



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, September 29, 2016, at 9:11 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:27 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Norman Dreyfuss joined the meeting at 12:21 p.m.

Items 1 through 5 are reported on the attached agenda.

Item 6 was removed from the Planning Board agenda.

The Board recessed for lunch at 1:21 p.m. and reconvened in the auditorium at 2:29 p.m.

Item 7 through 10 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:27 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 6, 2016, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, September 29, 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. 220151200 - 220151240, Cabin Branch

CRT zone (formerly RMX/TDR-1); 113 lots, 7 parcels; located in the vicinity of Stilt Street and Flycatcher Street, west of Fulmer Avenue; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS TEMPORARILY ABSENT

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

***C. Other Consent Items**

Sandy Springs Townhomes: Site Plan Amendment No. 82016001A --- Consent Site Plan Amendment No. 82016001A: Request to revise the data table to reduce the minimum lot size, and to adjust the paving materials used in the open space plaza, located on the south side of Olney – Sandy Spring Road, approximately 250 feet west of the intersection with Meeting House Road; 2.3 acres, CRN 0.75 C-0.25 R-0.75 H-45; 2015 Sandy Spring Rural Village Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS TEMPORARILY 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 September 15, 2016

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: The September 15, 2016 Planning Board Meeting Minutes will be submitted for approval at the October 6, 2016 meeting.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Parks Department Director's Report – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent Ellsworth Dog Park ribbon cutting event held on Saturday, September 24; recent Friendship Picnic event held on Sunday, September 25 at Wheaton Regional Park; the status of County Council's upcoming joint Transportation, Infrastructure, Energy, and Environment (T&E) Committee and Planning, Housing, and Economic Development (PHED) Committee meeting regarding proposed increases to the Water Quality Protection charge, scheduled for October 20; and the status of the County Council's upcoming joint Education (ED) Committee and PHED Committee meeting regarding athletic field renovation and maintenance, scheduled for October 31.

Parks Department staff then briefed the Board and discussed the state of the approximately 3,500 vehicles and equipment maintained by the Department, including vehicles and equipment used by Enterprise Division, Planning Department, and Park Police staff. The briefing was being offered in advance of a proposed Supplemental Budget Request for increased funding for vehicles and capital equipment. According to staff, the average age of fleet vehicles is 7.69 years. Utilizing specialized fleet and equipment software that determines replacement candidates by assessing age, mileage, and individual maintenance costs, staff has determined that 33 percent of the current fleet meets one or more of the criteria for replacement. Of those, 15 percent meet all three criteria. Staff has also determined that 63 percent of the current equipment inventory meets one or more of the criteria for replacement, of which 38 percent meets two or more of the criteria. Because aging vehicles and equipment often lack current safety and environmental features and are less efficient, continued use can have significant cost, health, and safety implications. Staff estimated the replacement cost for vehicles meeting one or more of the criteria at \$1,000,000 and equipment meeting one or more of the criteria at \$3,200,000.

There followed a brief Board discussion with questions to staff, during which the Board requested that staff return with a detailed cost analysis, information regarding the cost of leasing specialized equipment, and an explanation as to how fleet management fund expenditures are prioritized.

- 3. Worksession #3 and Plan Approval, Countywide Park Trails Plan Amendment**
Staff Recommendation: Review and approve final edits and changes, as well as plan appendices. Approve the plan amendment for publishing.

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS TEMPORARILY ABSENT

Action: Approved staff recommendation for approval of the 2016 Countywide Park Trails Plan Amendment.

Parks Department staff offered a multi-media presentation and discussed the final draft of the proposed Countywide Park Trails Plan Amendment. Staff stated that the worksession would focus on the revisions to the public hearing draft of the Amendment that were requested by the Board during the May 12 and July 14 worksessions. The revisions include additional language that clarifies the addition of the Northwest Branch Trail to the Plan in order to allow mountain bicycle access between Colesville Road (US29) and Wheaton Regional Park, the inclusion of a data sheet in the Rachel Carson Trail Corridor Plan to reflect this policy change, the incorporation of Board-approved text regarding the policy for trail user types, and addition of appendices 5, 6, 8, 10, 11, and 15. Staff added that all maps have been updated to accurately reflect the Planning Board direction. Following the approval and adoption of the Amendment, staff plans to develop program requirements for the top implementation priority for natural and hard surface trails, develop scopes of work for the Upper Paint Branch Watershed Trail Plan and the Cabin John Watershed Trail Plan; draft a set of operational guidelines for weather, environmental, seasonal, and safety related closures of natural surface trail segments on Maryland-National Capital Park and Planning Commission parkland; and propose amendments to existing park plans and policy documents for the purpose of converting limited-use natural surface park trails to sanctioned, sustainable multi-use natural surface park trails.

