



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, April 27, 2017, at 9:11 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:30 p.m.

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

Commissioner Natali Fani-González joined the Board during a scheduled tour cited below.

At the start of the meeting, Chair Anderson welcomed all those present who were participating in the Commission “National Bring Your Child to Work Day” event.

Items 1 and 2 are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

The Board recessed at 9:15 a.m. and convened in Closed Session at 9:33 a.m. to take up Item 4, 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 9:33 a.m. in the auditorium with the Prince George’s County Planning Board, as the Maryland-National Capital Park and Planning Commission (Full Commission), via telephone conference. The meeting was closed under authority of Annotated Code of Maryland 3-305(b)(7) and (b)(9) of the General Provisions Article of the Annotated Code of Maryland, a closed session is proposed to consult with counsel to obtain legal advice, and to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

Also present for the meeting in Montgomery County were Parks Department Director Mike Riley, and James Parsons of the Commissioners’ Office.

In Closed Session, the Full Commission received briefing and discussed collective bargaining negotiations with the Fraternal Order of Police. An open session report will be included in the Full Commission Meeting Minutes.

The Closed Session meeting was adjourned at 9:59 a.m.

The Board re-convened in the auditorium at 10:01 a.m. with the Prince George's County Planning Board, as the Maryland-National Capital Park and Planning Commission (Full Commission), via telephone conference, to take up Item 5, an update regarding labor negotiations with the Fraternal Order of Police. An open session report will be included in the Full Commission Meeting Minutes.

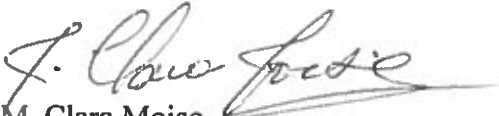
The Board recessed at 10:05 a.m. for the scheduled tour of the Northwest Washington, DC, and Silver Spring sites as follows: the Park at Walter Reed Medical Center development, the Georgia Towns Apartments, the Jewel on Georgia apartment complex, the Georgia Row development, the Sheppard Park Library, and the San Miguel Charter School sites in Northwest Washington, DC; and the Progress Place facility and the historic Jesup Blair House in Silver Spring.

The Board reconvened in the auditorium at 2:25 p.m.

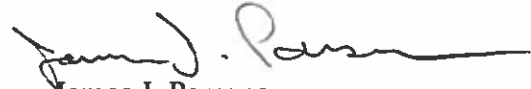
Items 6 and 7 are reported on the attached agenda.

Commissioner Fani-González left the meeting at 6:00 p.m.

There being no further business, the meeting was adjourned at 6:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 4, 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, April 27, 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**

Subdivision Plat No. 220121540, Haymanshire

R-200/TDR zone, 4 lots; located on the south side of Piedmont Road, 800 feet west of Skylark Road; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170320, Randolph Farms

R-90 zone, 3 lots; located on the north side of Macon Road, 220 feet east of Hunters Lane; North Bethesda Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170440, Weitzer Farm

AR (formerly RDT) zone, 1 lot; located on the south side of Sugarland Road, approximately 1,500 feet east of Hughes Road; Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170750, West Chevy Chase Heights

R-60 zone; 1 lot; located on the north side of Chase Avenue, 60 feet east of Chelton Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

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

***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**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Meeting Minutes submitted for approval.

2. **Forest Conservation Fees** --- Forest Conservation In-Lieu Fees and Administrative Civil Penalty Rate. County Resolution 15-1271 requires the Planning Board to revise the in-lieu fee and administrative civil penalty rate before May 1 of each odd numbered year.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval of the revised Forest Conservation fees, as discussed below.

Planning Department staff briefed the Board and requested approval for an increase of \$0.05 to the forest conservation in-lieu fee and an increase of \$0.35 to the maximum administrative civil penalty allowable for forest conservation violations. Staff noted that the accompanying Resolution will be submitted for adoption at a later date.

There followed a brief Board discussion.

