmental Design Silver certification.

Messrs. Ernest Lunsford and Donald Scheuerman of Montgomery County Department of General Services offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**6. Presentation of Annual Land Use Report to MDP** --- As per the requirements established by State legislation, each local jurisdiction must submit an annual land use report to the Maryland Department of Planning (MDP). The objective of this request is to monitor growth statewide and to determine if State smart growth policies are having beneficial or unanticipated effects. This report for Calendar Year 2015 is the sixth such report prepared by the Montgomery County Planning Department for Board approval of transmission to the County Council President and the State of Maryland Department of Planning.

*Staff Recommendation: Approve Report and Transmit to County Council President and the Director of the Maryland Department of Planning*

**BOARD ACTION**

**Motion:** DREYFUSS/PRESLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSENT

**Action:** Approved staff recommendation for approval of the Annual Land Use Report and transmittal to the County Council President and the Director of the State of Maryland Department of Planning, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the Maryland Department of Planning (MDP) Local Jurisdiction 2015 Annual Land Use Report. Under the Maryland Smart and Sustainable Growth Act of 2009, 109 municipalities and 23 counties, including Montgomery County, are required to complete a land use questionnaire and submit the results, as well as maps and planning data, to MDP. The information submitted is collected from various sources, including zoning and subdivision approval data from the HANSEN Development Tracking System, permit data from the Department of Permitting Services, Capital Improvements Program and Adequate Public Facilities Ordinance data from Montgomery County Public Schools, Montgomery County Department of Transportation, and Maryland State Highway Administration. The information is then utilized to monitor State Smart Growth policies and determine if those policies are having beneficial or unanticipated effects, particularly in the County's Priority Funding Areas.

There followed a brief Board discussion.

**7. Zoning Text Amendment No. 16-04** --- Allow transitory uses in the Agricultural Reserve Zone on property with a recorded transferable development rights easement.

*Staff Recommendation: Transmit Comments to County Council*  
**(NOTE: Action required for County Council public hearing of 6/21/16)**

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: ANDERSON ABSENT**

**Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.**

Planning Department staff briefed the Board and discussed a proposed Zoning Text Amendment (ZTA) that would allow transitory uses in the Agricultural Reserve (AR) zone on properties containing a recorded transferable development rights (TDR) easement. Staff stated that transitory uses include temporary mobile uses that are not permitted to remain on a property for more than 24 hours, such as food trucks. These uses are currently not permitted in the AR zone on properties encumbered by a TDR easement. The proposed ZTA would amend the Agricultural Reserve zone by deleting transitory uses from the list of prohibited uses. Staff added that to date, they have received no correspondence opposed to the proposed ZTA.

There followed a brief Board discussion with questions to staff.

**8. Purple Line Mandatory Referral Amendment – Mandatory Referral No. 2016024 – Silver Spring Transit Center Station Area Project update and staff comments on Purple Line Scope Changes**

*Staff Recommendation: Approval of Project Scope Changes comments for forwarding to Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA), Montgomery County Department of Transportation (MCDOT), and Washington Area Metropolitan Transit Authority (WMATA)*

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to Maryland Department of Transportation, Maryland Transit Administration, Montgomery County Department of Transportation, and Washington Area Metropolitan Transit Authority, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral Amendment request to modify the proposed alignment and platform location for the Purple Line at the existing Silver Spring Transit Center (SSTC). The SSTC is located on the southeast side of Colesville Road (US29) and bounded by Wayne Avenue to the north, Ramsey Avenue to the east, the terminus of Ripley Street to the south, and the Metrorail Red Line and CSX tracks on the southwest. Bonifant Street, Ripley Street, and Ramsey Avenue converge at the access point to the third level of the SSTC on the southeastern portion of the site. Public notice for the proposed modifications was issued on May 6 and 16 of this year. Details have also been posted on the Montgomery Planning Department Development Activity Information Center and Purple Line webpages.

