



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, May 25, 2017, at 9:03 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:48 p.m.

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

Items 1, 2, 11, and 3 through 6, discussed in that order, are reported on the attached agenda.

Commissioner Dreyfuss temporarily left the meeting during a short recess and was not present for the discussion of Item 4. He returned for the discussion of Item 5.

The Board recessed for lunch at 11:36 a.m. and reconvened in the auditorium at 1:30 p.m.

Items 7, 8, 10, and 9, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:48 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 1, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in cursive script, appearing to read 'M. Clara Moise'.

M. Clara Moise
Sr. Technical Writer/Editor

A handwritten signature in cursive script, appearing to read 'James J. Parsons'.

James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, May 25, 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. 220170550, J.H. Millers Addition to Bethesda

CR- zone, 1 lot; located in the northwest quadrant of the intersection of Wisconsin Avenue (MD 355) and Bethesda Avenue; Bethesda CBD Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170590, Battery Park, Section 3

R-60 zone, 1 lot; located on the northeast side of Park Lane, 60 feet southeast of Maple Ridge Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

8787 Georgia Avenue, Extension Request for Sketch Plan No. 320170060 --- CR 3.0 C 2.0 R 2.75 H 90T Zone, 4.93 acres, Request for one lot for up to 50,000 square feet of non-residential use and 413,821 square feet of residential use including 12.5 percent MPDUs; located on Georgia Avenue south of the intersection with Spring Street, Silver Spring CBD Sector Plan.
Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Sketch Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of May 11, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of May 11, 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 activities: the status of the Bethesda Downtown Sector Plan, with a County Council vote scheduled for later today, a Council public hearing regarding the Zoning Text Amendment for the proposed Bethesda Overlay Zone scheduled for June 13, and a Council Planning, Housing, and Economic Development Committee meeting scheduled for June 19; the status of the White Flint 2 Sector Plan, with a Planning Board worksession scheduled for June 8, and transmittal to the Council scheduled for later this summer; the status of the Rock Spring Master Plan, with a Council public hearing scheduled for June 20; the status of the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment, with a Planning Board public hearing scheduled for June 29; the status of the Veirs Mill Road Corridor Master Plan, with internal design charrettes held on May 24; the status of the Rental Housing Study, with the presentation of the final report to the Board scheduled for June, to be followed by an as yet to be scheduled County Council briefing; the status of the Bethesda Downtown Sector Plan design guidelines, with a presentation to the Board scheduled for June 1; the status of the ongoing work on the Retail Trends, Employment Trends, and Senior Housing Studies; the recent award from the Business Recycling-SORRT Program for the Planning Department recycling efforts; the four Communicator Awards bestowed upon the Planning Department from the Academy of Interactive & Visual Arts, including an Excellence Award in the Campaign Promotional category for its work to publicize and support the Makeover Montgomery 3 Conference, two Distinction Awards for brochures about the Agricultural Reserve and the Montgomery Modern Bus Tour held in 2016, and another Distinction Award for the posters and website promoting the Smart Moves transportation presentation during the 2016 Winter Speaker Series; the status of the new Wheaton Headquarters Building, with groundbreaking scheduled during the Taste of Wheaton event on June 4; the all-staff picnic event scheduled for June 6 at Rock Creek Regional Park; and the status of the Planning Department Intern Program, with four college students currently participating.

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

11. FY17 Budget Transfer Request from the Planning Department*Staff Recommendation: Approval***BOARD ACTION****Motion:** WELLS-HARLEY/DREYFUSS**Vote:****Yea:** 5-0**Nay:****Other:****Action:** Approved staff recommendation to approve the Budget Transfer Request cited above.

