



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, January 19, 2017, at 1:00 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:10 p.m.

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

Vice Chair Marye Wells-Harley was necessarily absent.

Items 1 through 7 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 26, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, January 19, 2017
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. 7272 Wisconsin Avenue Preliminary Plan No. 120160380 - MCPB No. 16-140

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Resolution was adopted during discussion of Item 7, the last item on the Planning Board agenda. Please see Item 7 for the motion and vote to adopt the Resolution.

***B. Record Plats**

Subdivision Plat No. 220122000, Del Maso Tract

CRT zone, 1 parcel; located on the west side of New Hampshire Avenue (MD 650), 330 feet south of Sheridan Street; Takoma Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220160710, E. Brooke Lee's Addition to Silver Spring

CR- zone, 1 lot; located in the southwest quadrant of Georgia Avenue (US 29) and Bonifant Street; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220160960, H. M. Martin's 4th Addition to Chevy Chase

R-60 zone, 1 lot; located on the north side of Thornapple Street, 275 feet west of Summit Avenue; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Approved staff recommendation for approval of the Record Plats cited above.

MCPB, 1-5-17, 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 January 5, 2017

BOARD ACTION

Motion: **FANI-GONZÁLEZ/DREYFUSS**

Vote:

Yea: **4-0**

Nay:

Other: **WELLS-HARLEY ABSENT**

Action: **Approved Planning Board Meeting Minutes of January 5, 2017, as submitted.**

2. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and projects: The upcoming worksessions for Rock Spring Master Plan and White Flint 2 Sector Plan scheduled in January and February; the status of the Recreation Guidelines; and the status of the Marc Rail Communities Plan, and the Bicycle Master Plan. Ms. Wright also showed a five-minute video of the County Council's meeting with the community regarding the draft Bethesda Downtown Sector Plan. Ms. Wright also noted that as part of the upcoming Black History Month commemoration in February, there will be two performances of "*Voices in the Dark*" on Friday, February 3 at 2:00 p.m. and at 7:00 p.m. at the Clarice Smith Performing Arts Center at the University of Maryland in College Park. The play was written, directed, and produced by Planning Department staff member Darrell Godfrey. Planning Board members and staff are encouraged to attend and admission is free.

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

3. Briefing Park Rules and Regulations --- Briefing on the pending update to the M-NCPPC Park Rules and Regulations in anticipation of their adoption by the Full Commission.

Staff Recommendation: Accept latest draft of Park Rules with additional rule and provide guidance on timing of Full Commission meeting to adopt new rules

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Legal Department staff briefly discussed recent updates to the M-NCPPC Park Rules and Regulations in anticipation of its adoption by the Full Commission. Staff noted that following the Public Hearing held on July 28, staff was instructed by the Planning Board to hold a meeting with concerned citizens and community group representatives, and to relay the results of that meeting to the Board. The meeting was held on September 30 and a revised draft of the Park Rules and Regulations was given to the attendees, which included among others, Montgomery County Road Runners, Conservation Montgomery, Mid-Atlantic Off-Road Enthusiasts, and Montgomery Countryside Alliance. At the request of the attendees, a second meeting was held on January 3, 2017. The two meetings largely revolved around three topics: 1) the rules update process; 2) changes to the rules regarding bicycle trail use; and 3) the Parks Department directive process. Following the meetings staff updated the Rules and Regulations report accordingly and submitted it to the Planning Board for discussion and approval today.

The following speakers offered testimony: Mr. Garrett Hennigan representing the Washington Area Bicyclists Association; Ms. Ginny Barnes representing the West Montgomery Citizens Association; and Ms. Carol Hunt Taylor representing the Montgomery Countryside Alliance.

There followed a brief Board discussion with questions to staff.

Chair Anderson and Board members congratulated staff on a job well done and instructed staff to proceed with the approval and adoption process by the Full Commission.

4. FY18 Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report Presentation --- Required annual presentation of the Resource Conservation Plan and the Annual Business Recycling and Waste Reduction report. The presentation includes recycling, solid waste, energy expenditures, and budgeting forecast. Presentation will also highlight sustainability and energy/water conservation efforts. Energy Management Consultant, Richard Anderson, from CQI Associates will lead the discussion.

Staff Recommendation: Approval of the Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Received briefing followed by discussion and approved staff recommendation for approval of the Resource Conservation Plan and the Annual Business Recycling and Water Reduction report, as discussed during the meeting.

Parks Department staff introduced Mr. Richard Anderson, consultant from CQI Associates, who offered a multi-media presentation and discussed the Resource Conservation Plan and the Annual Business Recycling and Waste Reduction report, as required annually. In accordance with the detailed January 12 report, Mr. Anderson discussed recycling, solid waste, energy conservation and expenditures, and budgeting forecasts for the Department of Parks facilities and the Planning Department building, and noted that the reports reflect the accomplishments of staff in conserving energy and water resources as of the end of December 2016. The reports also include plans for FY18 to conserve resources based on the Commission’s comprehensive Resources Conservation Plan.

Ms. Amanda Aparicio, the Parks Department’s Sustainability Coordinator, also offered a multi-media presentation and briefly discussed the proposed Bi-Annual Montgomery County Sustainability Plan.

There followed a brief Board discussion with questions to staff.

