



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, June 22, 2017, at 9:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:55 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 through 4 are reported on the attached agenda.

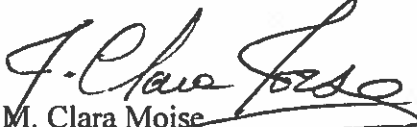
Item 5 was removed from the Planning Board agenda.


The Board recessed for lunch at 1:02 p.m. and re-convened in the auditorium at 2:30 p.m.

Items 6 through 8, and Items 10, 11, 13, and 12, discussed in that order, are reported on the attached agenda.

Item 9 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 5:55 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 29, 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, June 22, 2017
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Pooks Hill Sketch Plan 32015006A - MCPB No. 17- 039
2. Pooks Hill Site Plan 81982098C – MCPB No. 17- 040

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220170500, Goshen Estates

RE-2 zone, 5 lots; located on the west side of Woodfield Road (MD 124), 1100 feet north of Warfield Road; Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170680 Bradley Park

R-90 zone, 1 lot; located on the south side of Bradley Boulevard (MD 191), 200 feet southeast of the intersection with West Howell Road; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170980, Edgemoor

R-60 zone, 1 lot; located on the east side of Exeter Road, 250 feet south of Wilson Lane (MD 188); 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**

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 June 1 and June 8, 2017

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of June 1 and June 8, 2017, as submitted.

2. Subdivision Staging Policy: FY18 Annual School Test

Staff Recommendation: Approval of the FY18 Annual School Test Results effective July 1, 2017

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the FY18 Annual School Test Results effective July 1, 2017.

Planning Department staff offered a multi-media presentation and discussed the FY18 Annual School Test Results. Staff noted that every spring, following the adoption of the Capital Budget by the County Executive and County Council, the Planning Board adopts the annual school test for the upcoming fiscal year. The annual school test determines if new residential subdivisions should be subject to either a school facility payment or a moratorium, based on the estimated utilization of school facilities.

Under the current Subdivision Staging Policy (SSP), which the County Council adopted on November 15, 2016, school capacity is now monitored by means of a hybrid annual school test. The school test compares projected enrollment five years into the future with projected capacity for each of the 25 high school clusters at the elementary, middle, and high school levels. The school test results are finalized every year in May upon the County Council's adoption of the capital budget and amendments to the Capital Improvements Program (CIP). If projected enrollment at any level exceeds 120 percent of program capacity, new residential subdivisions in the affected cluster will be under moratorium. If projected enrollment at an individual elementary school exceeds 120 percent of program capacity and results in a projected seat deficit of at least 110 students, the service area for that school will be under moratorium and no new residential subdivisions of more than three units can be approved.

Staff added that the annual school test analysis is prepared by Montgomery County Public Schools (MCPS) staff. Planning staff has reviewed MCPS analysis and recommends that the Planning Board accept the FY18 school test results.

There followed extensive Board discussion with questions to staff, during which Chair Anderson instructed staff to prepare a report showing the number of students generated by new construction according to the date of construction. The Chair also instructed staff to revise the relative school impact payments by jurisdiction.

3. 2017 PROS (Park, Recreation, and Open Space) Plan - Planning Board Worksession

Staff Recommendation: Planning Board Worksession #2 -- Discuss and Approve Final Draft Plan to publish and transmit to the State

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the 2017 Park, Recreation, and Open Space Plan and transmittal to the State of Maryland Department of Natural Resources.

Parks Department staff offered a multi-media presentation and discussed the 2017 Park, Recreation, and Open Space (PROS) Plan, specifically revisions to the Working Draft intended to address comments from the Planning Board and public testimony regarding priorities for the next five to ten years, service delivery strategies, and modifications to the Park Classification System received at the May 25 Public Hearing, as well as comments received from the State of Maryland Department of Natural Resources (DNR), and staff recommendations.

Mr. Leon Younger, consultant from PROS Consulting, discussed a Board request from the May 25 meeting for additional demographic analysis to identify trends in preferences by subgroups of the population, such as age, race, ethnicity, gender, income, and geography. According to Mr. Younger, the results of a survey of County residents were further analyzed, and a countywide Segment Analysis was then conducted that analyzed the existing data according to four geographic areas; households with incomes of less than \$70,000; households with children under ten years of age; age segments of 20 to 34, 35 to 54, and 55 and older; race; and ethnicity. The results of the Segment Analysis, which are included in the Working Draft, show that the priorities of residents remain largely consistent across geographic areas and demographic segments, with natural surface and paved trails being the top priority.