Planning Department staff briefed the Board regarding a proposed FY17 Budget Transfer request. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. Staff is requesting that \$1,064,200 be transferred from Personnel Services to Supplies and Materials, Other Services and Charges, and Capital Outlay to fund operational needs, including \$10,000 for Virtual Desktop implementation, \$16,000 for two additional interactive displays, \$18,000 for additional licenses and workflows for SharePoint, \$11,000 for additional Customer Relationship Management (CRM) licenses, \$60,500 for a new GIS database, \$364,500 for IT backbone infrastructure upgrades, \$50,000 for a new video library server, \$175,000 for professional development initiatives, \$50,000 for performance management coaching, \$30,000 for Americans with Disabilities Act training, \$60,000 for closed captioning for Planning Board meetings, \$63,200 for the publication of an historic African-American communities manuscript, \$65,000 for a Senior Housing Market study, \$66,000 for the Leadership in Energy and Environmental Design (LEED) Gold Certification for the interiors of the Wheaton Headquarters building, and \$25,000 for the replacement of one fleet vehicle.

There followed a brief Board discussion.

***3. Pooks Hill (Continuation of the Planning Board's discussion on September 22, 2016)**

A. Sketch Plan Amendment No. 32015006A, Pooks Hill, CR 1.0 C 1.0 R 0.75 H 160 Zone, 19.38 acres, Amendment request to modify the public benefit category to allow for the provision of additional off-street parking above the minimum required by the zoning ordinance; located on Pooks Hill Road approximately 1,200 west of the intersection with Rockville Pike, Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 81982098C (replaces formerly assigned number 820160080), Pooks Hill, CR 1.0 C 1.0 R 0.75 H 160 Zone, 19.38 acres, Request for 905,250 square feet for development for: i) existing 259,593 square foot hotel to remain; and ii) 645,657 square feet proposed for a maximum of 631 multi-family dwelling units, including a minimum of 15 percent MPDUs, and a Final Forest Conservation Plan and Tree Variance request; located on Pooks Hill Road approximately 1,200 west of the intersection with Rockville Pike, Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

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

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Sketch Plan Amendment 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 Sketch Plan and Site Plan Amendments to construct two multi-family residential buildings. The proposed Sketch Plan also includes up to 259,593 square feet of non-residential uses for existing hotel uses on the adjacent Bethesda Marriott Hotel site to the northeast. The Site Plan Amendment includes a Final Forest Conservation Plan (FCP) and a tree variance request. The project site, which consists of a six-acre portion of a 19.38-acre property, is located on the north side of Pooks Hill Road, bounded by Rockville Pike (MD355) to the east, I-495 to the north, and is zoned Commercial/Residential within the Bethesda-Chevy Chase Master Plan area. The site is

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***3. Pooks Hill (Continuation of the Planning Board's discussion on September 22, 2016)**CONTINUED

currently developed with terraced surface parking lots and drive aisles that connect to the existing parking lots of the hotel. Access to the site will be provided via a shared driveway from Pooks Hill Road. The site contains approximately 4.53 acres of high priority forest, a stream, and associated streamvalley buffers (SVBs). An existing Category I Conservation Easement is located on the southwest portion of the property.

At the applicant's request, this application was deferred at the September 22, 2016 Planning Board hearing to allow for further discussion with the applicant and Bethesda Marriott hotel representatives regarding the removal of two dilapidated tennis courts located on the hotel site, a portion of which encroached onto an existing SVB. During the hearing, staff and the County arborist recommended only a partial approval for a variance to remove four trees and impact one. At that time, staff recommended that the applicant remove the encroaching portion of the tennis court and reforest that portion of the SVB rather than mitigating offsite, which was the applicant's preference. The Planning Board also recommended the replacement of a proposed natural surface trail within the existing Category I Conservation Easement with a trail that meets Americans with Disabilities Act (ADA) standards.

Under the Optional Method of development, the applicant proposes to construct two 16-story multi-family residential buildings for up to 645,657 square feet of residential use in up to 631 total units, including 15 percent Moderately Priced Dwelling Units (MPDUs). Each building will include a fitness facility, rooftop pool, and green roof. The applicant has since addressed the concerns raised at the September 22 hearing by leaving the Category I Conservation Easement undisturbed by removing the proposed trail, adding a bocce ball court to a proposed central plaza, and removing both tennis courts from the adjacent hotel site and replacing them with a 90 by 90-foot athletic field located outside the SVB area.

