



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, March 9, 2017, at 9:08 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:05 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 4 and Item 6 are reported on the attached agenda.

The Board recessed for lunch at 11:50 a.m., and following an on-air and Facebook Live interview for the 2017 St. Jude Children's Research Hospital Radiothon at the Radio One studios in Silver Spring, convened in Closed Session at 1:52 p.m. to take up Item 8, 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 Planning Board convened in Closed Session at 1:52 p.m. in Chair Anderson's office on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Dreyfuss, Fani-González, and Cichy voting in favor of the motion, and Vice Chair Wells-Harley absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were General Counsel Adrian Gardner, Principal Counsel Carol Rubin, and Associate General Counsel Christina Sorrento of the Legal Department; Director Gwen Wright and Mary Jo Kishter of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and legal advice regarding a Water Quality Plan violation settlement.

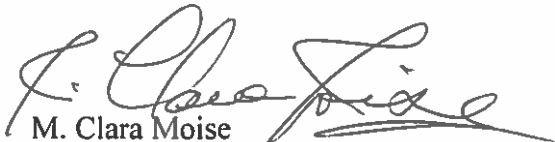
The Closed Session meeting was adjourned at 1:59 p.m.

The Board reconvened in the auditorium at 2:05 p.m.


Items 5, 9, and 7, discussed in that order, are reported on the attached agenda.

MCPB, 3-9-17, APPROVED

There being no further business, the meeting was adjourned at 5:05 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 16, 2017, 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, March 9, 2017
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**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

~~1. Chevy Chase Lake Block B: Extension Request for 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 extension for 3 months 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 Extension Request --- REMOVED~~

2. Adoption of Corrected Resolution for Bradford’s Landing Preliminary Plan 120170060 – MCPB No. 16-138

BOARD ACTION

Motion: 2. DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 2. 4-0

Nay:

Other: WELLS-HARLEY ABSENT

**Action: 1. This Item was removed from the Planning Board agenda.
2. Adopted the corrected Resolution cited above, as submitted.**

***D. Approval of Minutes**

Planning Board Meeting Minutes of February 23, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Approved Planning Board Meeting Minutes of February 23, 2017, as submitted.

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 status of a recent meeting with Commissioner Dreyfuss, County Councilmember Nancy Floreen, Montgomery County Department of Permitting Services (DPS) staff, Montgomery County Department of Health and Human Services staff, and Parks Department staff, which resulted in a decision by DPS and the Department of Health and Human Services to allow limited food sales at the historic Darby Store site; the final 2017 Parks Department In-Service Training session, "Parks Priorities and How You Can Make Them Happen," held on Wednesday, March 8; the recent Green Matters Symposium, "Plant Solutions in the Age of Climate Change," held on Friday, February 24; the status of the new Wheaton Headquarters building, with the groundbreaking re-scheduled for May, and a Supplemental Appropriation request scheduled to be acted on by the County Council in April; the Natural Surface Trail Volunteer Appreciation Dinner held on Sunday, March 5; the status of the FY18 Operating Budget for the Parks and Planning Departments, with the County Executive's recommended Budget scheduled to be released March 15; the status of Bond Bills being presented to the Maryland State Assembly on Saturday, March 11, with the Parks Department promoting four proposed Bond Bill projects, including a playground renovation at Damascus Recreational Park, improvements at Good Hope Local Park, improvements at Stewartown Local Park, and a new trail bridge at Paint Branch Stream Valley Park; an on-air and Facebook Live interview for the 2017 St. Jude Children's Research Hospital Radiothon at the Radio One studios in Silver Spring scheduled for 1:00 p.m. today; and the recent release of the preliminary plan for the Montgomery County Vision Zero program, an action plan intended to reduce pedestrian and bicyclist fatalities.

There followed a brief Board discussion.

3. Montgomery Parks FY17-22 Capital Improvements Program & FY18 Capital Budget --- Consideration of the County Executive's recommended affordability measures and amendments to the FY17-22 CIP and FY18 Capital Budget.

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Approved staff recommendation to request that the County Council delete the County Executive's Affordability Project Description Form from the FY17-22 CIP.

