



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

**APPROVED
MINUTES**

Following a scheduled tour of the Rock Spring Master Plan and White Flint 2 Sector Plan areas, the Montgomery County Planning Board met in regular session on Thursday, December 1, 2016, at 3:00 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:47 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Natali Fani-González, and Gerald R. Cichy.

Item 1 is reported on the attached agenda.

The Board convened in Closed Session at 3:06 p.m. to take up Item 7, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 3:06 p.m. in the 3rd floor conference room on motion of Commissioner Vice Chair Wells-Harley, seconded by Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-González, and Cichy voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Director Mike Riley, Deputy Director Mitra Pedoeem, Bill Gries, and Josh Kaye of the Parks Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the proposed acquisition of land as an addition to Great Seneca Stream Valley Park Unit #9.

The Closed Session meeting was adjourned at 3:13 p.m.

The Board reconvened in the auditorium at 3:18 p.m.

Items 2 through 5 are reported on the attached agenda.

The Board recessed for dinner at 4:22 p.m.

MCPB, 12-1-16, APPROVED

The Board reconvened in the auditorium at 6:05 p.m. to receive testimony for Item 6 – Public Hearing for the Rock Spring Master Plan.

There being no further business, the meeting was adjourned at 6:47 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 8, 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, December 1, 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. 220170200, Mateny Hill

R-200 & RT-12.5 zone, 2 lots and 3 parcels; located on the east side of Mateny Hill Road, 230 feet north of Dawson Farm Road; Germantown Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

A. Extension Request: Chevy Chase Lake - Block B, Site Plan No. 820160190 --- CRT 2.0 C 2.0 R 2.0 H 80 and CRT 2.0 C 1.0 R 1.75 H 120 Zone, 6.19 acres, Request to extend review period for a maximum of 792,284 square feet of development including 683,014 square feet of residential development for a maximum of 534 multi-family dwelling units and up to 109,270 square feet of non-residential development; located on Connecticut Avenue in the southeast quadrant of the intersection with Manor Road, Chevy Chase Lake Sector Plan
Staff Recommendation: Approval of the Extension

B. Extension Request: Offutt Estates Site Plan No. 820150140 --- The Applicant is requesting a three-month extension of the regulatory review period for Site Plan No. 820150140 for a residential development of six townhouse units located on Hillery Way approximately 450 feet west of Rockville Pike (MD 355) within the White Flint Sector Plan area. The applicant needs additional time to respond to staff comments and submit revised documents. The new Planning Board Hearing is scheduled for March 9, 2017.
Staff Recommendation: Approval

BOARD ACTION

Motion: A & B. DREYFUSS/WELLS-HARLEY

Vote:

Yea: A & B. 5-0

Nay:

Other:

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of November 10, 2016

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of November 10, 2016, as submitted.

7. CLOSED SESSION

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

The topic to be discussed is the proposed acquisition of land as an addition to Great Seneca Stream Valley Park Unit #9

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

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 Silver Spring Thanksgiving Day parade held on November 19, which this year was attended by a record number of Parks Department staff and their families; the status of an upcoming County Council meeting scheduled for December 5, during which Parks Department staff will brief Planning, Housing, and Economic Development Committee and Education Committee members regarding ongoing ballfield renovation and maintenance work; and the status of the Energized Public Spaces: Functional Master Plan for Parks in Mixed-Use and Higher Density Residential Areas, with the Scope of Work scheduled to be presented to the Board on December 8.

There followed extensive Board discussion with questions to Mr. Riley, during which the Board instructed Mr. Riley to return with a discussion on the specific issues affecting the use of each historic building in the County maintained by the Parks Department.

Parks Development Division Chief Michael Ma then offered a multi-media presentation and discussed the ongoing work to develop new approaches for the funding, timely delivery, and design of new parks facilities. Mr. Ma stated that for the Wheaton Claridge Park project, staff condensed the design process and reduced costs by developing the design concept in-house, hiring a consultant only for final design work, and maintaining funding flexibility through the use of Level-of-Effort project description forms. Construction of the park is expected to begin this month. Staff completed Ten-Mile Creek bridge modifications cost-effectively and within a relatively short time period by utilizing a design-build approach from the design phase through the construction phase. Through the use of field engineering, adaptive management, in-house facility management resources, and sub-base reinforcement techniques, staff was able to reduce cost and delivery time for the Rock Creek Trail rehabilitation project and increase the service life of trails in environmentally sensitive areas. In order to restore the ecological system in Evans Parkway Neighborhood Park, staff removed a concrete-lined channel that was bisecting the park and reconnected the two halves with pedestrian bridges. The project inspired the proposed naturalization of Willett Branch stream, which was integrated into the recently

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2. Roundtable Discussion

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approved Westbard Sector Plan. Staff also reduced costs for improvements to the Brookside Gardens gateway and the Little Bennett Regional Park Day Use area through the use of recycled, repurposed, and existing materials. Mr. Ma also noted the recent opening of Greenbriar Local Park, with the Parks Department first custom-designed themed playground, “The Journey of a Raindrop,” at which visitors can learn about watersheds, Maryland geography, and the wildlife of the Potomac River and Chesapeake Bay areas.

There followed a brief Board discussion with questions to Messrs. Riley and Ma.