Staff has received correspondence from residents expressing concerns regarding morning vehicular traffic volume, the distance to the Metrorail station from the site, the size of the proposed development, the possibility of limiting bicycle movement on Pooks Hill Road, and increased school capacity. Staff addressed each of these issues.

Ms. Soo Lee-Cho, attorney representing the applicant, offered comments and addressed concerns regarding limited recreation amenities by noting the site proximity to Maplewood Alta Vista Park, as well as the proposed amenities for each building.

Messrs. Troy Balkama and Bill Landfair, members of the applicant's team, also offered comments.

The following speakers offered testimony: Mr. Allen Myers, representing the Maplewood Citizens Association; Mr. David Brown, attorney representing the adjacent Promenade Towers condominiums; and Ms. Wendy Calhoun, representing the Walter Johnson Cluster Parent/Teacher Associations.

There followed extensive Board discussion with questions to staff and Ms. Lee-Cho, during which the Board instructed staff to include two additional conditions of approval stating that prior to approval of the Certified Site Plan, the applicant must provide a minimum of 500 square feet of onsite recreation area to address the needs of young children. The applicant must also provide a minimum of ten picnic and seating areas, as well as a hardscape area suitable for active recreation, which must be shown at the Certified Site Plan stage.

***4. ESFCU Germantown**

A. Preliminary Plan No. 120160020, Request for one lot to construct a 9,990 square-foot bank with two drive-thru automatic tellers, located at 19215 Frederick Road, approximately 367 feet south east of the intersection of Plummer Drive and Frederick Road (MD 355), 1.81 acres, zoned NR-0.75, H-45, Germantown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 820160170, Request for one lot to construct a 9,990 square-foot bank with two drive-thru automatic tellers, located at 19215 Frederick Road, approximately 367 feet south east of the intersection of Plummer Drive and Frederick Road (MD 355), 1.81 acres, zoned NR-0.75, H-45, Germantown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A. & B. FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS TEMPORARILY ABSENT

Action: A. Approved staff recommendation for approval of the Preliminary 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.

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan and Site Plan requests to create one lot for the construction of a mixed-use office building with a drive-through facility. The 1.81-acre site is located on the east side of Frederick Road (MD355), approximately 367 feet southeast of its intersection with Plummer Drive, and is zoned Neighborhood Retail within the Fox Chapel District of the Germantown Forward Sector Plan area, as well as the Germantown East Policy area, and the Great Seneca Creek watershed. Staff noted that a Site Plan review is required for this application because drive-through facilities are designated as limited use in the Neighborhood Retail Zone. The site is currently undeveloped and contains no forest, streams, wetlands, floodplains, or environmental buffers. Access to the site is provided via a curb cut on MD355.

The applicant proposes to construct an approximately 9,990-square foot, three-story building for a service branch and office location for the Education Systems Federal Credit Union (ESFCU), with 5,990 square feet intended for office use and the remaining 4,000 square feet for bank use. In addition to walk-in branch services, the site will feature two drive-up automated

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***4. ESFCU Germantown**CONTINUED

teller machines (ATMs). Access to a 54-space parking lot will be limited to right-turn-in and right-turn-out due to an existing median on MD355. Staff noted that although a minimum of only 34 total parking spaces is required, the 54-space parking lot, to be located south and east of the proposed building, will accommodate parking not only for customers, but also for off-site employees visiting this office for company meetings, training, and conferences. Screening between the adjacent single-family homes to the east will be provided with a 37.5-foot wide landscaped strip and a 6-foot tall privacy fence along the eastern property line. Stormwater will be managed through micro-bioretenion facilities.

Staff then discussed the Preliminary/Final Forest Conservation Plan, which was submitted with the proposed Preliminary Plan and generated an afforestation requirement of 0.27 acres, all of which will be satisfied through the purchase of off-site forest bank credits. The applicant has submitted a variance request to remove an offsite specimen tree on an adjacent property. As mitigation for the removal of the tree, the applicant proposes the on-site planting of five overstory trees. Staff supports the variance request.

Staff then noted minor corrections to the staff report and the associated Resolutions.