There followed a brief Board discussion, during which the Board thanked staff and the Trails Working Group for their hard work on the Plan Amendment.

4. FY17-22 Biennial CIP Submission Review

BOARD ACTION

Motion: WELLS-HARLEY/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS TEMPORARILY ABSENT

Action: Approved staff recommendation for approval, and transmittal to the County Executive, of the amended FY17-22 CIP.

Parks Department staff offered a multi-media presentation and discussed the proposed biennial FY17-22 Capital Improvements Program (CIP). The CIP includes acquisition and new or renovation projects that cost over \$25,000 and are deemed to have a useful life greater than 15 years. Projects may be stand alone, such as park renovations, or level-of-effort projects that fund ongoing capital programs. Although the CIP is prepared every two years, it is reviewed annually, with the first-year review, referred to and designated as the full review. The second year review, or biennial review, typically addresses only minor changes or adjustments for existing or new projects that meet specific County-established criteria, such as projects that leverage non-County funds; are needed to comply to new laws, mandates, or policy shifts; offer cost savings; or address urgent health or safety concerns. The CIP being reviewed today was approved by the County Council on May 26, 2015, and is limited to minimal modifications that will affect only FY18. The current CIP is \$184,158,000, with the focus primarily on the renovation and maintenance of the existing park system while allowing for some new development. Thirty-eight percent of the current CIP expenditures are funded by Montgomery County Government Obligation (GO) bonds, 22 percent by Maryland-National Capital Park and Planning Commission bonds, 13 percent by current revenue, and 12 percent by Program Open Space (POS), with 47 percent of the CIP used to fund renovation and maintenance, 23 percent for new parks and facilities, 22 percent for land acquisition, 4 percent for environmental stewardship, and 4 percent for historical and cultural stewardship. The proposed amendments to the biennial CIP reflect increased State funding through Maryland General Assembly approved bond bills for Americans with Disabilities Act (ADA) compliance improvements for Martin Luther King Recreational Park, minor construction at Maydale Nature Center, and construction of the 2.19-mile Western Piedmont Trail. Other proposed amendments include contribution commitments from the Coalition for the Capital Crescent Trail (CCT) and Montgomery Parks Foundation for improvements to Western Grove Urban Park and construction of the CCT Plaza, respectively. The combined bond bills and contributions will increase the FY17-22 CIP by \$700,000, bringing the overall CIP to \$184,858,000. The next steps include transmittal of the

CONTINUED ON NEXT PAGE

4. FY17-22 Biennial CIP Submission Review

CONTINUED

proposed CIP to the County Executive scheduled for November 1, transmittal to the County Council scheduled for January 15, 2017, County Council review scheduled for February through March 2017, and County Council approval of the CIP scheduled for May 2017.

There followed a brief Board discussion.

***5. Washington Episcopal Day School**

A. Washington Episcopal Day School, Preliminary Plan No. 120150160, PD-28 Zone, 11.21 acres; Request for the creation of two new lots, increase of the existing Washington Episcopal School enrollment of 600 students, and construction of a new 121-unit age-restricted multi-family building; located on Landy Lane between River Road and Little Falls Parkway; 1982 Westbard Sector Plan
Staff Recommendation: Approval with Conditions

B. Washington Episcopal Day School, Site Plan No. 820150080, PD-28 Zone, 0.85 acres; Request for the construction of a new 121-unit age-restricted multi-family building; located on Landy Lane between River Road and Little Falls Parkway; 1982 Westbard Sector Plan
Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A & B. FANI-GONZÁLEZ/CICHY

Vote:

Yea: A & B. 4-0

Nay:

Other: DREYFUSS ABSTAINED

Action: A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

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

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan and Site Plan requests to create two lots for the construction of a multi-family residential building. The 11.21-acre two-parcel site is located on the northwest quadrant of the intersection of River Road (MD190) and Little Falls Parkway, bounded by the Capital Crescent Trail (CCT) to the northwest, Dorset Avenue to the north, and is zoned Planned Development in the Westbard Sector Plan area. The site is currently developed with the Washington Episcopal Day School, a private school with approximately 285 students and 70 staff personnel, and associated surface parking lots. The site is accessed from Little Falls Parkway on the northeast and from MD190 via Landy Lane on the southwest. Access to the site from Landy Lane is controlled with existing gates along the street frontage. Because the Development Plan for the project was approved prior to the approval of the current Westbard Sector Plan, it is subject to the previous Sector Plan recommendations. Also, because the application was submitted prior