Staff then discussed other Board comments, including the Board's request for staff to identify clear strategies for the delivery of parks and recreation facilities and services over the next ten years, to identify a clear list of priorities, and to integrate community building into the Plan in order to help provide adequate social gathering spaces and amenities. To implement these recommendations, staff has implemented a Park Equity Tool that identifies high concentrations of lower income households with low walkable access to park entrances and trailheads. Staff has also included an Executive Summary, which gives guidance on the equitable delivery of services

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**3. 2017 PROS (Park, Recreation, and Open Space) Plan - Planning Board
Worksession**CONTINUED

to lower income areas. The top goals identified by the summary include utilizing existing park and recreation facilities and lands more fully, which staff proposes to achieve by creating a robust system of natural and hard-surface trails, creating a system of athletic fields to serve all County residents, implementing design standards for new or renovated parks, balancing renovation and repurposing with development and acquisition, and determining where there are underutilized sports courts for potential conversion to skate parks, dog parks, or futsal courts. The summary also calls for providing spaces and programs that bring people together by creating a network of great, activated parks that facilitate social gathering to serve areas of the County with the highest population and employment, promoting park and recreation equity for all residents, providing platforms for community-building events, expanding the park activation program to get more people into the parks during their leisure time and generate return visitation to parks across the County, and providing regional recreation centers to create multipurpose centers that combine a broad spectrum of recreation and leisure options, aquatic features and community recreation functions.

Staff then discussed public testimony received prior to or during the open record period for the Public Hearing. In response to a comment recommending an increase to the replacement and compensation ratio established in the Policy for Parks to higher than 1:1 for natural, cultural, or recreational resources, staff noted that they often negotiate for a higher return than established by the Plan. To address concerns that the recommendation for a pilot plan to repurpose underutilized tennis courts for pickleball courts will remove the number of available tennis courts, staff noted that they will work with the pickleball and tennis communities, Montgomery County Department of Recreation staff, and Montgomery County Public Schools staff to determine acceptable definitions for utilization and underutilization. Staff then addressed testimony regarding service delivery strategies for dog parks, noting that dog park sites will be selected within areas of highest need. To address testimony regarding a request to combine the Countywide and Community Use park categories, staff noted that Countywide parks are those that serve both the local neighborhood and a larger area, and that Countywide parks can be funded with Government Obligation bonds, while Community Use parks cannot. Staff then briefly discussed other testimony regarding the size and types of parks.

Staff then briefly discussed comments received from DNR, which staff recommends addressing by renaming the Community Use Urban Recreational Park type as Urban Recreational Parklet; including a revised inventory that includes all lands and facilities in the County, and adjusting the Park Proximity and Equity analyses to reflect the updated inventory; and adding water sports to the Plan's Parks and Recreation chapter.

The next steps for the Plan include the transmittal of the approved Plan to DNR scheduled for August, with a County Council briefing to follow in the fall.

There followed extensive Board discussion with questions to staff, during which Chair Anderson instructed staff to include language in the Plan that clearly states that the results of the Segment Analysis Report should be supplemented with additional sources of data in order to

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**3. 2017 PROS (Park, Recreation, and Open Space) Plan - Planning Board
Worksession**

CONTINUED

accurately evaluate demand. The Chair also instructed staff to consult with Planning Department staff regarding a requested path and pedestrian bridge over Paint Branch Stream that will connect proposed new residential development to the White Oak Recreation Center, and to examine existing policy statements for potential language revisions to increase consistency.

4. M-NCPPC FY19-24 CIP Strategy Session 1 --- Strategy Session for the M-NCPPC Capital Improvements Program (CIP) for FY19-24.