The original alignment proposed that the Purple Line tracks were to cross over the existing Red Line/CSX tracks on the northeast side of US29, cross over US29 parallel to where the existing tracks also cross, and continue to a station platform located on the south side of the SSTC near Bonifant Street. The applicant proposes to construct an angled crossing over US29 to the north of the existing tracks, just south of 2<sup>nd</sup> Avenue, and to relocate the station platform to the north side of the SSTC, adjacent to level 3 near the intersection of Ripley Street and Bonifant Street. The station will be accessed at the north and south ends of the station. The applicant also proposes the construction of a new mezzanine over the Capital Crescent Trail (CCT) at the Red Line station. Staff stated that the benefits of the new design include cost savings and the elimination of complex construction.

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**8. Purple Line Mandatory Referral Amendment – Mandatory Referral No. 2016024 – Silver Spring Transit Center Station Area Project update and staff comments on Purple Line Scope Changes**

CONTINUED

Drawbacks include increased pedestrian travel time between the Red Line and Purple Line stations and the visual prominence of the proposed Purple Line bridge over US29, though staff noted that the new bridge will be lower than the bridge that was originally proposed. The proposed new alignment will also eliminate the need for the demolition of an existing building. Staff noted the potential for redevelopment at the site, particularly along Colesville Road, Wayne Avenue, and Ramsey Avenue, and added that the stakeholders have stated their commitment to the redevelopment of the site.

Staff then briefly discussed the recommendations and comments associated with the Mandatory Referral, including the requirement to amend the Forest Conservation Plan, inclusion of a bicycle parking station, confirmation that the sole CCT access point remains at the point where it meets the Metropolitan Branch Trail, and continued consultation with staff regarding the redesign of the SSTC.

Messrs. Jamie Kendrick and Michael Madden of Maryland Transit Administration offered comments and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and Mr. Madden, during which Chair Anderson recommended locating the bicycle parking station below the Purple Line tracks between US29 and the proposed station platform.

Following the Planning Board vote regarding the Mandatory Referral, Mr. Madden briefly discussed the ongoing work on a proposed new design for the Purple Line Lyttonsville maintenance yard.

There followed a brief Board discussion.

**9. MD97 Brookeville Bypass - Mandatory Referral No. 2016030** --- New roadway construction to relocate Georgia Avenue (MD97) around the Town of Brookeville

*Staff Recommendation: Approval with Comments to Maryland State Highway Administration*

**BOARD ACTION**

**Motion:** PRESLEY/WELLS-HARLEY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval and to transmit comments and recommendations to Maryland State Highway Administration, as stated in the attached transmittal letter.

Planning Department staff introduced Mr. Cornelius Barner, Ms. Barb Solberg, Ms. Hugin Zhang, and Ms. Anne Bruder of Maryland State Highway Administration (SHA) who offered a multi-media presentation and discussed the proposed Mandatory Referral for the new roadway construction to relocate Georgia Avenue (MD97) around the Town of Brookeville. The proposed project consists of constructing a two-lane relocation of MD97 around the Town of Brookeville, with a three-legged roundabout to be built at the southern project limit to control the intersection of Georgia Avenue, High Street and the bypass. A four-legged roundabout will also be constructed at the intersection of the bypass and Brookeville Road, just south of the northern project limit. The bypass would tie into existing Georgia Avenue just north of Reddy Branch. The existing MD97 pavement between Brookeville Road and the bypass would be removed but the bridge over Reddy Branch would be retained. Staff noted that they discussed whether to construct a roundabout at Brookeville Road, as proposed, or to construct a bridge over the road.

Staff added that the current design of the project has greater impacts than were anticipated when the project went on hiatus more than a decade ago. Because the project has been operating on a tight schedule since its restart in 2014, the SHA design team has been very reluctant to reconsider whether a bridge over Brookeville Road better meets the project's goals than the current design that includes a roundabout at Brookeville Road. A preliminary study of the bridge alternative was done fairly quickly after the Board's review in April 2015, but the results were only made known to staff as part of the Mandatory Referral request in April 2016. The long delay did not take into consideration the main purpose for holding last year's review, which was to develop the concept before discussing the details of the project.