CONTINUED ON NEXT PAGE

***5. Washington Episcopal Day School**

CONTINUED

to October 29, 2014, it is being reviewed under the previous Zoning Ordinance. Staff stated that the proposed Preliminary Plan addresses the subdivision of the property into two lots, with 10- acre lot 1 to be used for the existing school and 0.85-acre lot 2 for the proposed multi-family building. The proposed Preliminary Plan also evaluates the transportation Adequate Public Facilities (APF) for a maximum school enrollment of up to 600 students. The proposed Site Plan addresses both lots but is intended primarily for the proposed multi-family building on lot 2 and the associated Phase 1 improvements on lot 1, which includes extending Landy Lane the full distance of the shared lot line between the two proposed lots. Phase 2 improvements for lot 1 include potential expansion of the school and will require future Site Plan Amendments. Staff added that while the entire 11.21-acre property is owned by the school, the school has authorized Sheridan Development, the contract purchaser of lot 2, as the applicant for the multi-family building project.

The applicant proposes to construct an eight-story age-restricted multi-family residential building for up to 121 units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), and an underground parking facility, to be completed in two phases. In accordance with a Development Plan that was approved by the District Council in 2008, the building may not exceed 97 feet in height. Vehicular access to the parking garage will be provided exclusively via Landy Lane extended. The applicant will provide a continuous five-foot wide sidewalk along the building frontage as well as a crosswalk to facilitate access to the CCT from the front of the proposed building. The entire site is subject to a Preliminary Forest Conservation Plan, while Phase 1 and 2 improvements are subject to a Final Forest Conservation Plan. Although staff does not support the Forest Conservation Plan variance the applicant is seeking in conjunction with Phase 2 improvements, staff does support the removal of one tree on lot 2 and minor impacts to one tree on lot 1 in order to move Phase 1 of the project forward.

Regarding circulation, staff stated that since the 2008 District Council hearing, the school has modified the approved access concept, which now proposes using the existing gates to prohibit traffic from using the Landy Lane, and instead directs all traffic to use the Little Falls Parkway entrance as the single access point. Although the binding elements approved with the Development Plan provide for the use of the existing gates to prevent non-school related cut through traffic, staff stated that the modification is inconsistent with the binding elements. Staff recommends that the gates be opened for a minimum of 30 minutes during each of the pick-up and drop-off periods. Staff has received numerous correspondence from residents expressing concerns regarding this issue, specifically the concern that closing the gates will increase cut-through traffic on Dorset Avenue. Another concern regarding the Landy Lane gates is the impact the gates have on a potential future traffic signal at the intersection of Landy Lane and River Road. The community has a longstanding request for a traffic signal in this location. Maryland State Highway Administration conducted a signal warrant analysis as part of the application and determined that a signal was warranted only during the periods that the Landy Lane gates are open. Other community concerns include adequate internal queuing and rooftop screening. Staff addressed these issues by recommending that enrollment be limited to 392 students until a

CONTINUED ON NEXT PAGE

***5. Washington Episcopal Day School**

CONTINUED

subsequent Site Plan Amendment for Phase 2 can demonstrate additional internal queuing capacity, and by noting the inclusion of additional language in Site Plan Condition 16 that specifically addresses the rooftop design.

The following speakers offered testimony: Ms. Jenny Sue Dunner, representing the Citizens Coordinating Committee of Friendship Heights (CCCFH); Ms. Pat Johnson, representing the Kenwood Citizens Association; Ms. Marnis Shaul, Vice President of the Somerset Town Council; Ms. Sue Schumacher, representing CCCFH; Mr. Peter Salinger of Ridgefield Road; Mr. Harold Pfohl of Winnebago Road; Mr. Lloyd Guerci representing the CCCFH; the Honorable Mr. Jeffrey Slavin, Mayor of the Town of Somerset; and Mr. Norman Knopf of Jefferson Street.

Mr. Jody Kline, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Greg Fernbok and Ms. Nicole White, members of the applicant's team, also offered comments.

Ms. Pat Harris, attorney representing the Washington Episcopal Day School, offered comments, and stated that there is no legal reason to keep the gates at Landy Lane open throughout the school day. Ms. Harris also requested that the APF validity period be extended to 12 years.

Mr. Danny Vogelmann, Headmaster of Washington Episcopal School, also offered comments.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board agreed that the Landy Lane gates must remain open for a minimum of 1 ½ hours in the morning and 2 ½ hours in the evening, with exact times to be dictated by a traffic management plan. The Board also agreed that signs clearly noting existing truck restrictions are to be displayed on Little Falls Parkway. The Board then denied the APF extension request.

