



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, July 13, 2017, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:10 p.m.

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

Items 1 through 4 are reported on the attached agenda.

The Board recessed for lunch at 12:13 p.m. and convened in Closed Session at 2:30 p.m. to take up Item 10, 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 2:30 p.m. in the 3rd floor conference room on motion of Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor of the motion, and Commissioner Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the Closed Session meeting were Director Michael Riley, Deputy Director Mitra Pedoeem, John Hench, Carl Morgan, Brenda Sandberg, and Joshua Kaye of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session, Parks Department staff briefed the Planning Board on a newly created list of proposed future urban parkland acquisitions.

The Closed Session meeting was adjourned at 3:15 p.m.

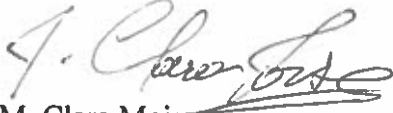
The Board re-convened in the auditorium at 3:25 p.m.

Items 5, 7, and 8 are reported on the attached agenda.

Item 6 was removed from the Planning Board agenda.

The Board recessed for dinner at 4:15 p.m. and reconvened in the auditorium at 6:40 p.m. to take up Item 9, a worksession on the public hearing draft of the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment.

There being no further business, the meeting was adjourned at 8:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 20, 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, July 13, 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. 220160560, Woodfield Commons

CR zone, 1 lot; located on the west side of Woodfield Road, approximately 1100 feet north of Main Street (MD Route 108); Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220150800, Kensington Heights

RT-8 zone, 13 lots, 3 parcels; located on the north side of McComas Avenue, 100 feet east of Melvin Grove Court; Wheaton Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170540, Bannockburn

R-200 zone, 1 lot; located on the east side of Arandale Road, 170 feet southwest of Laverock Lane; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170990, Mount Prospect

RE-2 zone, 3 lots; located on the south side of McCrossin Lane, approximately 2,000 feet east of Travilah Road; Potomac Subregion Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Record Plat(s) cited above, as submitted.

***C. Other Consent Items**

1. 8787 Georgia Avenue, Extension Request for Sketch Plan No. 320170060 --- CR 3.0 C 2.0 R 2.75 H 90T Zone, 3.24 acres, Request for extension of review period for redevelopment of the existing office building to a mixed-use development with up to 413,821 square feet of residential uses and up to 50,000 square feet of non-residential uses; located at 8787 Georgia Avenue at the southeast corner of the intersection with Spring Street, Silver Spring CBD Sector Plan
Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: WELLS-HARLEY/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of June 22, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of June 22, 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 third annual Josiah Henson Leadership Conference held on June 28 at the Montgomery Community Media studios in Rockville, which focused this year on the effects of faith and church on the African-American experience, and the impact of slavery on the African-American family; the recent Independence Day fireworks display events at South Germantown Recreational Park and Newport Mill Local Park; the recent orientation meeting with Parks Department staff and incoming Commissioner Tina Patterson regarding the status of the Park Recreation Open Space (PROS) Plan, the Capital Improvements Plan, and the Energized Public Spaces Functional Master Plan, with a Senior Management Team meeting to be scheduled for a later date; the status of the bi-annual Parks Pesticide Use Report, which was submitted to the County Council earlier this week; the upcoming Athletic Field Showcase event scheduled for July 15 at Cabin John Regional Park, during which staff will demonstrate the latest equipment and techniques used to manage and maintain natural turf fields; the upcoming solar eclipse viewing event scheduled for August 21 at Martin Luther King Jr. Recreational Park; and the recent Kemp Mill Urban Park re-opening ceremony held at the park on July 12.

There followed a brief Board discussion, during which Vice Chair Wells-Harley commended the Parks Department staff for all their hard work at Kemp Mill Urban Park.

3. MNCPPC FY19-24 CIP Strategy Session 2 --- Strategy Session for the M-NCPPC Capital Improvements Program for FY19-24.

Staff Recommendation: Obtain Feedback from the Planning Board on CIP Development

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). The objectives of the strategy session were to follow up on items from the June 22 strategy session, review funding sources in the CIP, address additional information regarding CIP constraints, review new and existing projects being proposed in the new CIP, obtain feedback from the Planning Board regarding the priorities and criteria for new projects, and consider the initial FY19-24 CIP request in order to formulate CIP budget scenarios for the Board to consider in worksessions scheduled in September. As per the Board's request at the June 22 session, staff briefly discussed CIP strategy and evaluation criteria, prioritization, and project delivery, noting the inclusion of new construction versus renovation and Park Equity as strategies and prioritization criteria for the new CIP. For the FY19-24 CIP, staff is requesting \$240,000,000, a 30.1 percent increase over the FY17-22 request, to be funded primarily by Government Obligation bonds.

Staff then discussed fiscal constraints in the new CIP, citing a Montgomery County Office of Management and Budget (OMB) summary of the fiscal outlook for FY19-24, which notes that the approved FY18 fiscal plan assumes a 0.4 percent County-wide reduction in FY19. The summary also stated that the Parks Department budget will be disproportionately affected by mandated funding requirements, primarily for schools, and that parks are not listed among the County Executive's CIP priorities. Other constraints affecting the Parks CIP include the County Spending Affordability Guidelines (SAG), specifically \$340,000,000 and \$6,500,000 limits on Montgomery County Government Obligation (GO) bonds and Commission Park and Planning Bonds, respectively, and reduced funding from the Maryland Program Open Space (POS).

Staff then discussed and sought guidance regarding new and existing projects being proposed in the new CIP, specifically projects funded with GO bonds and Park and Planning bonds. While staff's initial request for Level-of-Effort (LOE) projects funded with GO bonds did not increase significantly, the \$20,600,000 requested for stand-alone projects is an increase of 91 percent over the FY17-22 CIP. Staff recommended continuing the Josiah Henson Special Park, Northwest Branch Trail, and the South Germantown cricket field projects, which are currently

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3. MNCPPC FY19-24 CIP Strategy Session 2CONTINUED

under construction. Staff then requested guidance regarding the prioritization of the existing Little Bennett Day Use Area, the Little Bennett trail connector, the Northwest Branch athletic area, and the Ovid Hazen Wells carousel projects. Following extensive Board discussion with questions to staff, the Board recommended that the Ovid Hazen Wells carousel project receive top priority, with the Little Bennett trail connector next, and a modified, phased version of the Little Bennett Day Use Area project, which should include at this time a picnic area, a play area, signage, and allow for the connection of the new trail to the existing trail. The Board also recommended delaying the Northwest Branch athletic area project. The Board also requested that staff return with additional information regarding approved CIP funding from previous years in order to gauge acceptable and consistent requests for increases.

Staff then discussed new projects, including the next phase of the Brookside Gardens project, the Magruder Branch Trail extension, and the Wheaton-Shorefield project. Following extensive discussion, the Board recommended the continuation of the Magruder Branch Trail extension and the Wheaton-Shorefield projects, and requested that staff return with additional information on the proposed Brookside Gardens improvements, specifically the cost to complete the rose garden renovations. Staff then discussed projects funded with Park and Planning bonds, noting increases of \$11,900,000 for LOE funded projects and \$4,400,000 for stand-alone projects. Proposed LOE projects include acquisition of land, Americans with Disabilities Act (ADA) compliance improvements, park refreshers, and Planned Lifecycle Asset Replacement (PLAR) projects, all of which staff recommended that the Board support. Staff also recommended continuing stand-alone projects either currently under construction or in the significant design phase, including Battery Lane Urban Park, Elm Street Urban Park, Hillendale Local Park, Kemp Mill Urban Park, Western Grove Urban Park, and Woodside Urban Park. Staff then sought guidance regarding the prioritization of the existing Caroline Freeland Local Park project, and new projects, including the Long Branch-Wayne Local Park and the Seneca Crossing Local Park projects.

Following extensive Board discussion, the Board instructed staff to return with a long-term plan and a rationale from Cultural Resources staff regarding the LOE projects, and additional information regarding the Long Branch-Wayne Local Park project.

The next steps for the FY19-24 CIP include worksessions scheduled in September, adoption by the Board scheduled for October 12, and submission to the County Executive scheduled for November 1.

There followed extensive Board discussion with questions to staff.

4. Worksession #1 on the Draft Design Guidelines for the Bethesda Downtown Sector Plan

Staff Recommendation: Review and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department and Parks Department staff offered a multi-media presentation and discussed the proposed Design Guidelines for the Bethesda Downtown Sector Plan. Staff stated that following the June 1 Planning Board briefing, meetings with stakeholder working groups, including the Coalition of Bethesda Area Residents (CBAR) and designers from the National Association for Industrial and Office Parks (NAIOP), continued throughout June. The input from these meetings, along with Planning Board direction received at the June 1 meeting stating that the document contain clear intent statements, provide guidelines for how to appropriately meet the intent, indicate that alternatives may also be approved provided that they meet the intent of the guidelines or the goals of the sector plan, and recommend a range of dimensions that is not a rigid standard but a framework for review discussions with staff and the Board, as well as other additional comments, was then incorporated into the working draft, which was released on July 5.

Staff discussed the major issues that emerged from discussions with stakeholder groups and how they were addressed in the Design Guidelines working draft, specifically alternative treatments for tower set-back and separation distance on constrained sites. Staff noted that the purpose of tower set-backs is to provide a human-scaled building edge along the street that enhances pedestrian comfort and access to sky views. However, sites with limited depth may not have sufficient space to provide the required step-back and maintain the minimum dimensions for buildings to function properly internally. To address this, the working draft of the guidelines includes a menu of alternative methods to reduce bulk on constrained sites, such as limiting the tower floor plate, using unique geometry, modulating and articulating façades, and limiting the apparent face of the building. Staff then discussed tower separation distance, which is intended to allow access to light and air, limit the impact of shadows on the public realm, and reduce the extent of large blank walls as new buildings develop at or near the property line. However, buildings with limited height, limited frontage width, site depth, or existing abutting buildings

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4. Worksession #1 on the Draft Design Guidelines for the Bethesda Downtown Sector Plan

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may not have sufficient space to provide the recommended tower separation. To address these issues, the working draft offers varied geometry, façade modulation, and articulated party walls as alternative treatments for constrained sites.

Parks Department staff then discussed the proposed parks and open space for the Plan area, specifically how direction received from the Board at the June 1 meeting was implemented into the working draft. In addition to removing all reference to the word “buffer” in reference to parks, staff added new park classifications to the community-use urban parks proposed for Parking Lot District (PLD) lots 24, 25, 10 and 44. Rather than the Urban Park designation, these proposed parks have been classified as a Countywide Urban Recreational Park for lot 25, a Civic Green for lot 24, and Neighborhood Greens for lots 44 and 10. As per the Board request, staff included language in the working draft that emphasizes that Civic Greens are regional destinations, and that the community should expect large gatherings of people for special events. The proposed guidelines recommend an active recreation destination, a Central Civic Green, an interconnected system of sidewalks and trails, and wooded areas for the Sector Plan area, and a Neighborhood Green or Community Use Park for each urban neighborhood; an urban square, plaza, or green area for each block; an outdoor recreation space for each building; and a private outdoor space for each residence.

Staff then discussed proposed locations for each park type within the Plan area. Implementation strategies include use of funds from the Parks Department Capital Improvements Program (CIP), including the Advance Land Acquisition Revolving Fund (ALARF) and Legacy Open Space (LOS); the County CIP; partnerships with Bethesda Urban Partnership (BUP), Arts and Entertainment District, Parking Lot District, Woodmont Triangle Action Group (WTAG), Bethesda Green; and public-sector partnerships within the Bethesda Community. Staff added that the next steps for the Design Guidelines include the second worksession and a Board vote scheduled for July 27.

The following speakers offered testimony: Ms. Barbara Sears, attorney from Linowes and Blocher; Ms. Emily Vaias, attorney representing the Donahue Companies; Mr. Barney Rush, Town of Chevy Chase Councilmember; Mr. Steve Robins, attorney from Leach, Early, and Brewer; and Mr. Craig Williams, architect from David M. Schwartz Architects.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board instructed staff to include language in the Guidelines that specifies that projects with significant affordable housing will be given special consideration regarding the Design Guidelines, emphasizes safe pedestrian access and crossing for Bethesda-Chevy Chase High School and the library, and specifies additional shade for Neighborhood Greens and other parks proposed for the Plan area. The Board also instructed staff to collect and review comments made by Ms. Vaias in order to make recommendations that will be presented to the Board at a later date.

10. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

The topic to be discussed is a general update on parkland acquisition.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. **Zoning Text Amendment No. 17-03, Short-Term Residential Rental** --- Modify the definition of “Household Living”; define “Short-Term Residential Rental”; and establish limited use standards for Short-Term Residential Rental. The Planning Board's recommendations on ZTA 16-03, dated May 11, 2017, were formalized by the introduction of ZTA 17-03 and revisions to Bill 2-16 (originally introduced February 2, 2016 and pertaining to the licensing and registration for short-term housing). No substantive changes have been made to the Board’s initial recommendations. No additional testimony will be taken on this issue.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council Public Hearing of July 18, 2017)

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding the above-mentioned Zoning Text Amendment for its July 18 Public Hearing, as stated in the attached transmittal letter.

In keeping with the July 6 technical staff report, Planning Department staff discussed proposed Zoning Text Amendment (ZTA) 17-03, which modifies the definition of “household living”; defines the term Short-Term Residential Rental (STRR); and establishes limited use standards for STRR. Staff noted that the Planning Board’s recommendations on ZTA 16-03 dated May 11, 2017, were formalized by the introduction of ZTA 17-03 and revisions to Bill 2-16 as a companion to ZTA 16-03, and pertaining to the licensing and registration for transient lodging. No substantive changes have been made to the Board’s recommendations as part of this ZTA, therefore staff recommends approval of ZTA 17-03 as introduced and the applicable revisions to Bill 2-16, since the proposed standards and regulations mirror those transmitted to the County Council by the Planning Board as part of ZTA 16-03.

Mr. Dan Wilhelm of Cannon Road and representing the Greater Colesville Citizens Association offered testimony.

There followed a brief Board discussion with questions to staff.

~~#6. — Maryland Catering Company, Inc.: CU-15- REMOVED~~

~~A.: Located at 10801 MacArthur Boulevard, 4.67 acres, identified as P530 and P527 on Tax Map FN-22, on the north side of MacArthur Boulevard approximately 1000 feet south of its intersection with Stable Lane, R-200 Zone 2002 Potomac Sub Region Master Plan.
Staff Recommendation: Approval with conditions~~

~~B. Request for a Conditional Use approval of a Country Inn: Request for a Conditional Use approval of a Country Inn, located at 10801 MacArthur Boulevard, 4.67 acres, identified as P530 and P527 on Tax Map FN-22, on the north side of MacArthur Boulevard approximately 1000 feet south of its intersection with Stable Lane, R-200 Zone 2002 Potomac Sub Region Master Plan.
Staff Recommendation: Approval with conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***7. Dr. Boyd’s Veterinary Resort, Conditional Use No. 17-15 --- Request for a conditional use approval for an animal boarding and care facility; 1.6 acres, CR-4.0, C-3.5, R-3.5, H-300 Zone, located at 11503 Rockville Pike, Rockville, within the White Flint Sector Plan area.**

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on August 18, 2017)

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS

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

Planning Department staff offered a multi-media presentation and discussed a Conditional Use (CU) request for an animal boarding and care facility to be located on a 1.6-acre property on Rockville Pike within the White Flint Sector Plan area. Staff noted that the site is currently developed with an approximately 20,496-square foot one-story retail building, which was occupied by a former Staples office supplies store, and an existing 8,000-square foot men’s clothing store. There are two existing vehicular curb cuts on the northbound side of Rockville Pike and a third access point on the east side of the site from Nicholson Lane, and 112 existing parking spaces. The proposed facility will occupy 12,496 square feet of the existing building.

Staff noted that Dr. John Boyd, the applicant, currently operates two veterinary clinics in Irvine and San Diego in Southern California and will bring the business model to this site. Staff added that the animal boarding and care facility will be designed for up to 200 pets. Although both dogs and cats will be accepted, most of the pets at the facility will be dogs. The facility will operate and be accessible to pet owners 24 hours a day, every day of the year. Interior areas where animals will be boarded will be soundproofed to mitigate excessive noise. The facility will provide a full spectrum of primary veterinary care services, such as orthopedic surgery, x-ray, injury care, etc. Sixteen existing parking spaces behind the building will be converted into a 3,200-square foot outdoor exercise yard and dog run. The area will be enclosed by an eight-foot high vinyl fence and will include two picnic tables with sun umbrellas for staff supervising the dogs, and a five-foot high vinyl fence will be located inside the exercise yard to create separate space for smaller dogs. Staff has not received comments from the surrounding community.

Ms. Soo Lee-Cho, attorney representing the applicant, Dr. John Boyd, also present, introduced Dr. John Wesson of Rockville Pike who will be managing the resort, offered brief comments, and concurred with the staff recommendation,

There followed a brief Board discussion with questions to staff and Ms. Lee-Cho.

8. White Flint 2 Sector Plan Worksession No. 11: Planning Board Draft

Staff Recommendation: Approval to transmit the Planning Board Draft to the County Executive and the County Council

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Received briefing followed by discussion and approved staff recommendation for approval to transmit the Planning Board Draft of the White Flint 2 Sector Plan to the County Executive and the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and continued discussion of edits to the White Flint 2 Sector Plan Planning Board Draft. Staff noted that at the June 22 worksession, the Planning Board discussed proposed changes to the Draft Plan up to page 50, and also discussed staging, public schools, and financing recommendations. Staff will complete discussion of the proposed changes/revisions and request the Board’s approval to transmit the Draft Plan to the County Executive and the County Council.