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**9. MD97 Brookeville Bypass - Mandatory Referral No. 2016030**

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This County priority project has a long history and staff believe that it should be constructed in the near future. Residents of the Town of Brookeville have expressed concerns since the restart of the project in 2014 that any delay could jeopardize the project, to which SHA responded that this project is a priority of the Governor and the funding will not be pulled. Staff believes that the bridge alternative still has merit but that SHA should be allowed to proceed with the current design as long as the latter is improved to reduce impacts to parkland. The project is also intended to protect a historic resource, the Brookeville Historic District. The decision on whether this project's design adequately protects the historic resource rests primarily with the Maryland Historical trust and with the Federal Highway Administration.

Parks Department staff also discussed the proposed project impacts on parkland, streams, wetlands, historic and archeological resources, and staff's recommendations to minimize those impacts. Staff also discussed the Western Reddy Branch Biodiversity area which will also be impacted by the project and the propose "no-touch area." Staff noted that from a park stewardship standpoint these interests can be best served via the requirements of the Park Construction Permit after a more detailed review of the final plans is conducted by staff.

The following speakers offered testimony: Ms. Katherine Farquhar of North Street and President of the Town of Brokeville Commission; Mr. Michael Acierno of Market Street and former Mayor of Brookeville; Ms. Margaret Kay of Market Street and representing the Brookeville Homeowners; Mr. Miche Booz of Market Street, Commissioner for the Town of Brookeville; Mr. Buck Bartley of Church Street and Brookeville Commissioner; Ms. Karen Montgomery of Market Street; Mr. William Kiniry of Market Street; Mr. Terry Anderson of High Street; Ms. Sandra Heiler of Market Street; Mr. David Yerger of Georgia Avenue; and Mr. Andrew Spagnolo of High Street.

There followed extensive Board discussion with questions to staff and SHA representatives. Board members agreed that the bridge should be evaluated, reconfigured, and/or rebuilt for pedestrian and bicycle use only.

Commissioner Presley stated that she would like the record to reflect that she has never supported any other alternatives other than 7M.

Staff recommended that the Board approve the project, stating its support for Alternative 7M and transmit comments and recommendations to SHA.



**10. Worksession #2 on the Public Hearing Draft of the 2016 Subdivision Staging Policy**

*Staff Recommendation: Briefing and Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by discussion.**

At the start of the meeting, staff offered a 15-minute video presentation on the last transportation planning guest speaker series.

Planning staff and Mr. Dan Hardy, traffic consultant from Renaissance Planning Group, offered a multi-media presentation and continued discussion of the public hearing draft of the 2016 Subdivision Staging Policy (SSP), specifically the Local Area Transportation Review (LATR) Test started at the last worksession. Staff and Mr. Hardy discussed the public hearing draft recommendations and possible modifications in response to the testimony. Staff noted that the overall objectives of the LATR is to provide more efficient implementation of traffic study requirements. Staff also discussed the proposed application of the LATR in different geographic areas, and adjusted to reflect the Planning Board's direction on policy area classification regarding the Metro Station Policy Areas (MSPA). Staff discussed in detail the recommendations of the public hearing draft which proposes to update vehicle trip rates for the County, and replace the 30-peak hour vehicle trip threshold with a 50-person trips per hour threshold; to exempt the White Flint Metro Station Policy Area from the local area test in recognition of the Special Taxing District process in that area, and retain the elimination of the LATR in White Oak in favor of the recently established "pro rate share" district process in that area; to retain Critical Lane Volume (CLV) only as a screening tool to be applied outside the MSPAs, and employ more detailed, delay-based transportation analysis tools in these areas; to require payment-in-lieu of construction in Urban Road Code Areas for LATR mitigation; to eliminate an LATR study requirement for the Alternative Review Procedure in MSPAs; to remove the provisional APF provision from the LATR guidelines as there are other regulatory tools in place that accomplish the same function; and to continue production of the Mobility Assessment Report on a biennial schedule as a key travel monitoring element of the SSP.

Staff added that the Planning Board options are to either retain the current LATR test; move forward with the public hearing draft recommendations; modify the public hearing draft recommendations; recommend that pro-rata share or special taxing districts be established over the next coming years; or eliminate the LATR test countywide and increase the impact tax.

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**10. Worksession #2 on the Public Hearing Draft of the 2016 Subdivision Staging Policy**

CONTINUED

The following speakers offered testimony: Mr. Brian Krantz of Rutley Road and representing the West Fernwood Citizens Association; Ms. Anne Randall of Georgia Avenue; and Mr. Steve Robins, attorney from Lerch, Early & Brewer.

