



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Monday, September 18, 2017, at 9:08 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:32 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson.

Items 1 through 3, and Items 5 and 4, discussed in that order, are reported on the attached agenda.

Vice Chair Dreyfuss left for the day at 10:27 a.m. during discussion of Item 3.

There being no further business, the meeting was adjourned at 1:32 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 28, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Monday, September 18, 2017
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

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 September 7, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of September 7, 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 recent Parks Half Marathon run along Rock Creek Trail from Rockville to Bethesda held on September 10; the recent Parking Day event held on September 15 in downtown Silver Spring; the recent Children's Day Honey Harvest event at Brookside Gardens, the recent Bluegrass on the Farm event at the Agricultural History Farm Park, the recent Monarch Fiesta Day event at Black Hill Regional Park, and the recent Burtonsville Day event at Columbia Local Park, all held on September 16; the recent Friendship Picnic event held on September 17 at Wheaton Regional Park; the upcoming fundraiser scheduled for September 20 during which area Whole Foods Markets will donate five percent of net sales to the Montgomery Parks Foundation; the upcoming National Recreation and Park Association Annual Conference scheduled for September 26 through 28 in New Orleans, Louisiana; an upcoming Wine and Cheese Benefit event scheduled for September 23 to benefit the King Farm Dairy MOOseum in South Germantown Recreational Park; the upcoming Kensington 8K Run event scheduled for September 23; the upcoming Friends of Sligo Creek Sweep the Creek event scheduled for September 30 and October 1; the upcoming Harvest Festival event scheduled for October 7 at the Agricultural History Farm Park; the upcoming MoCo Epic bicycle event scheduled for October 7 at South Germantown Recreational Park; an upcoming Planning Board tour of County parks, which will showcase athletic fields, scheduled for October 26; and the upcoming ribbon cutting ceremony for Western Grove Urban Park scheduled for October 29.

There followed a brief Board discussion.

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

Staff Recommendation: Conditional Approval of ~~Non~~-GO Bond Funded Projects and Projects Funded Without Bonds (Including Those Funded with Park and Planning Bonds, Enterprise Revenue and Other Sources) for Inclusion in the Parks' FY19-24 CIP, and General Guidance Regarding CIP Development

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to approve GO Bond funded projects and projects not funded through bonds for inclusion in the Parks Department FY19-24 CIP.

Parks Department staff offered a multi-media presentation and discussed the Capital Improvements Program (CIP) for FY19-24, specifically possible scenarios for projects that are funded with General Obligation (GO) bonds, as well as those that are not funded with bonds. Staff noted that although Spending Affordability Guidelines (SAGs) will be discussed briefly, the Board will not be making a recommendation to the County Council regarding SAG for GO bonds. At the July 13 CIP strategy session, the Board requested additional information regarding projects funded by County GO bonds, including the Little Bennett Day Use Area, Little Bennett Trail Connector, the Brookside Gardens Master Plan, and the restoration of historic structures. Staff discussed each of these projects, noting that the proposed phased improvements for the Little Bennett Day Use Area include, among other improvements, a multi-purpose classroom pavilion, a playscape area, a sledding hill, and interpretive signage at an estimated total cost of \$8,731,800. Staff then discussed the proposed Little Bennett Trail Connector, an 0.9-mile, eight to twelve-foot wide multi-use trail from Snowden Farm Parkway to the proposed Day Use Area, which will include a 658-foot long, 20-foot high boardwalk bridge, at an estimated cost of \$2,780,160. For Brookside Gardens, staff recommended approving approximately \$1,450,000 for improvements to the Conservatory and Visitors Center, renovations for the Rose Garden, and Americans with Disabilities Act (ADA) accessibility improvements for the Formal Gardens. Staff then requested an additional \$200,000 in FY19 funding for Level of Effort (LOE) projects, including the use of the Red Door Store as a farm-to-table operation, work to make the Zeigler Log House a natural surface trails base, and interpretive exhibits for the cabin at the rear of the house.

CONTINUED ON NEXT PAGE

3. MNCPPC FY19-24 CIP Worksession 2CONTINUED

According to staff, the initial request of \$92,300,000 for new GO bond funded projects presented during the most recent strategy session were unaffordable. The available options for creating an affordable scenario include delaying some projects, phasing projects, and maintaining prior funding levels. Utilizing these affordability options and guidance from the Board from previous CIP strategy sessions, staff now recommends a scenario that increases GO bonds by 14.6 percent to \$80,200,000 from the current \$69,900,000, and conditional approval of GO bond funded projects for inclusion in the Parks FY19-24 CIP, including increases to Level-of-Effort projects that contribute to maintaining the park system and meeting mandates such as ADA compliance, and Planned Lifecycle Asset Replacement (PLAR).

Staff then discussed the scenario for projects that are not funded through bonds, for which staff recommends the continued use of the Advance Land Acquisition Revolving Fund (ALARF), Enterprise Funds, and Current M-NCPPC Revenue; the use of Current County Revenue for PLAR projects such as Non-local Park roof replacements and minor renovations, and requesting an increase of \$200,000 for the restoration of historic structures; and using a \$250,000 donor contribution for improvements to the Brookside Gardens Rose Garden.

The next steps for the CIP include adoption by the Planning Board, which will include draft PDFs and inflation calculations for current stand-alone projects, scheduled for October 12, and submission to the County Council scheduled for November 1.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to work with the Countywide Bikeways Functional Master Plan staff to facilitate and verify bicycle access to all the trails in Little Bennett Regional Park. The Board also recommended that staff submit a business plan for the proposed farm-to-table use for the Red Door Store that clearly identifies prospective tenants and potential funding mechanisms.

5. Energized Public Spaces: Functional Master Plan for Parks in Mixed Use and Higher Density Residential Areas– Planning Board Worksession #2

Staff Recommendation: Review and Approve the Energized Public Spaces: Functional Master Plan for Parks in Mixed Use and Higher Density Residential Areas, Planning Board Draft for Transmission to the County Executive and County Council

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Energized Public Spaces: Functional Master Plan as the Planning Board Draft and transmittal to the County Council.

Parks Department staff offered a multi-media presentation and discussed the proposed Energized Public Spaces Functional Master Plan (EPS FMP), specifically text revisions to address the Planning Board input and public testimony received during the September 7 worksession, as well as written testimony received from September 7 through September 15. During the last worksession, the Board requested that staff return with additional language that provides options for addressing issues of the Pilot Area analysis, specifically the methodology used for identification of specific opportunity sites for open space. In addition, the Planning Board also requested that staff document additional written testimonies, which included a recommendation for more open space, green space, and recreational amenities for children in the Silver Spring Central Business District (CBD) neighborhood; keeping the Pilot Area analysis and the list of identified opportunity sites in the Plan; addressing issues of connectivity for Jesup Blair Local Park; supporting the new methodology's adaptive, equitable, and data-driven approach to site selection; and supporting the Plan's economically appealing outcomes.

Comments from the Greater Silver Spring Chamber of Commerce (GSSCC) and some property owners focused primarily on removal of the Pilot Area analysis from the proposed Plan, and removal of listed specific private properties identified as opportunity sites in the Matrix of Opportunities. To address the GSSCC's comments, staff stated that the Pilot Area analysis validates the methodology by proving that the method creates valid and useful results; illustrates the output of the method to residents, elected officials, and property owners; provides an initial list of opportunities for the implementation program; and provides a basis for requesting Capital Improvements Program (CIP) funds for public-private partnerships, park improvements and programming, and land acquisition. Staff added that the Plan as proposed does not increase the percentage of open space or recreational space otherwise required for the development or

CONTINUED ON NEXT PAGE

5. Energized Public Spaces: Functional Master Plan for Parks in Mixed Use and Higher Density Residential Areas– Planning Board Worksession #2CONTINUED

redevelopment of a property, may provide recommendations on the types of recreational space offered as options under the 2017 Recreation Guidelines for Private Residential Development, and uses an adaptive methodology to create a picture of community needs for their open space system and to offer guidance in creating needed recreational experiences.