Staff added that correspondence was received from two adjacent property owners regarding a sewer extension, potential future subdivision, and stormwater management. Staff noted that one of the adjacent property owners has since contacted the applicant, who has agreed to extend the sewer line onto the adjacent property owner's property. Staff added that the future subdivision and stormwater concerns were also resolved.

Ms. Heather Dlhopsky, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

***5. 17901 Lyndenwood Avenue, No. 720150040: Pre-Preliminary Plan --- 17901 Lyndenwood Avenue, No. 720150040:** Request to proceed with a minor subdivision record plat for one, 13.96-acre lot; located on Lyndenwood Avenue approximately 1,000 feet east of Beallsville Road. Agricultural Reserve Zone, Agricultural and Rural Open Space (AROS) Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Pre-Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Pre-Preliminary Plan request to create one lot under the minor subdivision process. The 13.96-acre property, identified as Parcel 511, is located on the north side of Lyndenwood Avenue, approximately 1,000 feet east of its intersection with Beallsville Road, and is zoned Agricultural Reserve in the Agricultural and Rural Open Space (AROS) Master Plan area, within the Upper Dry Seneca Creek watershed. The site is currently undeveloped, and contains two tributaries located along the eastern portion of the property, 8.10 acres of forest streamvalley buffer, 2.82 acres of floodplain, and 1.5 acres of wetlands.

The applicant is requesting approval to create one 13.96-acre lot to accommodate one single-family detached dwelling unit. The proposed lot will be platted as one piece without the creation of a farm remainder, and will be served by well and septic. Staff noted that the applicant submitted a Forest Conservation Plan, which is currently being reviewed by staff and will be approved if the Planning Board approves the minor subdivision.

Mr. David McKee, member of the applicant's team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

***6. Local Map Amendment H-119: Porter Road ---** Request for a reclassification from R-90 and CRT-C-0.75 C-0.75 R-0.25 H-35 to TF-10 (Town House Floating) Zone.

- 100 Olney Sandy Spring Rd also known as Parcel P393, Tax Map JT42, zoned R-90
- Parcel P447, Tax Map JT42, south of P393, on the west side of Porter Road, zoned R-90
- A portion (4,290 SF) 12 Olney Sandy Spring Rd, also known as Parcel 395, Tax Map JT42, in the Edward C Subdivision, zoned CRT-C-0.75 C-0.75 R-0.25 H-35
- 17825 Porter Road, Lot 2, Tax Map JT42 in the Edward C Subdivision, zoned CRT-C-0.75 C-0.75 R-0.25 H-35
- Lot 3, Tax Map JT42 in the Edward C Subdivision, zoned R-90

For development of 20 townhouses as part of a development that includes a small, mixed-use commercial/residential building on adjoining 0.45 ac (remaining part of Parcel 395-not subject to rezoning) property. Located on the south side of Olney Sandy Spring Road Approximately 200 feet west of its Intersection with New Hampshire Avenue. 1998 Sandy Spring/Ashton Master Plan.

Staff Recommendation: Approval

(NOTE: Action required for hearing by the Hearing Examiner on June 12, 2017)

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the proposed Local Map Amendment (LMA) request to rezone five existing properties for the construction of a townhouse development. The 2.57-acre property, part of a larger 3.5-acre site, is located on the south side of Olney Sandy Spring Road (MD108), approximately 200 feet west of its intersection with New Hampshire Avenue (MD650), within the Sandy Spring/Ashton Rural Village Overlay Zone portion of the Sandy Spring/Ashton Master Plan area. The site consists of parcel P393, parcel P447, and Lot 3, totaling 1.97 acres that are currently zoned Residential, and parcel P395 and Lot 2, totaling 1.07 acres zoned Commercial/Residential/Town. Parcel P393 is currently improved with a single-family house. Parcel P395 and a portion of Lot 2 are improved with an abandoned restaurant and other structures with associated surface parking areas. Parcel P447 and Lot 3 are currently unimproved. Parcels P393 and P395 have frontages on both Olney

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***6. Local Map Amendment H-119: Porter Road**CONTINUED

Sandy Spring Road and Porter Road, and Parcel P447, Lot 2 and Lot 3 fronting only Porter Road. The site contains 1.02 acres of forest, 0.71 acres of which is located within a Stream Valley Buffer (SVB). A significant portion of the property, including most of Parcel P447 and a small portion of Lot 3 are within the stream buffer.