Staff noted that the Plan staging of development links new development with the provision of public infrastructure required to support the Plan recommendations. Prior North Bethesda Master Plans, including the 1992 North Bethesda-Garrett Park Master Plan and the 2010 White Flint Sector Plan required staging of new residential and non-residential development with required public infrastructure, especially transportation. The White Flint 2 Sector Plan proposed staging is influenced by various factors, but primarily by the adjacency of the area to the 2010 White Flint Sector Plan area and its staging plan, and the common infrastructure improvements, such as the proposed Rockville Pike Bus Rapid Transit (BRT); the workaround improvements on Executive Boulevard; and the White Flint Metro Station, that would be needed to support new development in both plan areas. The proposed staging framework is guided by: ensuring an adequate level of development or tax contributions to help fund new infrastructure; addressing the infrastructure needs for White Flint 2 while balancing the infrastructure needs of both plan areas; limiting the free-rider effect where properties in the White Flint 2 area could benefit disproportionately from new infrastructure in the 2010 White Flint Sector Plan area; and prioritizing development in the core of the 2010 White Flint Sector Plan, which is near to the Metro station and along Rockville Pike. Staff also suggested that the Planning Board expand the existing White Flint Sector Plan Advisory Committee to include stakeholders from the White Flint 2 area, and expand the White Flint Sector Plan biennial monitoring report to include staging recommendations in this Plan.

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8. White Flint 2 Sector Plan Worksession No. 11: Planning Board DraftCONTINUED

Staff then briefly discussed the requirement for public schools and noted that there are no existing schools within the Plan area. Future development in the Plan area will generate additional students at each school level, particularly at the elementary level in the Walter Johnson Cluster. Further, demographic changes in existing residential neighborhoods, new infill development, and anticipated development from other master plans in North Bethesda will also impact the Walter Johnson School Cluster. Staff is working with developers to identify appropriate sites for future schools needed to serve existing communities and proposed residential development.

Staff also discussed the Plan proposed financing, noting that implementation of this Plan will require a combination of investments from the public sector or a public-private partnership. Staff noted that the County can use a variety of tools, including special assessments, to fund the public infrastructure recommended in the Plan. The White Flint Special Taxing District, an ad valorem property tax, was established in 2011 to fund specific transportation improvements needed to implement specific transportation projects in the 2010 White Flint Sector Plan area. This taxing district also replace the Adequate Public Facilities (APF) requirements of Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) for new development in the area. The northwestern area of the Plan should have the same financing mechanism as the properties located in the northern and western portions of the plan area. New infrastructure associated with properties east of the CSX tracks and further away from infrastructure in the 2010 White Flint Sector Plan could be financed via a Local Transportation Improvement Program or a Unified Mobility Program.

There followed extensive Board discussion with questions to staff.

9. Grosvenor-Strathmore Metro Area Minor Master Plan Amendment, Public Hearing Draft – Worksession #1

Staff Recommendation: Receive Summary of Public Hearing Comments, Review Zoning Recommendations and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing on the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment Public Hearing comments received at the June 29 Planning Board meeting, followed by discussion, and provided guidance to staff.

Planning Department staff offered a multi-media presentation and discussed comments received at the June 29 Public Hearing of the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment, which were focused on traffic, building height limit and density, neighborhood compatibility, and public open space. Staff noted that Planning staff conducted traffic counts and analyzed data regarding Critical Lane Volume and Highway Capacity analysis at four intersections in the Plan area and no intersections were at or near capacity. Staff also noted that there is ridership capacity at the Grosvenor Strathmore Station and there is electrical capacity to meet the new ridership demands.

Staff then discussed recommended density and height for the Metro site, which is a recommended 2.5 Floor Area Ratio (FAR) in the Plan but has been requested by Five Squares Development Co. to be 3.0 FAR. Staff recommends step down heights from the Metro site to create a transition zone between the site and low-rise buildings along Tuckerman Lane and create a walkable, pedestrian, friendly street. To maintain compatibility with the neighborhood, the Plan recommended a transition zone, which was also requested by Five Squares. Staff also recommends retaining the transition zone maximum building height at 85 inches and reduce the northern extent of the transition zone as requested by Five Squares.

Regarding public open space, Parks Department staff noted that the Plan area is well served by green space but much of it is private or could be redeveloped in the future. The adjoining and nearby parkland lacks active and social recreation elements. Five Squares is proposing to offer one acre to be converted into public open space, but staff is recommending 1.25 acres, using as comparable the Reston Town Square at 1.25 acres and the Arlington Metropolitan Park at 1.3 acres. Staff also discussed the possibility of using the WMATA garage rooftop as an open space/green roof space.

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9. Grosvenor-Strathmore Metro Area Minor Master Plan Amendment, Public Hearing Draft – Worksession #1

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There followed a brief Board discussion with questions to staff during which the Board instructed staff to update the Public Hearing Draft based on the comments and recommendations made during the meeting.