~~3. Maryland Soccer Foundation Annual Report~~ Executive Director Trish Heffelfinger will present the Soccerplex 2015 Annual Report. ~~REMOVED~~

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. CLOSED SESSION – Teleconference Meeting of the Maryland-National Capital Park and Planning Commission (Full Commission)

Pursuant to Section 3-305(b)(7) and (b)(9) of the General Provisions Article of the Annotated Code of Maryland, a closed session is proposed to consult with counsel to obtain legal advice, and to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative Meeting Minutes of the Maryland-National Capital Park and Planning Commission.

5. Teleconference Meeting of the Maryland-National Capital Park and Planning Commission (Full Commission) --- Labor Negotiations Update

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: See State citation and open session report in narrative Meeting Minutes of the Maryland-National Capital Park and Planning Commission.

6. **2017 PROS (Park, Recreation and Open Space) Plan Working Draft --- Review of 2017 PROS Plan Working Draft.**

Staff Recommendation: Approve Working Draft Plan

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing and approved the 2017 Park, Recreation and Open Space (PROS) Working Draft Plan, as discussed by staff during the meeting, and set the Public Hearing date for May 25, 2017.

Parks Department staff offered a multi-media presentation and discussed the 2017 Park, Recreation and Open Space (PROS) Working Draft Plan and noted that staff is seeking approval of the Draft Plan and guidance from the Planning Board. Staff noted that the greatest challenge for the parks and recreation system in Montgomery County is to provide facilities for a growing population where there is competition for land, while continuing to steward sensitive environmental and cultural resources. Over the years, Montgomery County’s park system has responded to evolving needs, from protecting water supply in the 1920s, to hosting organized recreation on courts and field in the 1950s, to preserving the natural environment in the 1970s and supporting smart growth in recent decades. Parks and open spaces are needed now more than ever to serve not only the leisure needs of residents but to ensure a strong sense of community, while protecting open space and natural resources for future generations. Given the scarcity of available land, utilizing existing lands and facilities to their maximum potential is more critical now than ever.

Staff further noted that the 2017 PROS Plan will substitute for the state-mandated Land, Preservation, Parks, and Recreation Plan (LPPRP) which is required every five years to maintain the Program Open Space Grant Funding eligibility. The PROS Plan was last updated in July 2012. The schedule mandated by the State requires the final Plan completion by July 1, 2017. The main purpose of the PROS Plan is to develop strategies to deliver the right parks in the right places. The Plan serves as the planning policy for parks and recreation in Montgomery County. It assesses the needs and recommends strategies for the delivery of park and recreational facilities, protection of natural resources, and preservation of historic/cultural areas and agricultural lands.

The Plan also supports the park and recreation goals and objectives contained in the County’s 1993 General Plan Refinement-Goals and Objectives. The Plan builds upon and expands the work of the 2012 PROS Plan. That plan introduced a new methodology for urban

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6. 2017 PROS (Park, Recreation and Open Space) Plan Working Draft --- Review of 2017 PROS Plan Working Draft.

CONTINUED

park planning service delivery strategies for 27 facility types, funding priorities for historic resources and resource-based recreation.

Staff added that the Parks Department launched a multi-pronged outreach strategy in November 2016 to engage diverse communities for input about the future of parks and recreation. Staff contracted the PROS Consulting firm and their sub-consultants, Communities Connect Consulting and ETC Institute to complete a Needs Assessment to solicit comprehensive feedback from residents in the County. The process engaged a broad range of demographic segments present within the County to better understand the characteristics, preferences, and satisfaction levels of residents in relation to parks and recreation activities. The outreach strategy succeeded in gathering ideas from nearly 3,000 residents. Three major themes emerged from the outreach, i.e., building communities through parks; planning for future generations; and optimizing what we already have in the County. Residents reported a high degree of satisfaction with the parks and recreation facilities and programs, which are considered by 82 percent of respondents of the survey to be important to the quality of life in the County.

Staff further discussed the PROS Plan and answered questions from the Board.

Ms. Edith Holleman of Philadelphia Avenue offered testimony.

Vice Chair Wells-Harley recommended that staff prepare a summary, with graphics, of the 176-page report for distribution to the public before the public hearing, to encourage public participation.

There followed extensive Board discussion.

7. White Flint 2 Sector Plan Worksession No. 6: Transportation and Staging

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.