3. FY17 Park Fund Operating Budget Adjustment for the Department of Parks

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to approve the Budget Adjustment Request cited above**

Parks Department staff briefed the Board regarding an FY17 Operating Budget Adjustment request. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. Following the recent consolidation of two Senior Administrative Specialist positions into one Systems Analyst position within the Southern Parks Division, staff is requesting approval to transfer one career position, and its associated Personnel Services pro-rated funds totaling \$55,000, from Southern Parks to the Management Services Division to allow for the creation of an Employee Relations Specialist position.

There followed a brief Board discussion with questions to staff.

***4. Parkview at Aspen Hill, Preliminary Forest Conservation Plan and Conditional Use**

A. Preliminary Forest Conservation Plan No. CU 17-04 --- Request for the approval of a Preliminary Forest Conservation Plan to allow the construction of a 120-unit Independent Living Facility for Seniors on an 11.70-acre property located at 3132 Bel Pre Road, Aspen Hill in the RE-2 Zone, within the Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Conditional Use No. CU 17-04 --- Request for a Conditional Use for a 120-unit Independent Living Facility for Seniors on an 11.70-acre property located at 3132 Bel Pre Road, Aspen Hill in the RE-2 Zone, within the Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on December 16, 2016)

BOARD ACTION

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

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval, subject to conditions, and adopted the attached Resolution.**

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

In keeping with the November 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Conditional Use request and the associated Preliminary Forest Conservation Plan (PFCP). Staff noted that the request is for an independent living facility for seniors with 120 dwelling units, 61 one-bedroom units and 59 two-bedroom units, on a 5.99-acre property located on Bel Pre Road in Silver Spring in the Aspen Hill Master Plan area. The applicant proposes to develop the property with a four-story, 115,000-square foot, affordable, independent living facility for seniors who are 62 years of age or older. The applicant intends to provide a facility to accommodate senior residents who value self-reliance but are in need of minor support. Fifteen percent of the units will be reserved households for very low income, at or below 50 percent Area Median Income (AMI), and will be regulated by the Maryland Department of Housing and Community Development under the Low-Income Housing Tax Credit program. Amenity spaces, support, and special assistance will be provided to the residents.

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***4. Parkview at Aspen Hill, Preliminary Forest Conservation Plan and Conditional Use**

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The proposed building and associated parking will be located behind the existing church, and largely screened from view from Bel Pre Road. The existing driveway to the church and the existing detached house will be replaced by a new driveway to be constructed on the west side of the parcel to provide access to the existing church and pastor's residence and to the proposed facility. A proposed five-foot sidewalk will be constructed along the driveway to provide pedestrian access between the facility and Bel Pre Road. A PFCP and associated variance request was submitted with the Conditional Use application. The applicant proposes to clear 0.15 acres and submitted a variance request to remove three trees and impact, but not remove, nine other trees that are considered high priority for retention under Montgomery County Forest Conservation Law. The proposed development will not impact environmental buffers and will provide mitigation plantings for trees of the same size and function as the trees proposed to be cut down.

Ms. Pat Harris, attorney representing the applicant, introduced Ms. Ivy Dench-Carter, the applicant, briefly discussed the proposed request and concurred with the staff recommendation.

Ms. Ivy Dench-Carter also answered questions from the Board.

There followed a brief Board discussion with questions to staff, Ms. Harris, and the applicant.

The Board instructed staff to add a condition of approval requesting the applicant to add bicycle racks as an amenity to encourage the residents to bike.

***5. 9800 Medical Center Drive Limited Site Plan Amendment No. 81995045D** --- Request to amend the previously approved Site Plan to allow addition of 117 parking spaces with related stormwater management and landscaping improvements; 18.14 acres zoned LSC, located in the northwest quadrant of the intersection of Darnestown Road and Shady Grove Road, within the Great Seneca Science Corridor Master Plan area. Includes a request for approval of a Final Water Quality Plan since the property is located in the Piney Branch Special Protection Area.
Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a Limited Site Plan Amendment request to amend a previously approved site plan to allow for the addition of 117 parking spaces with related stormwater management and landscaping improvements on an 18.14-acre property located on Medical Center Drive in the northwest quadrant of the intersection of Darnestown Road and Shady Grove Road, within the Great Seneca Science Corridor Master Plan area. Staff noted that a request for approval of a Final Water Quality Plan is also part of the application because the property is located in the Piney Branch Special Protection Area. Staff noted that the applicant proposes to expand one of the existing parking lots by 117 additional off-street parking spaces along the property's southeast and south property lines in order to meet the increased on-site parking needs of the four Research & Development buildings and the office buildings A through D. Staff also noted that this amendment is considered an interim use until a seven-level parking garage is built in the general location of the expansion area of this amendment.

Staff added that the Final Water Quality Plan submitted by the applicant addresses possible stormwater management issues with two micro bio-retention facilities to be constructed in the proposed parking lot expansion area. The amendment proposes to remove 28 existing shade trees currently located at the south property line. All 28 trees will be replaced at a one-for-one ratio along with ten new trees to be planted within the proposed limits of disturbance for a total of 38 shade and ornamental trees. This will address the 15 percent afforestation requirement of tree canopy coverage for the property.

Mr. Robert Brewer Jr., attorney representing the applicant, introduced members of the applicant's team, briefly discussed the proposed request, and concurred with the staff recommendation.

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

6. Rock Spring Master Plan - Public Hearing

Staff Recommendation: Planning Board will receive public testimony on the Public Hearing Draft of the Rock Spring Master Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION.