



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, November 9, 2017, at 10:37 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:21 p.m.

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

Items 1, 2, 4, 5, 1D, and 6, discussed in that order, are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 12:21 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 16, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'James J. Parsons'.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, November 9, 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 approval.

***B. Record Plats**

Subdivision Plat No. 220180050, North Bethesda Center

CR zone, 1 parcel; located in the northwest quadrant of the intersection of Wentworth Place and Marinelli Road; White Flint Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180090, Seven Locks Plaza

CR zone, 1 parcel; located in the northeastern quadrant of the intersection of Seven Locks Road and Tuckerman Lane; Potomac Sub-Region 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***C. Other Consent Items**

1. Administrative Subdivision No. 620170070, 8911 and 8915 Burdette Road --- R-200 zone, 2.86 acres, located on Burdette Road, approximately 900 feet from the intersection with Bradley Boulevard, Bethesda-Chevy Chase Master Plan; Request to extend review period from November 9 to December 7, 2017.

Staff Recommendation: Approval of the Extension

2. Piney Spring, Preliminary Plan Amendment No. 11993043C --- Request to amend Preliminary Plan 11993043B to extinguish the existing reciprocal ingress and egress easement crossing Lot 22 that serves Lot 14, shown on Record Plat No. 24111, and establish a new 20-foot-wide access point for Lot 14 on Piney Meetinghouse Road; located on the east side of Piney Meetinghouse Road, approximately 250 feet south of Glen Road; 4.13 acres; RE-2 zone; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

3. Seneca Farms: Preliminary Plan No. 120170240 --- Request to extend the regulatory review period for Preliminary Plan No. 120170240: an Application to create 27 lots for 27 detached single-family dwellings; located on the west side of Seneca Road (MD 112), approximately 900 feet northeast of Springfield Road; 136.67 acres; RC Zone; Potomac Sub-Region Master Plan.

Staff Recommendation: Approval of the Extension Request

4. Adoption of the Corrected Resolution for Brightview Grosvenor Preliminary Plan 120170270

BOARD ACTION

Motion: 1. to 4. FANI-GONZÁLEZ/CICHY

Vote:

Yea: 1. to 4. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: 1. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension cited above.

2. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

3. Approved staff recommendation for approval of the Preliminary Plan Extension cited above.

4. Adopted the corrected Resolution cited above, 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 recent National Capital Area Chapter American Planning Association Conference held on October 27 at Georgetown University, at which staff members participated on panels regarding current housing studies and public art; the status of the White Flint 2 Sector Plan, with worksessions completed, a full County Council worksession scheduled for November 14, and a Council vote scheduled for November 28; the status of the Rock Spring Sector Plan, with the final Council vote scheduled for November 14; the status of the Grosvenor/Strathmore Metro Area Minor Master Plan, with a driving tour held on November 8, and a County Council Planning, Housing, and Economic Development (PHED) Committee worksession scheduled for November 13; the recent first meeting of the Bethesda Design Advisory Panel held on November 8; the status of the Bethesda Implementation Advisory Committee, with nominations currently being accepted; the status of a parking study of the Bethesda Downtown area conducted by Montgomery County Department of Transportation (MCDOT), the results of which were presented to the County Council last week; the status of the Veirs Mill Corridor Master Plan, with a second community meeting scheduled for December; the status of the Bicycle Master Plan, which is scheduled to be presented to the Board in December; the status of the MARC Rail Communities Plan, with the Working Draft scheduled to be presented to the Board on December 7; the status of the Master Plan of Highways and Transitways Update, with the Working Draft scheduled to be presented to the Board in December; the status of the Forest Glen/Montgomery Hills Sector Plan, with community outreach efforts just getting under way; the status of the Viva White Oak Sketch Plan; the status of the Retail Study, the Senior Housing Study, and the Agritourism Study, with staff members scheduled to participate in a tour of Loudon County farms organized by the Office of Agriculture next week; the status of work on the FY19 budget, with worksessions scheduled to continue next week; the status of proposed Zoning Text Amendments; the upcoming Makeover Montgomery 4 conference scheduled for May 9 through 11, 2018, with staff accepting conference session proposals until December 15; and the

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2. Roundtable Discussion

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upcoming Winter Speakers Series, which will focus on the economic future of the suburbs and include sessions featuring Mr. Adam Ducker, Managing Director and Director of Urban Real Estate on December 6, Ms. Heather Arnold, Director of Research and Analysis for StreetSense on January 24, 2018, Mr. Peter McLaughlin, Development Director of ProMark Real Estate Services on January 28, and Mr. Ethan Kent, Senior Vice President of Project for Public Spaces on February 28.