***5. Thrive Assisted Living Facility at Black Hill: Request for Site Plan No. 820160100 --**
Request for Site Plan No. 820160100 The Applicant is requesting to construct a 140-room assisted living facility, associated parking facility (61 parking spaces), lighting, and landscape on Lot 22 of the Black Hill mixed-use development project. The subject property is 2.31 acres of land; developed under the TMX 2 Zone within the Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

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

In keeping with the January 6 technical staff report, Planning Department staff offered a multi-media presentation and discussed a site plan request to build a 140-room assisted living facility, with up to 61 parking spaces, not including 11 exiting on-street parking spaces, lighting, and landscaping to be located on lot 22 of the Black Hill mixed-use development project. The 2.31-acre property located in the Germantown Employment Area Sector Plan will be developed under the Transit/Mixed-Use (TMX 2) zone standards. Staff noted that the property is one of twelve lots approved within the Black Hill mixed-use development. Staff also noted that no changes are proposed to the Final Forest Conservation Plan approved by the Planning Board on August 13, 2013. As per the conditions of approval, the applicant is working with Montgomery County Department of Transportation to encourage alternative means of transportation for visitors and employees via the Capital Bikeshare Program. The applicant is also required to complete a Traffic Mitigation Agreement, which includes the positioning of a bikeshare station, with 19 docks minimum, to be located directly adjacent to the public shared-use path and between the parking facility.

Staff added that the uses and requested density will not exceed the requirements of the amended project and preliminary plans, and the proposed development meets the intent of the previously approved sustainable design criteria and the requirements of the Germantown Employment Area Sector Plan.

Mr. Mike Plitt, engineer representing the applicant, introduced Mr. Robert Antonetti, Jr. of Thrive Development Partners, the applicant, and Messrs. William Davis and Charles Sabin, architects from THW Design.

Mr. Plitt also offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

6. Rock Spring Master Plan - Worksession #2

Staff Recommendation: Discuss and provide guidance to staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion and provided guidance to staff.

Planning Department staff offered a multi-media presentation and discussed options for how several properties in the Rock Spring area could be redeveloped. Staff noted that the Planning Board will have to consider each property owner's zoning request when discussing these options. Staff also added that all written testimony, received by staff as part of the public hearing record, has been forwarded to the Planning Board, including technical comments from the Departments of Transportation, Environmental Protection, and Recreation, which staff will address at a future worksession. Staff noted that there are three more worksessions scheduled for February 2, 16, and March 2, if necessary.

The following properties were discussed with proposed redevelopment options for each one of them, as per the draft Master Plan: a proposed new school site on Rock Spring Center or the existing Marriott site; Democracy Center on Rockledge Drive; Camalier Davis properties, Rock Spring Center; Camalier Davis properties, Georgetown Square; Camalier Davis properties, Rockledge Executive Plaza One, Rockledge Drive, Rock Spring North and South, Rock Spring Drive, Fernwood Road, Democracy Plaza, Democracy Boulevard, and Marriott Suites Hotel; Marriott property on Fernwood Road; Westfield Montgomery Mall; Wildwood Shopping Center on Old Georgetown Road; Aubinoe/Wildwood Medical Center on Old Georgetown Road. Staff also addressed the need for wider sidewalks, medians, and perhaps overpasses in the Rock Spring area for improved pedestrian and bicycle safety.

Messrs. Steve Robins and Patrick O'Neal, attorneys representing the Camalier Davis properties; Mr. Steve Silverman of SSGOV Relations, LLC; and Ms. Francoise Carrier, attorney representing Democracy Associates, offered testimony.

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

***7. 7272 Wisconsin Avenue (Purple Line Station)- (Continued from January 5 meeting)**

A. Sketch Plan 32016004A, 7272 Wisconsin Avenue (Purple Line Station), CR 8.0 C 7.5 R 7.5 H 250 Zone, 2.69 acres, Request for 937,184 square feet of development for up to 878,610 residential development including a minimum of 12.5 percent MPDUs and up to 878,610 square feet of commercial development; located at the southwest quadrant of the intersection with Wisconsin Avenue and Elm Street, Bethesda Purple Line Station Minor Master Plan Amendment

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan 820160200, 7272 Wisconsin Avenue (Purple Line Station), CR 8.0 C 7.5 R 7.5 H 250 Zone, 2.69 acres, Request for 937,184 square feet of development for up to 878,610 residential development including a minimum of 12.5 percent MPDUs and up to 878,610 square feet of commercial development; located at the southwest quadrant of the intersection with Wisconsin Avenue and Elm Street, Bethesda Purple Line Station Minor Master Plan Amendment

Staff Recommendation: Approval with Conditions and Adoption of Resolution

C. Preliminary Plan 120160380, 7272 Wisconsin Avenue – Resolution # MCPB 16-140

Staff Recommendation: Adoption of Resolution

BOARD ACTION

Motion: **A. CICHY/ FANI-GONZÁLEZ**
 B. CICHY/ FANI-GONZÁLEZ
 C. CICHY/ FANI-GONZÁLEZ

Vote:
 Yea: **A., B. & C. 3-0**

Nay:

Other: **DREYFUSS ABSTAINED**
 WELLS-HARLEY ABSENT

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

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

C. Adopted attached Resolution MCPB 16-140 for Preliminary Plan 120160380 - 7272 Wisconsin Avenue, approved at the January 5 Planning Board meeting.

Planning Department staff noted that this is a continuation of the January 5 Planning Board meeting during which, due to noticing issues, the Planning Board had to postpone approval of the Sketch and Site Plans for the 7272 Wisconsin Avenue project. Staff noted that a multi-media

CONTINUED ON NEXT PAGE

***7. 7272 Wisconsin Avenue (Purple Line Station) - (Continued from January 5 meeting)**

CONTINUED

presentation and a detailed discussion of these plans took place at that meeting and staff can discuss the plans again if the Board deemed it necessary.

After consulting with the Commissioners present and eligible to vote, Chair Anderson noted that this would not be necessary.

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

There followed a brief Board discussion with questions to staff.

Legal Counsel noted that Commissioner Dreyfuss should abstain from voting because he was not present at the January 5 meeting.