Staff Recommendation: Obtain guidance from the Planning Board on evaluation criteria, goals and priorities for the Parks FY19-24 Capital Improvements Program (CIP)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Parks Department staff offered a multi-media presentation and discussed the Parks FY19-24 Capital Improvements Program (CIP), specifically evaluation criteria, goals, and priorities. Staff developed a three-phased internal timeline, with phase one, scheduled from January through June of this year, which focused on project ideas and included the CIP Public Forum held on May 18. Phase 2 includes strategy sessions scheduled for June and July; worksessions regarding Government Obligation (GO) bond projects, Park and Planning bond projects, and any other remaining projects scheduled throughout September; and adoption scheduled for October. Phase 3 includes submission to the County Executive scheduled for November 1, meetings with Office of Management and Budget staff and the County Executive scheduled throughout December, transmittal to the County Council scheduled for January 15, 2018, and Council adoption scheduled for May 2018.

Staff reviewed the Planning Board strategies and priority evaluation criteria used for developing the FY17-22 CIP, which include immediacy, need, efficiency, public access to natural areas, ballfields, urban parks, acquisition, project delivery, and facility planning. Following extensive Board discussion with questions to staff, the Board agreed to confirm the existing criteria for FY19-24 CIP. Staff also recommended incorporating into the prioritization criteria a Park Equity Analysis, which assigns each census block in the County a score based on levels of density, income, and walkable access; the Energized Public Spaces Functional Master Plan (EPS FMP) implementation methodology, which will aid in identifying areas of lower parks and open space service in densely populated areas; and the areas of focus in the Semi-Annual Report, such as new suburbanism, urban parks, trails, bikeways, ADA compliance, athletic fields, new parks, renovations and acquisitions, parks and recreation of the future, and pollutant discharge permit. Following discussion, the Board agreed to include Park Equity, the EPS FMP methodology, and the areas of focus within the Semi-Annual Report as prioritization criteria of the CIP strategy for the FY19-24 CIP. Staff then discussed the current CIP expenditure

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4. M-NCPPC FY19-24 CIP Strategy Session 1CONTINUED

categories, including maintenance and renovation, land acquisition, new parks and park facilities, environmental stewardship, and historical and cultural stewardship, and noted that maintenance and renovation accounts for \$86,343,500, or 48.6 percent of the FY17-22 CIP, the highest expenditure. Following discussion, the Board agreed with staff's recommendation to use the same general CIP expenditure categories for preparing the FY19-24 CIP.

Staff then discussed the CIP sifting process. The first step in the process is project origination, which can include projects from public planning efforts, such as Vision 2030, the 2017 Park, Recreation, and Open Space (PROS) Plan, area master plans, site selection studies, park master plans, and the EPS FMP; projects originating from the Parks Department, such as current CIP projects and those in the Major Maintenance request database; projects requested by members of the public; directives from elected officials; as well as other opportunities that arise from the interests of groups or individuals. These projects are then prioritized through the use of the Board's CIP strategy, the Planning Board Chair and Planning Department Director priorities, the project justification score generated by the Major Maintenance request database, facility evaluation planning matrices, priorities assigned by field staff, and priorities assigned by the CIP Evaluation Committee. Staff then noted that the next strategy session will discuss the constraints facing the upcoming CIP, which include funding; Spending Affordability Guidelines (SAG); GO bond competition from other agencies; requirements of other funding sources, such as State grants from Program Open Space and bond bills, federal funding, contributions, and Enterprise funds; staff resources; Operating Budget Impact (OBI); and debt service. According to staff, initial feedback from Montgomery County Office of Management and Budget (OMB) staff has included the recommendation to delay new projects until the final two years of the CIP. Following a brief Board discussion, the Board agreed with the approach staff is taking for prioritizing projects for inclusion in the CIP and within the initial capacity constraints identified.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to schedule a briefing that details the system and criteria used to inspect, prioritize, and address playground maintenance and repair at the next strategy session.

~~5. Amendment to the Maryland National Capital Park and Planning Commission's (M-NCPPC) FY17-22 Capital Improvements Program, and Supplemental Appropriation to the FY18 Capital Budget, for Planned Lifecycle Asset Replacement: Local Parks (P967754) — REMOVED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Josiah Henson Special Park --- Authorization to acquire 0.57 acres, more or less, improved, from J. Emlen Myers, located at 6018 Tilden Lane, Bethesda, MD 20852

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval to acquire 0.57 acres, more or less improved, from J. Emlen Myers for addition to the Josiah Henson Special Park located on Tilden Lane in Bethesda, Maryland, and adopted the accompanying Resolution.