Following a brief introduction of new Park Development Division Chief Michael Ma, Parks Department staff offered a multi-media presentation and discussed the County Executive's Recommended FY17-22 Capital Improvements Program (CIP) and FY18 Capital Budget, specifically the Executive's recommended affordability measures. Staff stated that the recommended CIP and FY18 Capital Budget, transmitted to the County Council earlier this year, included all the amendments recommended by the Planning Board in September 2016, including appropriation increases and expenditures to reflect additional revenues from Maryland State bond bills and contributions for several projects. The Executive also recommended affordability adjustments that would delay County Government Obligation bonds in the existing CIP, but did not specify which projects would or should be affected. Instead, he included an Affordability Reconciliation Project Description Form (PDF), a temporary CIP project that specifies the amounts and fiscal years of the adjustments. The Council, with input from the Board, will then be responsible for deciding which projects will absorb the Executive's recommended changes to the CIP. The Executive's Affordability measures recommend reducing the CIP by \$1,000,000 in FY19, reducing it by another \$1,000,000 in FY20, and increasing it by \$2,000,000 in FY22. Staff noted that 27 of the 47 projects in the CIP include GO bonds, but only 20 of those require funding in FY19 and FY20, narrowing the scope of the affordability measures to five potentially affected stand-alone projects, including improvements to Josiah Henson Historic Park and the construction of the South Germantown Regional Park Cricket Field, both of which the Executive requested that the Council not delay; and improvements to the Little Bennett Regional Park Day Use Area, the North Branch Trail, and the Ovid Hazen Wells Regional Park Carousel. Staff then offered three options, two of which involve delaying one or more of the remaining projects until FY22. Option A proposes delaying the North Branch Trail project, which will involve a significant increase in cost, as well as the loss of \$2,000,000 in federal funding. Option B

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3. Montgomery Parks FY17-22 Capital Improvements Program & FY18 Capital BudgetCONTINUED

proposes delaying the Little Bennett Day Use Area and the Ovid Hazen Wells Recreational Park projects, both of which have been delayed by many years. Option C, the staff recommended option, proposes no delays, but proposes that the Board request that the Council delete the Affordability Reconciliation PDF. If the Board chooses this option, staff also recommends that the Board state that if the Council requires the Parks Department to fully meet the Executive's recommended affordability measures, Option A is the only option, but it is not recommended by the Board as it will come with additional impacts, including the loss of significant federal funding.

The next steps include a meeting to discuss the CIP and Operating Budget with the County Council Planning, Housing, and Economic Development Committee scheduled for April, full Council discussions scheduled for April or May, and reconciliation and adoption of the CIP and Budget scheduled for May.

There followed extensive Board discussion with questions to staff, during which the Board agreed to support the staff recommendation for Option C, but recommended Option B as the alternative if the Council does not agree with Option C. The Board also recommended that staff explore whether the \$2,000,000 increase to the CIP could occur in FY21 rather than FY22.

4. **Parks Americans with Disabilities (ADA) Program Update** --- Provide an update on the Parks ADA program and our Settlement Agreement with the Department of Justice including the following topics: Final Transition Plan overview, ADA improvements in Parks, Physical Access and Program Access progress to date, and ongoing collaboration efforts. The presentation will also highlight current and future initiatives to expand and promote inclusion in Parks programs and facilities, as well as ADA program implementation by the Parks Access Team.

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

Other:

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

Parks Department staff offered a multi-media presentation and discussed the Americans with Disabilities Act (ADA) program and the Parks Department Settlement Agreement with the Department of Justice (DOJ). According to staff, Montgomery County Parks Department submitted a Final Transition Plan to DOJ in August, 2016. The plan, which has tentatively been approved by DOJ, provides a strategy and timeline for physical and program access. To ensure the Transition Plan is upheld, a staff ADA Access Team was established in 2015 that strives to address issues and develop practices and procedures to ensure that ADA compliance standards and requirements are being met to promote and ensure accessibility and inclusion, to educate Parks employees by developing and implementing appropriate educational and training opportunities to increase knowledge of the ADA and the needs of the disability community, and to conduct community outreach by actively engaging and participating in community events, symposiums, and meetings to promote awareness and gain an understanding of community needs.

Staff discussed the physical access component of the ADA program, which requires that all facilities designed, constructed, or altered by, on behalf of, or for the use of a public entity must be readily accessible and usable by individuals with disabilities. Physical access focuses on access to recurring amenities, such as playgrounds, playing fields, basketball and tennis courts, and other recreation amenities; and unique amenities, such as historic buildings and sites, tai-chi courts, carousels, and golf driving ranges, among others. Physical accessibility improvements are anticipated to be completed over the next 20 to 25 years at an estimated cost of \$100,000,000, with removal of all barriers, such as excessive slopes, non-compliant signage, cracked and uneven pavement, and non-accessible tables and disposal areas, to be completed within five years. Phase I includes implementation of ADA improvements at South Germantown Recreational Park, Cabin John Regional Park, and Wheaton Regional Park.