Commissioner Dreyfuss abstained from voting because he was not present for a significant portion of the discussion.

~~*6. — 8711 Georgia Avenue (Wells Fargo Bank) — Limited Site Plan Amendment 82008023C, 8711 Georgia Avenue (Wells Fargo Bank), CBD-2 Zone, 0.87 acres, Request to add a drive-up ATM and teller in the alley along the south building face and reduce the public use space on site; located at 8711 Georgia Avenue approximately 250 feet northeast of Cameron Street, Silver Spring CBD Sector Plan — **REMOVED**~~

~~Staff Recommendation: Denial of the Limited Amendment~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***7. Mt. Jezreel Baptist Church Senior Housing, Preliminary Plan No. 120150020 ---**
R-60 Zone, 9.73 acres; Request to create two lots for an existing 450-seat church and associated school for up to 80 students; and a new 75-unit assisted living facility for senior adults and persons with disabilities, associated Final Forest Conservation Plan; and to abandon an unimproved portion of the existing Malibu Drive right-of-way; located at 420 East University Boulevard (MD 193) approximately 800 feet northwest of the its intersection with Buckingham Drive; East Silver Spring Master Plan.
Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/ FANI-GONZÁLEZ

Vote:

Yea: 4-0-1

Nay:

Other: WELLS-HARLEY ABSTAINED

Action: Approved staff recommendation for approval of the Preliminary Plan cited, subject to revised conditions, as discussed at the meeting and as stated in the attached adopted Resolution.

In keeping with the September 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed a request to create two lots for an existing 450-seat church and associated school for up to 80 students, a new 75-unit assisted living facility for senior adults and persons with disabilities with the associated Final Forest Conservation Plan (FCP), and to abandon an unimproved portion of the existing Malibu Drive right-of-way. The 9.73-acre property is located on East University Boulevard (MD193), approximately 800 feet northwest of its intersection with Buckingham Drive in the East Silver Spring Master Plan area. Staff noted that the proposed request complies with the land use recommendations of the Master Plan as it creates new infill residential development, encourages community preservation, retains the residential character and provides a mechanism for neighborhood reinvestment through construction of new housing units.

Staff also discussed the proposed tree save and FCP for the project and noted that the entire property contains 2.97 acres of existing forest. The final FCP calls for 1.50 acres of on-site forest clearing and the protection of 1.47 acres of retained forest. The planting requirements for the property is 1.25 acres. The applicant will plant 0.64 acres of forest on the property and with 1.47 acres of existing retained forest the total will be 2.11 onsite forest to be placed within the Category I Conservation Easement. The remaining 0.61-acre reforestation requirement will be satisfied by the purchase of equivalent credits in an off-site forest conservation bank.

CONTINUED ON NEXT PAGE

***7. Mt. Jezreel Baptist Church Senior Housing, Preliminary Plan No. 120150020**

CONTINUED

Staff added that a Special Exception use was approved for this site by the Planning Board on June 4, 2015. However, the Planning Board Chair emphasized that by the time of Preliminary Plan review, the applicant should have a proposal for a path at the rear of the site from Malibu Drive connecting the property to MD193 to improve connectivity from the abutting residential neighborhoods east of the property. The applicant agreed to examine the potential of adding a pedestrian path. Staff recommended construction of a soft-surface pedestrian connection between Malibu Drive and the internal ring road over the sanitary sewer easement. Such a path could be constructed of timber, wood rails and wood chips with periodic maintenance to ensure its usability. Prior to record plat, the applicant must obtain approval from the Board of Appeals showing the location of the natural surface pedestrian trail, and the plat must show the trail from Malibu Drive through the subject property.

Mr. Jody Kline, attorney representing the applicant introduced members of the applicant's team, requested a revision to Condition 3, offered comments and concurred with the staff recommendation.

Reverend Eldrige Spearman, Pastor of Mt. Jezreel Baptist Church offered comments.

Ms. Sarah Constant of New Hampshire Avenue and member of the applicant's team, Mission First Housing Development Corporation, also offered comments.

Mr. Todd Reddon, engineer for the applicant, also offered comments.

There followed a brief Board discussion with questions to staff and the applicant's team members.

Legal staff recommended keeping the easement and making it a condition of approval.

Vice Chair Wells-Harley stated that she abstained from voting because although she supports the project, she does not support the required natural surface pedestrian trail as proposed by staff.

***8. Kemp Mill Beer, Wine and U-Haul ---** Conditional Use No. CU 16-13: Request for conditional use approval for Light Vehicle Rental in the existing Kemp Mill Shopping Center zoned NR-0.75 H-45; located at 1339 Lambertton Drive, Silver Spring; within the 2001 Kemp Mill Master Plan area.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on October 17, 2016)

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to conditions, as stated in the attached transmittal letter to the Hearing Examiner.