The applicant proposes to rezone parcels P393 and P447, Lots 2 and 3, and an approximately 0.1-acre portion of parcel P395 from their current zones to the Townhouse Floating Zone for the construction of 20 rear-loaded townhouses, including three Moderately Priced Dwelling Units (MPDUs), with a maximum height of 40 feet. Staff noted that a proposed mixed-use building on the remaining 0.45 acres of parcel P395 is not part of the proposed rezoning. All proposed development on the site will be accessed via Porter Road. Twelve percent of the site is proposed as a common open space area with a playground. The current application shows some minor encroachments into the SVB by the proposed stormwater management facilities, road improvements, driveways, and portions of two of the townhouse units. These encroachments will be further evaluated at the time of Preliminary Plan and Site Plan review. Staff recommended a slightly modified design layout that will avoid encroachment into the SVB and offer more continuous open space by relocating three units from the south side of the proposed common open space area to the north side. Also to be addressed at Preliminary Plan review are the proposed curbs, gutters, and the reduced width for sections of Porter Road. Staff added that no correspondence regarding the proposed development has been received.

Ms. Francoise Carrier, attorney representing the applicant, offered comments and introduced Mr. Joshua Sloan of Vika Maryland, engineering consultant to the applicant, who offered a multi-media presentation and discussed the applicant's proposed layout. Mr. Sloan recommended allowing the three townhouse units to remain on the south side of the common open space area, and mitigating the encroachments into the SVB through remediation.

There followed extensive Board discussion with questions to staff, Ms. Carrier, and Mr. Sloan.

***7. Chevy Chase Lake-Block B**

A. Preliminary Plan Amendment No. 12002020B, Chevy Chase Lake-Block B, 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 for two lots for 107,704 square feet of non-residential use and 681,646 square feet of residential use (534 multi-family dwelling units) including 12.9 percent MPDUs; located on Connecticut Avenue in the southeast quadrant of its intersection with Manor Road, Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 820160190, Chevy Chase Lake-Block B, 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 for a maximum of 789,350 square feet of development including 681,646 square feet of residential development for a maximum of 534 multi-family dwelling units, including 12.9 percent MPDU's and up to 107,704 square feet of non-residential development; located on Connecticut Avenue in the southeast quadrant of its intersection with Manor Road, Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. DREYFUSS/WELLS-HARLEY**
 B. DREYFUSS/WELLS-HARLEY

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.**
 B. Approved staff recommendation for approval, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

In keeping with the May 12 technical staff report, Planning Department staff offered a multi-media presentation and discussed proposed amendments to a Preliminary Plan and a Site Plan for the Chevy Chase Lake, Block B project. Staff noted that the requests are for two lots for a total of 107,704 square feet of non-residential use and 681,646 square feet of residential use, 534 multi-family dwelling units, including 12.9 percent Moderately Priced Dwelling Units (MPDUs). The 6.19-acre property is located on Connecticut Avenue in the southeast quadrant of its intersection with Manor Road in the Chevy Chase Lake Sector Plan area. Staff noted that the Preliminary Plan Amendment will combine the existing platted parcel and un-platted parcels into two new lots, proposed lot 1 will be 6,972 square feet in size and will contain the existing gas station, and proposed lot 2 will be 262,839 square feet in size and will contain the remainder of

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***7. Chevy Chase Lake-Block B**CONTINUED

the proposed development. The proposed Amendment will also dedicate 6,156 square feet for the right-of-way on Connecticut Avenue.