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4. Parks Americans with Disabilities (ADA) Program Update

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Staff then discussed program access, which assures that individuals with disabilities shall not be excluded from participation, denied benefits of programs, or subjected to discrimination because a public entity's facilities are inaccessible or unusable. Program access is implemented through the Countywide Program Access Office and focuses on inclusion by coordinating reasonable modifications for individuals with disabilities to be successfully included in countywide parks, recreation, and leisure programs, including nature and environmental educational programs, ice skating lessons, hockey, synchronized skating, tennis, specialized sports, archaeology, history programs, and a full schedule of day camps and events. Reasonable modifications, which are requested through the completion of a Modification Intake Form, include support staff, companions, adaptive equipment, braille or large-print materials, audio description, assisted listening devices, and sign language interpreters to ensure successful inclusion. To date, staff has coordinated over 206 reasonable modifications for the inclusion of disabled individuals in Parks programs. Program quality is assured through customer service, staff evaluation, program evaluation, and participant testimonials.

The next steps for the Access Team include requesting additional operational and capital resources for program enhancement, adaptive equipment, ADA improvement projects, and additional staff.

There followed extensive Board discussion with questions to staff, during which the Board recommended that staff communicate the costs of the required improvements to DOJ staff, test the accessibility of ADA compliant play equipment with children with disabilities, and conduct more data collection and analysis to see how to attract more users to ADA compliant facilities.

***6. Gables White Flint Limited Site Plan Amendment No. 82015001A** --- Request to slightly increase the height of the western building; change the Limits of Disturbance to accommodate revised stormwater management facilities; remove the pedestrian bridges between two wings of the proposed building; remove the private dog park; modify the design of the green roof areas; relocate the bikeshare station into the public right-of-way; redesign and relocate the public art elements; and minor changes to the architectural details of the proposed building.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Limited Site Plan Amendment request to increase the previously approved allowable height, revise the limits of disturbance (LOD), remove pedestrian bridges, remove a private dog park, modify the design of the green roof areas, relocate an existing bikeshare station, and redesign and relocate the public art elements for a proposed mixed-use building. The 5.14-acre site consists of two pieces of land separated by Executive Boulevard, and is split zoned Commercial/Residential 3 (CR-3) and Commercial/Residential 4 (CR-4) in the White Flint Sector Plan area. The property is currently improved with two surface parking lots and a portion of an existing street right-of-way. Existing vehicular access is from Executive Boulevard. The Gables Residential company currently owns the 3.18-acre southwest portion of the site, with Montgomery County owning the remainder, which consists of approximately 0.79 acres of existing Executive Boulevard right-of-way, approximately 0.51 acres of a portion of the Bethesda North Marriott Hotel and Conference Center surface parking lot, and approximately 0.67 acres from prior dedications for Old Georgetown Road (MD187). Staff noted that the Amendment was reviewed under the Zoning Ordinance in effect on October 29, 2014.

On April 30, 2015, the Planning Board approved the Preliminary Plan and Site Plan requests for up to 521,000 square feet of mixed-use development, including up to 31,000 square feet of non-residential uses and up to 490,000 square feet of residential uses. The applicant now proposes to increase the approved height of the western wing of the building from 64 feet to 70 feet; to modify the approved LOD to accommodate revised stormwater management facilities,

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***6. Gables White Flint Limited Site Plan Amendment No. 82015001A**CONTINUED

which increases the off-site disturbance by 0.29 acres; to remove the proposed pedestrian bridges between the two wings of the building at the third-floor level; to remove and replace an approved private dog park on the roof of the building with expanded green roof areas in order to create one large contiguous green roof space on top of the parking garage and a supplemental space on the roof terrace; to relocate an existing bikeshare station from the property into the public right-of-way in a more prominent and visible location at the intersection of Market Street and Grand Park Avenue; and to modify the Plan public art requirement by installing a 20-foot piece of public art at the main pedestrian and vehicular entrance at Market Street in lieu of the approved façade panel on the third-floor pedestrian bridge. Staff then briefly discussed two last minute changes to the language in the binding elements regarding transportation and the lighting and signage requirements.

Mr. Eddie Meder, member of the applicant's team, offered comments.

Ms. Erin Girard, attorney representing the applicant, also offered comments and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and the speakers, during which Commissioner Cichy requested that staff explore the potential value of a proposed intersection at Market Street and Old Georgetown Road.

8. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***5. Islamic Society of the Washington Area**

A. Preliminary/Final Water Quality Plan Amendment 220061410: A request to add 31,193 square feet of impervious surfaces to construct a parking lot addition; located at 2701 Briggs Chaney Road, on the south side of Briggs Chaney Road, approximately 1,200 feet west of the intersection with Old Columbia Pike; 5.28 acres; R-200 zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Fairland Master Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

B. Preliminary/Final Forest Conservation Plan SC2017003: A request to add 31,193 square feet of impervious surfaces to construct a parking lot addition; located at 2701 Briggs Chaney Road, on the south side of Briggs Chaney Road, approximately 1,200 feet west of the intersection with Old Columbia Pike; 5.28 acres; R-200 zone; Upper Paint Branch Overlay Zone; Upper Paint Branch Special Protection Area; 1997 Fairland Master Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. DREYFUSS/FANI-GONZÁLEZ**
 B. DREYFUSS/FANI-GONZÁLEZ

Vote:

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

Nay:

Other: **WELLS-HARLEY ABSENT**

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

B. Approved staff recommendation for approval of the Preliminary/Final Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a Preliminary/Final Water Quality Plan Amendment and a Preliminary/Final Forest Conservation Plan for the Islamic Society of the Washington Area. Staff noted that the request proposes to add 31,193 square feet of impervious surface to construct a parking lot addition. The 5.28-acre site is located on Briggs Chaney Road, approximately 1,200 feet west of the intersection with Old Columbia Pike in the Upper Paint Branch Overlay Zone in the Upper Paint Branch Special Protection area. Staff also noted that this application is in response to a violation of the approved Water Quality Plan and Minor Subdivision Plan of Compliance and it will bring the property into compliance with the water quality and forest conservation laws. The applicant will mitigate for

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***5. Islamic Society of the Washington Area**CONTINUED

impervious surfaces in excess of the required ten percent limit by removing impervious surfaces from an offsite location within the Upper Paint Branch Overlay Zone. The property is currently improved with a structure that is used as a religious institution, a parking lot located behind the structure, and a private access driveway from Briggs Chaney Road. The remainder of the property is under-developed with an existing stream with approximately two acres of forest and additional tree cover and several large trees located throughout the site which are all protected within an existing Category I Conservation Easement.

Staff added that a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for the property on April 26, 2016. The NRI/FSD identifies the environmental features and forest resources on the property. Staff added that the application meets the requirements of the Montgomery County Forest Conservation Law and the Montgomery County Code. Staff also discussed the conditions of approval.

There followed a brief Board discussion with questions to staff.

9. Legislative Update – Pending State Legislation

Staff Recommendation: Received briefing followed by discussion and approval

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Received briefing followed by discussion and approved staff recommendation for approval of the recommended positions the Planning Board should take on the proposed Bills discussed at the meeting.

Mr. Adrian Gardner, the Commission General Counsel, discussed pending State Legislation regarding four Senate and House Bills. The first House Bill, HS 321, MC/PG 110-17 – Washington Suburban Sanitary Commission (WSSC) and Maryland National Capital Park and Planning Commission (M-NCPPC) – Office of the Inspector General. This bill would codify the membership and certain functions of the Commission’s Audit Committee and establish an office of the Inspector General (OIG) in the Commission with specified powers and purposes. Mr. Gardner stated that he negotiated the content of the amendments over the past several weeks with input from M-NCPPC Chair Hewlett, Vice Chair Anderson, Executive Director Barney, Secretary-Treasurer Zimmerman, and Principal Counsel Dickerson. The Amendment passed the Montgomery County Council on Friday and it is likely to be taken up for discussion or a vote by the Prince George’s Planning Board this week. Montgomery County Council signed off on the Bill on Tuesday, and the Prince George’s Council took no action on Tuesday of this week.

After discussing the proposed amendments, Mr. Gardner noted that the amendments re-write the original bill in its entirety, including a complete elimination of WSSC from the scope. Mr. Gardner recommended that the Montgomery County Planning Board support the Bill as amended.

Mr. Gardner then discussed Senate Bill 722/House-Bill 1311 regarding public safety and light frame combustible construction requirements and noted that this Bill would impose a bundle of mandatory construction requirements for wood frame buildings of three or more stories that exceed applicable building code standards, making certain projects more expensive or even cost-prohibitive. This Bill is sponsored at the request of concrete suppliers and steel workers based on fire safety concerns that are challenged by the commercial development community. The Commission’s planners have serious concerns that the bill will delay redevelopment projects throughout the region and the supply of affordable housing in Montgomery County, and carries a potential to delay or frustrate development planned for transit-oriented projects in Prince George’s County.