Staff then offered two options for the draft Plan. Option 1 recommends including all Board approved edits thus far, which include creation of a new Chapter 6 dedicated to the Pilot Area, removal of the appendix to create a separate Urban Park and Open Space Guidelines, replacement of the Park Classification System with the 2017 Master Plan of Parks, Recreation, and Open Space (PROS) approved chart, an update to the design guidelines elements to reflect the Bethesda Downtown Sector Plan approved guidelines, edited text that clarifies the methodology for identifying potential open space sites, and revisions to the Matrix of Opportunities to address public testimony. Option 2 recommends all the revisions included in Option 1 with additional edits to address public testimony, which include additional language to improve legal clarity for property owners, and the retention of the Pilot Area analysis. Option 2 also recommends additional revisions to the Matrix of Opportunities, including the retention of the identified opportunity sites as preferred locations, the modification and expansion of implementation tools, and an additional footnote to clarify the flexible nature of the implementation program.

There followed extensive Board discussion with questions to staff and Legal Counsel, during which the Board instructed staff to submit proposed Chapter 6 and the Pilot Area analysis as an appendix to the Plan rather than as part of the Plan, and to include additional language that clarifies that the methodology, appropriately modified as needed, will be implemented in other areas throughout the County.

At Chair Anderson's request, the Board agreed to allow staff to submit the requested changes directly to him for approval.

4. Discussion Item: Water Quality Status of Streams in Montgomery County Special Protection Areas**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Planning Department staff introduced Ms. Jennifer St. John of the Montgomery County Department of Environmental Protection (DEP), who offered a multi-media presentation and discussed the Special Protection Area (SPA) water resource monitoring program in Montgomery County, specifically the findings of the data analysis and some practical applications of the findings. According to Ms. St. John, the SPA program, which was established in 1994, currently designates five SPAs in four watersheds, which include Piney Branch in the Watts Branch watershed, Upper Paint Branch in the Paint Branch watershed, Upper Rock Creek in the Rock Creek watershed, and Clarksburg and Ten-Mile Creek in the Seneca Creek watershed, all areas where the water resources are either high quality or unusually sensitive. The goals of the stream monitoring program are to assess the impact of development on streams, evaluate the effects of land use changes on a watershed, and guide future planning decisions. To achieve these goals, Parks Department and DEP staff conduct chemical and biological monitoring of streams, stormwater management systems, and sediment and erosion control measures in the SPAs, performing benthic macroinvertebrate and fish sampling as a measure of water quality. Special water quality protection measures can then be implemented as needed, such as stream valley buffers, protections for springs and seeps, parkland acquisitions, and development regulations, such as overlay zones to restrict impervious surfaces, water quality plans for developers, Environmental Site Design (ESD) requirements, and Best Practices Management (BMP) monitoring.

Ms. St. John then discussed the results of the most recent monitoring, which evaluated the stream conditions in each SPA, rating Piney Branch as fair, Clarksburg as fair to good, Ten-Mile Creek as good, Upper Rock Creek as good to excellent, and Upper Paint Branch as good. Ms. St. John noted that since the establishment of the SPA program, average stream conditions in all five SPAs have gone down. Recommendations include increased planning at the watershed level; increased coordination between DEP, Montgomery County Department of Permitting Services, (DPS), and the Planning and Parks Departments; applying the lessons learned from the SPA program to protect all high quality natural areas in the County; and improved connections between headwaters and larger streams.

There followed a brief Board discussion with questions to Ms. St. John.