Staff also noted that although there is no forest on the property, there is an afforestation requirement of approximately 1.03 acres. Additionally, there is offsite forest clearing associated with road and utility connections that clear approximately 0.13 acres of forest. The reforestation requirement based on forest clearing proposed is approximately 0.26 acres. The total reforestation and afforestation requirement is approximately 1.29 acres. The applicant proposes to address the requirements via payment of a fee-in-lieu at an offsite bank. However, the applicant also has an opportunity to provide some or all of the credit on an adjacent property he also owns. The proposed project includes disturbance within the critical root zones of trees which are subject to a variance due to their size measuring 30 inches. The applicant has submitted a variance request to remove 14 trees and to impact, but not remove, nine other trees, affecting a total of 23 trees that are considered high priority for retention under the County's Forest Conservation Law.

Staff also discussed revisions and additions to the conditions of approval included in the staff report.

Ms. Hilary Goldfarb of Bozzuto Development Co. introduced members of the applicant's team, and offered brief comments.

Mr. Michael Schwartz of David Schwartz Architects, Inc., architect for the applicant, offered a multi-media presentation and discussed the proposed amendments to the project, including changes to the architecture.

Mr. Scott Rykiel of Mahan Rykiel Associates, Landscape and Urban Design Planning Architect, member of the applicant's team, also offered comments.

Mr. Steve Robins, attorney representing the applicant, briefly discussed the proposed project and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and the applicant's attorney.

***8. 7100 Wisconsin Avenue, Limited Site Plan Amendment No. 82013023B --- CBD R2 zone, 0.58 acres, Amendment for modifications to rooftop terraces, located at 7100 Wisconsin Avenue at its intersection with Woodmont Avenue; Bethesda CBD Sector Plan.**

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

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

In accordance with the May 12 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Limited Site Plan Amendment request for the 7100 Wisconsin Avenue project to allow modifications to the rooftop terraces. Staff noted that the 0.58-acre property is located on Wisconsin Avenue at its intersection with Woodmont Avenue in the Bethesda Central Business District Sector Plan area. Staff noted that the proposed request proposes minor modifications to the level 5 terrace to reflect changes to the grill stations, parapet, trellis, and plantings; modifications to the design of the level 11 terrace to reflect that it will serve as a private terrace instead of an amenity for all the building residents, with associated revisions to the planting; and modifications to the green roof layout to accommodate a revised mechanical systems layout.

Staff also noted that correspondence was received from a few residents raising concerns regarding the outdoor grills, lighting, and layout of the level 5 outdoor terrace, which staff does not believe will cause any issues.

Ms. Heather Dlhopsky, attorney representing the applicant, introduced Ms. Janel Kausner of Washington Property Co., offered brief comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

10. 2017 Local Area Transportation Review (LATR) Guidelines (Continuation of the Planning Board's discussion on May 4, 2017) --- Review proposed revisions to these Guidelines to reflect changes made by the County Council pursuant to the adopted 2016-2020 Subdivision Staging Policy (SSP).

Staff Recommendation: Approve Revised Guidelines

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Revised 2017 Local Area Transportation Review (LATR) Guidelines, excluding Appendix 4, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and discussed the proposed revisions to the 2017 Local Area Transportation Review (LATR) Guidelines in response to the recently adopted Subdivision Staging Policy (SSP). According to staff, the 2016-2020 SSP, which the Montgomery County Council adopted on November 15, 2016, established modifications for the evaluation of local transportation system performance. Staff noted that at the last meeting on May 4, the Board deferred the vote to approve this item pending further discussion and the implementation of the revisions discussed.

Staff provided a summary of the recommendations discussed at the last meeting and the key SSP changes regarding transportation adequacy, and the multi-modal LATR. Staff also discussed the revised guidelines, excluding Appendix 4, and recommended approval.

Mr. Shahriar Etemadi, President of Sustainable Transportation Solutions, LLC. offered testimony.

There followed a brief Board discussion with questions to staff.

9. 2017 Park, Recreation and Open Space (PROS) Plan -- Public Hearing

Staff Recommendation: Receive testimony during Public Hearing of the 2017 Park, Recreation and Open Space (PROS) Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony during the 2017 Park, Recreation and Open Space (PROS) Plan Public Hearing.

A VERBATIM TRANSCRIPT FOR THIS ITEM IS ON FILE IN THE RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.