There followed extensive Board discussion with questions to staff.

The Planning Board instructed staff to modify the SSP public hearing draft based on the Board recommendations discussed at the meeting and return to the Board for final approval.

**11. 1000 Westmore Avenue, Rockville - Mandatory Referral No. 2016028** --- Request by the Montgomery County Department of General Services for the acquisition of 1000 Westmore Avenue to relocate an unspecified portion of the Montgomery County Public Schools bus parking from the Shady Grove maintenance depot to this property, IM-2.5 H-50 Zone; 10.07 acres; within the 2004 Upper Rock Creek Master Plan.

*Staff Recommendation: Denial and Transmit Comments to Montgomery County Department of General Services*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request from Montgomery County Department of General Services (DGS) seeking approval to acquire a property in order to accommodate a school bus parking lot. The approximately 10.07-acre site, unrecorded parcel P92, is located on the northwest corner of the intersection of Westmore Avenue and Ashley Avenue, and is zoned Moderate Industrial (IM) in the Upper Rock Creek Master Plan area. The historic Lincoln Park neighborhood is adjacent to the property to the south, with industrial uses located to the north and east. The site is currently developed with a 600-square foot office building, and is almost entirely covered with gravel, with 3.1 acres of existing forest located within a Category I Conservation Easement along the southern and western borders. The site is currently used for outdoor storage of various vehicles, materials, and supplies. The City of Rockville provides public water and public sewer service to the property, and must also approve any upgrades to the existing water and sewer lines. Staff stated that no Site Selection Study/Analysis or facility design plans were submitted with the application, which is for the acquisition of the land only. A separate application will be required for the design of the bus facility if the applicant acquires the property.

The applicant proposes to acquire the land for eventual use as a school bus parking lot as part of the effort to relocate an unspecified portion of the Montgomery County Public Schools bus depot from the existing Shady Grove maintenance depot. Staff stated that a bus parking lot is inconsistent with the intent of the IM zone and current Master Plan recommendations, which recommend residential use and low-intensity light industrial uses that do not require sewer and water service for the area. Staff noted that the proposed bus parking use could have potential negative impacts regarding traffic, noise, light,

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**11. 1000 Westmore Avenue, Rockville - Mandatory Referral No. 2016028**

CONTINUED

and air pollution, safety, compatibility, and environment on surrounding areas, especially on the residential Lincoln Park community. Staff has received numerous letters, emails, and phone calls from residents, civic associations, as well as the City of Rockville Government, in opposition to the proposed use.

Mr. Greg Ossont representing DGS offered comments, noting that the site, along with other sites, is being evaluated solely for satellite parking. He added that DGS is not opposed to the Board approval for the acquisition of the site accompanied by clearly stated concerns regarding its use.

The following speakers offered testimony: Ms. Bridget Newton, Mayor of the City of Rockville; Ms. Lucinda Hall of Elizabeth Avenue; Ms. Theresa Defino representing West End Citizens Association; Ms. Alexandra Dace Denito representing Lincoln Park Civic Association; Ms. Anita Summerour representing Lincoln Park Civic Association; Ms. Angela Younger representing the Legacy at Lincoln Park Homeowners Association; Ms. Christina Ginsburg representing Twinbrook Citizens Association; Mr. Pradeep Pulikkal of Moore Drive; Ms. Susan Pitman of England Terrace; Ms. Marian Bowden of Lincoln Avenue; Ms. Gladys Lyons of Ashley Avenue; Ms. Virginia Cooper of Ashley Avenue; Ms. Kate Scott representing Lincoln Park Civic Association; Dr. Tolulope Dunlami of Johnson Drive; Ms. Fran Hawkins of Lincoln Avenue; and Mr. Larry Giammo representing West End Citizens Association.

During the speakers' testimony, it was noted that DGS had recently entered into a contract with the property owner for the purchase of the site.

There followed extensive Board discussion and commentary with questions to staff, Mr. Ossont, and some of the speakers, during which Mr. Ossont verified that DGS had indeed entered into a contract for the purchase of the property.