In keeping with the April 20 technical staff report, Planning Department staff offered a multi-media presentation and discussed transportation and staging for the White Flint 2 Sector Plan. Staff discussed the updated results of the transportation analysis performed in support of the Plan according to the procedures stated in the recently adopted 2016-2020 Subdivision Staging Policy (SSP) for Local Area Transportation Review (LATR). The analysis illustrates the transportation impacts of the level of development recommended in the Public Hearing Draft of the Plan on the proposed roadway network, and provides the foundation for the mobility recommendations in the Plan.

Staff presented the results of the initial transportation analysis to the Planning Board on January 26, 2017, based on the Critical Lane Volume (CLV) method and related CLV intersection congestion standards. Staff has updated the transportation analysis using the Highway Capacity Manual (HCM) method, which measures intersection congestion standards based on average intersection delay. Staff recommended that the staging plan in the draft Plan be modified by moving the shuttle/circulator from the second phase to the first phase to promote mobility options earlier in the Plan's implementation. Staff also noted that the recommended Non-Automotive Driver Mode Share (NADMS) is divided into categories for residents and employees. Key transportation recommendations and policies associated with the adjacent 2010 White Flint Sector Plan were also considered. Staff discussed the initial HCM analysis for the land use and zoning recommendations in the draft Plan; the recommended MARC station with Maryland Transit Administration (MTA) representatives; the pedestrian and bicycle crossings for the CSX tracks; and updated the proposed staging plan.

Staff noted that the overall NADMS goal for the 1992 North Bethesda/Garrett Park Master Plan area is 39 percent for employees. In 2015, the estimated NADMS for the Master Plan was 28 percent. The White Flint 2 Draft Plan recommends new NADMS goals in each phase to reduce reliance on single-occupancy vehicles, which will be implemented by the North Bethesda Transportation Management District, created in 1995 and operated by the Transportation Action Partnership (TAP) as the North Bethesda Transportation Center (NBTC).

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7. White Flint 2 Sector Plan Worksession No. 6: Transportation and StagingCONTINUED

At preliminary plan approval for all new development in the 2010 White Flint Sector Plan area, as well as other parts of North Bethesda, each development is required to enter into a Traffic Mitigation Agreement (TMAG) with the Planning Board and the Montgomery County Department of Transportation (MCDOT). These agreements require the developer to implement a variety of measures to contribute towards achieving the recommended NADMS, such as real time signage for transit, including Metrorail and buses, car sharing spaces, and bike share stations. The White Flint 2 Draft Plan recommends using NADMS goals as a staging trigger: 27 percent NADMS in the first phase, followed by 35 percent and 42 percent for the second and third phases, respectively. The proposed NADMS goals promote transit use, contribute to reducing traffic congestion and further the County's Climate Protection Plan. In addition, NADMS goals are supported by the SSP and complement the requirements of the adjacent White Flint Sector Plan area.

Staff noted that initial public comments received from the Friends of White Flint and the White Flint Partnership have suggested the same NADMS goals for both White Flint Plan areas. However, staff believes that achieving the same NADMS goals for both areas would be challenging because of different characteristics unique to each area. Given the lack of easy Metro access for properties on the east side of the Draft Plan area, it is unrealistic to expect or require the White Flint 2 area to achieve the same NADMS as the 2010 White Flint Sector Plan area. Staff also added that the next worksession will be on May 4 to discuss urban design guidelines for the Plan area.

The following speakers offered testimony: Mr. Steve Robbins attorney from Lerch, Early & Brewer and representing Federal Realty; Mr. Steve Silverman of SSGov RELATIONS Services and representing a number of property owners in the White Flint 2 Sector Plan area; Ms. Francoise Carrier, attorney from Bregman, Berbert, Schwartz & Gilday, LLC. and representing Guardian Realty; Mr. John King of Argyle Avenue and representing the Walter Johnson Cluster of Parents/Teachers Association.

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

Commissioner Dreyfuss stated that he is not in favor of moving the shuttle/circulator from the second phase to the first phase given that there is no guarantee that more than one developer will be ready to move ahead in the first phase.

Following a brief discussion, Board members agreed to keep the shuttle/circulator requirement in the second phase of the Plan.