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9. Legislative Update – Pending State LegislationCONTINUED

Mr. Gardner noted that both Planning Departments in Prince George's and Montgomery Counties recommend opposing that bill for several reasons. A major concern is that, as written, the Bill does not include a grandfathering provision that would avoid a draconian retroactive effect when construction permits are needed to improve older, existing buildings.

Mr. Gardner then discussed the following House Bills (HB):

1) HB 332 - Montgomery County (MC 23-17) - Maximum Speed Limits Outside Urban Districts, this Bill would decrease the minimum speed limits outside an urban district to no less than 15 miles per hour. This Bill will decrease the lower maximum speed limit that Montgomery County may establish for a highway outside an urban district under certain circumstances and generally relates to the maximum speed limit outside urban districts in Montgomery County; and

2) HB 337 – Montgomery County (MC 22-17) – Maximum Speed Limit in Business and Residential Districts, this bill allows the speed limit on highways in a business district or undivided highways in a residential district to be between 20 and 30 miles per hour instead of 30 miles per hour. The proposed Bill would also exempt Montgomery County from the requirement to conduct an engineering and traffic investigation when conforming maximum speed limits are established under the Act.

Mr. Gardner added that staff supports those two Bills.

There followed a brief Board discussion with questions to Mr. Gardner.

7. **White Flint 2 Sector Plan - Worksession #4**

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 the Public Hearing Draft recommendations and testimony for the Parklawn South and the Randolph Hills Districts and multi-family residential zoned properties in the White Flint 2 Sector Plan area. The Parklawn South District is located primarily east of the CSX tracks and at Nicholson Court with commercial and light industrial uses. The Randolph Hills District is located east of Parklawn drive with primarily residential and institutional uses, including three institutional uses and two multi-family residential developments. Staff discussed market-rate affordable housing and multi-family zones for several multi-family residential zoned properties in the two districts. Staff also discussed the in-depth analysis prepared for industrial zoned properties and affordable housing availability in the two districts.

Staff noted that several property owners testified about the evolving nature of light industrial development in the Parklawn South District. Property owners at Nicholson Court supported the Draft Plan recommendation to rezone the Nicholson Plaza to the neighborhood Retail (NR) zone, while others requested the floating Commercial Residential (CR) zone and retention of the existing light industrial (IL) zone. The Randolph Hills Shopping Center owners requested rezoning of the shopping center to permit mixed-use development at 1.75 Floor Area Ratio (FAR), including mid-rise development and connections across the CSX tracks. The Loehmann’s Plaza property owner is supportive of the Draft Plan recommendations for the shopping center property. Property representatives for Walnut Grove Condominium and Oxford Square have recommended either the Commercial Residential (CR) or Commercial Residential Town (CRT), rather than retaining the existing R-20 and R-30 zones, respectively. The Randolph Hills Civic Association (RCA) supported several aspects of the Plan, including the redevelopment of Randolph Hills Shopping Center, Loehmann’s Plaza, the reconfiguration of Parklawn Drive and Randolph Road, and a MARC station at Nicholson Court. The RCA is disappointed in the lack of vision for bicycle and pedestrian connections across the CSX tracks, and recommended that the right-of-way at the intersection of Putnam Road and Macon Road be developed as a park and formalizing the Montgomery County Department of Transportation’s

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7. White Flint 2 Sector Plan - Worksession #4CONTINUED

parcel, which is adjacent to the Walnut Grove condominium building into a formal pathway as part of the bikeway network. The RCA also recommended neighborhood greenways for residential streets in the neighborhood.

The Parklawn South District is located east of the CSX rail tracks and it is composed of primarily industrial uses, including automotive repair and services, self-storage, and offices. There are approximately 84 acres of industrial zoned properties in the District. The Parklawn South District is divided into the following areas: Randolph Square, Parklawn Drive, Randolph Hills Shopping Center, and Nicholson Court. Given the importance of light industrial land and its role in providing needed services for residents, supporting a diverse local economy, and providing locations for small-scale entrepreneurs, the Draft Plan recommends retaining most of the existing light industrial zoned properties in this District.

The following speakers offered comments: Mr. Steven Robins, attorney from Lerch, Early and Brewer representing the Camalier Davis properties; Mr. Scott Wallace, attorney from Linowes & Blocher and representing the Walnut Grove Condominiums property owner; Mr. Robert Brewer, attorney from Lerch, Early and Brewer representing the Oxford Square Apartments building owner; Ms. Wendy Calhoun of Argyle Avenue and representing the Montgomery County Walter Johnson School Cluster of Parents/Teachers Association.

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