Parks Department staff briefly discussed a request to acquire the 0.57-acre Myers property from Mr. J. Emlen Myers, as an addition to Josiah Henson Special Park on Tilden Lane in Bethesda, Maryland. Staff noted that the property adjoins the western boundary of the Park and the acquisition will expand the Park from its current constrained 2.78-acre configuration to a larger, more functional park for future programmable space. Staff also added that acquisition of the property is consistent with the objectives of the Commission’s Josiah Henson Special Park Master Plan, approved and adopted by the Commission on December 2, 2010.

Staff added that the property will be acquired for a purchase price of \$880,000 which will be funded through the Commission FY17 Capital Improvements Program (CIP) of the Legacy Open Space Acquisition Program & G.O. Bonds.

There followed a brief Board discussion with questions to staff.

7. **Wheaton Regional Park Shorefield Area Improvements** --- Proposed maintenance and renovation projects for the Shorefield Area of Wheaton Regional Park include improvements to the north parking lot and the reactivation of the old Shorefield House area, the relocation and construction of a fully accessible restroom, and improvements to the south parking lot in the carousel area.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the proposed maintenance and renovation projects for the Wheaton Regional Park Shorefield Area, as discussed during the meeting.**

In keeping with the June 15 technical staff report, Parks Department staff offered a multi-media presentation and discussed the proposed and recommended Wheaton Regional Park Shorefield Area improvements concept plan and the cost estimate for inclusion in the FY19-24 Capital Improvements Program (CIP). Staff noted that the Shorefield area is challenged by its aging facilities and legacy infrastructure dating to the early 1960s, the high demand of use by its many visitors and the need to activate the area formally occupied by the Old Shorefield House, which was removed in 2014. Several maintenance and renovation projects within the area have become a high priority for the Wheaton Regional Park, i.e., improvements to the North and South parking lots, construction of a fully accessible restroom, as well as several amenity upgrades. These projects are driven by parking capacity constraints, poor stormwater management, and the Parks Department American with Disabilities Act (ADA) compliance transition plan, which has prioritized improvements in our regional parks.

Staff discussed the scope of work, the Wheaton Regional Master Plan recommendations and the project funding noting that due to the large number of projects and escalating project costs, the Shorefield Area improvements are on hold for now. Staff's goal is to package all of the proposed renovation projects in the area and to create a stand-alone Project Description Form (PDF) to secure the funding necessary to implement the improvements in the FY19-24 CIP. Staff also added that the total budget recommended for design and construction of the improvements is \$4.8 million, and staff does not foresee any significant increase to the Parks Department's annual operating budget costs because of these projects.

There followed a brief Board discussion with questions to staff.

8. 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 Sector Plan and the Design Guidelines, the Rock Spring Sector Plan sent to the County Council, and the upcoming public hearing for the Grosvenor-Strathmore Metro Area Minor Master Plan Area next week; the Bicycle Master Plan and Viers Mill Road on-going public meetings; the co-location study with recent charrettes with other government agencies; a brief report on the employment trends and senior housing study; status of the retail study and the rental housing study presented to the Planning Board last week; the celebration of LGBTQ month in June and Commission events scheduled with an award-winning documentary showing tomorrow at lunch time in the auditorium; meeting with the Washington Metropolitan Area Transit Authority and the area Planning Department Directors focused on developments around metro station areas, such as the one at the Glenmont station and the proposed one for Grosvenor-Strathmore.

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

~~*9. — Gilbert Residence for Site Plan No. 81992023A — Amendment to a Site Plan for Forest Conservation Plan Purposes. A request to revise the boundary of an existing Category II Conservation Easement on Lot 44, Block A, Ashley Hollow, Plat No. 19170; located at 2801 Shadowridge Drive in the RE-2 zone; Olney Master Plan. — REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. Proposed Amendment: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2017-2 Amendment – Three Water/Sewer Service Category Change requests

Staff Recommendation: Transmit Comments to the County Executive and the County Council

BOARD ACTION

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

Vote:

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

Nay:

Other:

Action: **A. Approved staff recommendation to transmit comments to the County Executive and County Council, and to recommend approval of the three Water/Sewer Category Change requests discussed during the meeting.**

B. Approved staff recommendation to transmit comments to the County Executive and County Council, and to recommend approval of the installation of a sewer system, with single hookup, for thirteen properties in the South Overlea Drive Septic Survey area.