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

~~3. Applications for Siting Private Telecommunications Facilities on Montgomery Parks Property~~ Three applications from private telecommunications carriers to co-locate on existing telecommunications facilities in various Montgomery Parks:

- 1) Verizon @ Sligo Creek Golf Course radio tower
- 2) T-Mobile @ Wheaton Maintenance Yard/Wheaton Regional Park monopole
- 3) T-Mobile @ Blair Local Park monopole ~~REMOVED~~

~~Staff Recommendation: Approve the three site location requests with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. **Capital Crescent Civic Green** --- Authorization to acquire 18,000 square feet, more or less unimproved, from Street Retail, Inc., located at 4801 Bethesda Avenue, Bethesda Avenue, Bethesda, MD 20852.

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff briefly discussed a request to authorize the acquisition of 0.4 acres, more or less improved, from Street Retail, Inc., a corporation filed by Federal Realty Investment Trust (FRIT), located on Bethesda Avenue, to be utilized as the Capital Crescent Civic Green. Staff noted that the acquisition of the property for the creation of the Capital Crescent Civic Green is consistent with the recommendations of the 2017 Bethesda Downtown Sector Plan of 2017. Staff is recommending that the purchase price of \$8,500,000 be financed through the Advance Land Acquisition Revolving Fund (ALARF). Staff noted that the Planning Board received a full briefing in executive session on the proposed acquisition last week, and staff is requesting formal approval of the proposed acquisition and adoption of the Resolution. Staff added that the attached Resolution will be amended to reflect that the County Council must approve the ALARF funding.

Legal Counsel added that the Resolution will also be amended to reflect which terms of the purchase agreement require approval by the Office of the General Counsel.

There followed a brief Board discussion with questions to staff.

***5. 8600 Georgia Avenue**

A. Sketch Plan Amendment No. 32017005B, CR 5.0 C 4.0 R 4.75 H 145T Zone, 0.87 acres, Request modify conditions to public benefits categories for construction of a hotel use with up to 147,440 square feet, including up to 173 rooms and up to 4,206 square feet of ground floor retail use; located at northwest corner of the intersection with Georgia Avenue and Colesville Road, Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 820170070, CR 5.0 C 4.0 R 4.75 H 145T Zone, 0.87 acres, Request for a hotel use with up to 147,440 square feet, including up to 173 rooms and up to 4,206 square feet of ground floor retail use; located at northwest corner of the intersection with Georgia Avenue and Colesville Road, Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. CICHY/PATTERSON

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: A. Approved staff recommendation for approval of the Sketch Plan Amendment 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, as stated in the attached adopted Resolution.

Planning Department offered a multi-media presentation and discussed the proposed Sketch Plan Amendment and Site Plan requests to build a hotel and to modify an existing condition of approval for an approved Sketch Plan. The 0.87-gross acre site is located on the northwest quadrant of the intersection of Colesville Road (US29) and Georgia Avenue (MD97), and is zoned Commercial/Residential (CR) within the Silver Spring Parking Lot District of the Silver Spring Central Business District (CBD) Sector Plan area. The site is currently developed with a gas station and associated surface parking, with frontage on both MD97 and US29. The proposed project site includes a 14,540-square foot density transfer from two parcels, identified as Parcel I, part of Lot 15, block A, and Parcel II, part of Lot 16, block A. Both parcels are located northeast of the site on US29. Half of a 20-foot alley located behind the two parcels is also included in the density transfer. The sending properties are also zoned CR, and are currently improved with a 3,387-square foot commercial building.

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***5. 8600 Georgia Avenue**CONTINUED

The applicant proposes to redevelop the property for up to 147,440 square feet of non-residential uses in a 13-story, 173-room extended-stay hotel with 4,206 square feet of retail uses on the ground level. On-site parking will be provided in a below-grade garage that will accommodate approximately 28 parking spaces, bicycle storage, and motorcycle parking, as well as electrical, water, and communication utility rooms to serve the building. Vehicular access to the parking garage will be provided via a driveway from US29, with loading access provided by a second driveway from MD97, located at the northeast corner of the site. Movements for both access points will be restricted to right-in/right-out operation. The ground floor will include the hotel lobby, a coffee shop, retail space, back-of-house hotel service spaces, a loading dock, and dumpsters for trash and recycling. The second floor will include the hotel breakfast room and kitchen, and several meeting rooms. Each remaining floor will accommodate 15 to 16 guest rooms. Proposed amenities include a roof top terrace and a fitness center. The proposed development is expected to be built in one phase. To date, staff has received no correspondence regarding the proposed project. The applicant is also requesting to modify an existing Sketch Plan condition of approval by amending the public benefit schedule to add Major Public Facilities and to eliminate the vegetated roof requirement. Staff supports the request, noting that the proposed Amendment continues to meet or exceed the required public benefit points for the CR Zone. Staff then briefly discussed minor corrections to the staff report.

Mr. Tim Eden, member of the applicant's team, offered comments.

Mr. William Kominers, attorney representing the applicant, offered comments, concurred with the staff recommendation, and introduced Mr. Reade Elliott, member of the applicant's team, who offered a multi-media presentation and discussed the building design.

There followed a brief Board discussion.

1. Consent Agenda

***D. Approval of Minutes**

Planning Board Meeting Minutes of October 19, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of October 19, 2017, as amended.

6. Tilden Middle School/Rock Terrace School, Mandatory Referral No. MR2017014

A. Preliminary Forest Conservation Plan (FCP) construction of a new middle school co-located with Rock Spring Terrace special education school, and all associated improvements.

Staff Recommendation: Approval with Conditions

B. Mandatory Referral (MR) construction of a new middle school to house the expanded Tilden Middle School, co-located with the Rock Terrace Special Education School, on the site of the current Tilden Center; R200 Zone, 19.75 acres located at 6300 Tilden Lane, Rockville, Maryland in the North Bethesda/Garret Park Master Plan.

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools

BOARD ACTION

Motion: **A. FANI-GONZÁLEZ/PATTERSON**
 B. FANI-GONZÁLEZ/CICHY

Vote:

Yea: **A. & B. 4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **A. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.**

B. Approved staff recommendation for approval to transmit comments to Montgomery County Public Schools, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the proposed Mandatory Referral and associated Preliminary Forest Conservation Plan (PFCP) requests from Montgomery County Public Schools (MCPS) to build a new co-located school facility. The 19.75-acre site is located on the south side of Tilden Lane, bounded by Marcliff Road to the east, Cushman Road to the south, and is zoned Residential in the North Bethesda/Garrett Park Master Plan area, and the Cabin John Creek watershed. The property is currently developed with a school facility that was originally Tilden Middle School until its relocation to the former Charles W. Woodward High School facility site in 1991. At that time, this site became the Tilden Center, the middle school holding facility for MCPS. The facility now houses the Feynman School, a private pre-kindergarten through grade seven school, and includes surface parking, two baseball/softball diamonds, two rectangular fields, tennis courts, and a basketball court. Access to the property is provided via an entrance from Tilden Lane and two entrances from Marcliff Road.

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6. Tilden Middle School/Rock Terrace School, Mandatory Referral No. MR2017014CONTINUED

In order to accommodate growth in the Walter Johnson cluster, the applicant proposes to expand and relocate Tilden Middle School and relocate the Rock Terrace School, a special education facility currently located on Martins Lane in Rockville, and co-locate the schools in a single building to be constructed on the site. The proposed three-story building will accommodate up to 1,628 students and 77 teachers. The two schools, which will have staggered hours of operation, will share a bus drop-off loop, gymnasium, cafeteria, activities area and entrance, and mechanical facilities, but have separate classrooms, laboratory spaces, and student drop-off loops and main entrances, with Tilden Middle School students entering and exiting from Tilden Lane, and Rock Terrace School students entering and exiting from Marcliff Road. Staff added that the proposed project will seek Leadership in Energy and Environmental Design (LEED) Silver certification or higher by the United States Green Building Council.

Staff then discussed site access issues, noting that the existing onsite and offsite sidewalk network is substandard and does not comply with Americans with Disabilities Act (ADA) requirements. To address this, the applicant proposes internal circulation that separates pedestrian and vehicular movements, lead-in sidewalks from Tilden Lane and Marcliff Road, ADA-compliant handicap ramps for the sidewalk across entrances on Tilden Lane and Marcliff Road, handicapped parking spaces in the parking areas with delineated ADA accessible paths to both the Tilden Middle School and Rock Terrace School main entrances, and internal ADA-compliant and marked pedestrian crosswalks and handicap ramps or at-grade sidewalk crossings on the site.

Staff then discussed environmental issues, noting that the site currently contains 2.82 acres of existing forest. The applicant proposes to retain 2.36 acres of forest and clear 0.46 acres, which requires 1.06 acres of planting, which the applicant will meet by planting 0.74 acres of on-site reforestation and 0.32 acres of landscape credit. Staff noted that the applicant is also requesting a variance to remove eight trees and impact 29, which will be mitigated with the planting of 18 trees. Staff supports the variance request.

Mr. Dennis Cross offered comments regarding pedestrian circulation.

Mr. Aaron Jolin, engineer and member of the applicant's team, also offered comments and discussed off-site pedestrian circulation and the stormwater management facility.

There followed extensive Board discussion with questions to staff and Mr. Cross, during which the Board instructed staff to include comments to MCPS that emphasize the importance of the offsite sidewalks.