Planning Department staff offered a multi-media presentation and discussed, in accordance with the September 16 technical staff report, the proposed conditional use request to approve light vehicle rental in the existing Kemp Mill Shopping Center on a property located on Lambertton Drive in Silver Spring, Maryland, within the 2001 Kemp Mill Master Plan area. Staff noted that the applicant was issued a violation notice and civil citation from the Department of Permitting Services for operating a U-Haul rental business out of his Kemp Mill Beer and Wine store. In response to the notice, the applicant is seeking the Planning Board's approval of a conditional use to validate the existing light vehicle rental use. The applicant proposes to rent out 10-foot U-Haul trucks, but these trucks are classified as "heavy commercial vehicles" in the Zoning Ordinance due to their height, and may not be rented out under the light vehicle rental use. Staff recommended approval of a parking waiver for the four parking spaces required for the proposed use. Staff noted that the Hearing Examiner will hold a public hearing on October 17 after receiving the Planning Board's decision in writing.

Staff also noted that the property abuts two M-NCPPC parks, and Parks Department staff were contacted and had no comments or objection regarding the proposed request.

Mr. Jay Platko representing U-Haul of Chillum Road, member of the applicant's team, offered brief comments and concurred with the staff recommendation.

Mr. Bharati Kunwar, the applicant also offered brief comments.

There followed a brief Board discussion with questions to staff.

***9. White Flint 2 Sector Plan Briefing on Implementation Issues – Staging and Financing**

Staff Recommendation: Briefing and Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff briefed the Board on the initial staging options for the White Flint 2 Sector Plan. Staff also discussed the financial issues facing the Plan. Staff noted that several staging alternatives are under consideration for the draft White Flint 2 Sector Plan, including staging that is only applicable to the infrastructure requirements in the White Flint 2 Sector Plan; staging that combines key transportation requirements from the 2010 White Flint Sector Plan, including the Western Workaround and the proposed Rockville Pike Bus Rapid Transit (BRT) study; as well as an alternative that would stage development in the Executive Boulevard area and Rockville Pike (MD355) Corridor but not impose staging triggers east of the CSX tracks. The 2010 White Flint Sector Plan has a three-phase staging plan that links new residential and non-residential development with specific infrastructure requirements that are primarily transportation and mobility oriented.

Staff noted that the staging links new development with the provision of public infrastructure required to support the plan recommendations. Several of the County's master plans, such as the 2010 Great Seneca Sciences Corridor and the 2006 Shady Grove Sector Plan, include staging elements where numerous infrastructure improvements and shifts in mode share are needed to support a large amount of new development in the applicable plan area. The 2010 White Flint Sector Plan established a three-phase staging plan that links new development with required mobility and transportation infrastructure to support new development and to contribute towards creating a new downtown. The Sector Plan staging plan is focused on improving transportation options, increasing the Non-Automotive Driver Mode Share (NADMS) goal in each phase; funding a second metro station entrance; reconstructing Rockville Pike with BRT options; and building new streets. Phase one of the staging plan requires contracting for new roadways and funding for new streetscape and bikeways within the core area of White Flint. The 2010 Plan also required several prerequisites, including the creation of a financing

CONTINUED ON NEXT PAGE

***9. White Flint 2 Sector Plan Briefing on Implementation Issues – Staging and Financing**

CONTINUED

mechanism to implement the Sector Plan and the development of a transportation approval mechanism and a monitoring program. All of the required prerequisites, including the establishment of a financing mechanism, have been implemented.

Mesdames Ramona Bell-Pearson and Sarah Metz of the County Executive’s office discussed the financial aspects of the Sector Plan, updated the Planning Board on the existing White Flint Special Taxing District, and answered questions from Board members.

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

10. Recreation Guidelines 2016: Working Draft

Staff Recommendation: Approve Public Hearing Draft

BOARD ACTION

Motion: WELLS-HARLEY/ FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing and approved staff recommendation to approve the Working Draft of the Recreation Guidelines 2016 for the scheduled November 17 Public Hearing.

Planning Department staff offered a multi-media presentation and briefly discussed issues raised at the June 23 Planning Board meeting, and also offered a brief demonstration of the interactive recreation web tool that staff is still perfecting. Staff also briefed the Planning Board regarding the September 9 briefing held for developers, builders, and designers, and noted that the next step will be the Public Hearing scheduled for November 17, which will be followed by a few worksessions, as deemed necessary by staff.

There followed a brief Board discussion with questions to staff.