Planning Department staff offered a multi-media presentation and discussed Water and Sewer category change requests for three properties, which are considered administrative cases or amendments: i) the 3.49-acre Miller property has a 16-inch water main located within the road right-of-way fronting the property, and provision of water service is consistent with the 2005 Olney Master Plan; ii) the 1.02-acre Cheryl Hays property is within the sewer service envelope of the 2002 Potomac Sub-Region Master Plan, with an existing eight-inch diameter sewer main along Marian Drive, abutting the property, which allows for a single hookup; and iii) the 1.96-acre Wayne Gilman property, although within the water and sewer service area of the 1985 Gaithersburg and Vicinity Master Plan, is not currently connected to the public system. The nearest water and sewer lines are several hundred feet from the property. Service can be provided if connections, especially to the sewer mains, do not disturb the Great Seneca Creek Stream Valley Park. Staff recommended approval of the three requests by the Planning Board.

Staff then discussed a Water and Sewer Category Change request for the South Overlea Drive Septic Survey area. Staff noted that this is the first survey undertaken by the Montgomery County Department of Environmental Protection (MCDEP) for this Glen Hills neighborhood under the County Council’s new service policy adopted in March 2016. The policy enables community sewer service to be considered in Glen Hills under certain clearly specified conditions. One condition allows consideration of properties included within a specifically designated public health problem area, and the policy outlined a sanitary survey process that

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10. Proposed Amendment: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2017-2 Amendment – Three Water/Sewer Service Category Change requests

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could be used to determine if community service was warranted. Nine homeowners on South Overlea Drive cited several of these circumstances in making a survey request. MCDEP expanded the survey area to include a total of 24 properties that could have similar conditions. The survey concluded that 16 properties were sufficiently constrained to merit community service. MCDEP recommends that the 16 properties be included in a special sewer service area. Thirteen are recommended for a single hookup, under the Glen Hills service policy, which limits potential subdivision or re-subdivision.

Mr. Alan Soukup of MCDEP offered comments.

The following speakers offered testimony: Ms. Susanne Lee of Circle Drive and representing the West Montgomery County Citizens Association; Ms. Mary Yakaitis of Overlea Drive and member of the Potomac Highlands Citizens Association Board; Mr. Ted Smart of Cleveland Drive and representing the Greater Glen Hills Coalition; Mr. William Wainger of Overlea Drive; Mr. Kenneth Bawer of Cleveland Court; and Mr. John Yakatis of Overlea Drive.

At the Board’s request, Mr. Soukup addressed the speakers’ concerns regarding financing of the proposed sewer system.

There followed extensive Board discussion with questions to staff and Mr. Soukup.

11. Potomac Foods Conditional Use No. CU 17-03 --- Request for a Conditional Use approval for a drive-thru associated with a restaurant on a 1.7-acre property located at 16004 Shady Grove Road, Gaithersburg, in the GR-1.5 H-45 zone; within the Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions and transmittal to the Hearing Examiner (NOTE: Action required for Hearing by Hearing Examiner on July 7, 2017)

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0-1

Nay:

Other: DREYFUSS ABSTAINED

Action: Approved staff recommendation for approval of the Conditional Use request stated above, subject to conditions, as stated in the attached transmittal letter to the Hearing Examiner.

In keeping with the June 9 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Conditional Use request for a drive-thru window associated with an existing Burger King restaurant on a 1.7-acre property located on Shady Grove Road in Gaithersburg within the Great Seneca Science Corridor Master Plan area. Staff noted that a Preliminary Forest Conservation Plan was previously approved for the site. Staff added that the applicant submitted a Need Study conducted by Thomas Point Associates, Inc. in March 2017, which explains that demographic, economic, and traffic factors suggest a favorable environment for a quick-service restaurant with a drive-thru at this location. Furthermore, the applicant will not add a new drive-thru window but will renovate the existing one.

Staff concluded that the proposed drive-thru request complies with the general conditions and standards for a Conditional Use and is consistent with the goals and recommendations of the 2010 Great Seneca Science Corridor Master Plan.

Mr. Jody Kline, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

Commissioner Dreyfuss recused himself citing his involvement with the applicant in another project on Georgia Avenue.

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

13. Request to File a Sectional Map Amendment, including the Technical Staff Report, to implement the recommendations of the Approved and Adopted Bethesda Downtown Sector Plan

Staff Recommendation: Approve Request to File and recommend approval of the Sectional Map Amendment

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the request to file and approve the Sectional Map Amendment to implement the recommendations of the Approved and Adopted Bethesda Downtown Sector Plan.

Planning Department staff briefly discussed changes and corrections made to the Sectional Map Amendment for the Bethesda Downtown Sector Plan, before filing it.

On behalf of the Planning Board, Chair Anderson thanked staff for their patience and a job well done.

12. White Flint 2 Sector Plan Worksession No. 10: Planning Board Draft*Staff Recommendation: Review and finalize Planning Board Draft***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Reviewed the staging and financing recommendations and approved staff recommendation to finalize the Planning Board Draft of the White Flint 2 Sector Plan.**

Planning Department staff offered a multi-media presentation and discussed the staging recommendations for the White Flint 2 Sector Plan. Staff noted that in Phase 1 the Planning Board should assess whether the Plan area has achieved a Non-Auto Drive Mode Share (NADMS) goal of 34 percent for employees and residents in the Executive Boulevard and Rockville Pike Districts. Areas east of the CSX tracks should attain NADMS goals of 27 percent for employees and residents. Staff is also recommending funding the Executive Boulevard and East Jefferson protected bikeway, a shuttle or circulator that serves the plan area, residential communities, and Metro Station areas. The design study for Rockville Pike Bus Rapid Transit (BRT) that will be coordinated with State Highway Administration (SHA), Montgomery County Department of Transportation (MCDOT), the Commission, and the City of Rockville should also be funded. Staff also recommends completion of the implementation of Western Workaround, including the realignment of Executive Boulevard, Towne Road and Old Georgetown Road (MD187) for vehicular travel. Montgomery County Public Schools (MCPS) must evaluate the need for a new elementary school within the Walter Johnson cluster and determine how and when a new elementary school should be programmed. MCDOT must conduct a feasibility study for an infill MARC station along the Brunswick Line and determine if a station should be located in the Plan area. The Planning Board must also assess if the Sector Plan is achieving its goals and if all the infrastructure items for Phase I are completed, prior to proceeding to Phase 2.

During Phase 2, the Planning Board should assess whether the Plan area has achieved a NADMS goal of 42 percent for employees and residents. Areas east of the CSX tracks should attain NADMS goals of 35 percent for employees and residents. Staff also recommends funding the second entrance to the White Flint Metro Station, the roadway realignment of Parklawn Drive and Randolph Road. The Planning Board must also assess that the Sector Plan is achieving its goals and that all the infrastructure items for Phase 2 are completed, prior to proceeding to Phase 3.

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12. White Flint 2 Sector Plan Worksession No. 10: Planning Board DraftCONTINUED

During Phase 3, the Planning Board should assess that the Plan area has achieved a NADMS goal of 50 percent for employees and 51 percent for residents, and areas east of the CXS tracks should attain a NADMS of 42 percent for employees and residents. Staff recommends funding and implementing the Parklawn Drive Shared Use Park, constructing the realignment of Parklawn Drive and Randolph Road. Staff also added that MCPS must construct an elementary school for the Walter Johnson School Cluster or determine how elementary school needs will be addressed for the cluster. Staff also recommends constructing a new MARC station if MCDOT determines that a station will be located within the Plan area.

Staff also discussed the proposed financing mechanism noting that the Draft Plan recommends that within 12 months of adopting the White Flint 2 Sectional Map Amendment (SMA), the Council should determine if a public financing mechanism should be established to fund public infrastructure. Based on staff discussions with the County Executive's staff, and a White Flint property owners meeting on May 1, 2017, staff is recommending that the Planning Board Draft of the Sector Plan include a broad outline for financing alternatives for the White Flint area, as discussed in the staff report.

Staff then discussed edits to the Draft Plan and noted that the Public Hearing Draft will be revised based on the Planning Board's recommendations, beginning with the Vision Section. Staff will complete changes to the Draft Plan at the July 13 worksession.

There followed extensive Board discussion with questions to staff.