



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, December 7, 2017, at 9:02 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:20 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 through 4, and Items 6 and 8 are reported on the attached agenda.

Item 5 was removed from the Planning Board agenda.

The Board recessed for lunch at 11:53 a.m. and reconvened in the auditorium 1:05 p.m. to take up Item 7, a discussion of the Bicycle Master Plan Working Draft.

There being no further business, the meeting was adjourned at 2:20 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 14, 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, December 7, 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. 220151070, Rock Spring Park

EOF zone, 1 lot; located immediately northeast of the intersection of Breuer Street and Rockledge Drive; North Bethesda - Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170800, Clarksburg Town Center

CRT (formerly RMX-2) zone, 14 lots, 3 parcels; located on the south side of Clarksburg Square Road at the intersection of Harness Point Way; Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170860, Kemp Mill Farms

R-90 zone, 2 parcels; located in the northwest quadrant of the intersection of Grays Lane and Kemp Mill Road; Kemp Mill Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220181370, Section 2, Garrett Park

R-90 zone, 1 lot; located on the west side of Kenilworth Avenue, 160 feet south of the intersection with Strathmore Avenue (MD 547); North Bethesda -Garrett Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

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**

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 November 16, 2017

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of November 16, 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 partnership between the Montgomery Parks Department, the Prince George's County Parks and Recreation Department, and Park Rx America to provide an alternative therapy option known as ecotherapy, in which a doctor prescribes time spent in parks to relieve some chronic conditions; the recent County Council Youth Town Hall meeting held on December 6; the ongoing Montgomery County Department of Environmental Protection (DEP) Gift Outside the Box campaign, which runs through the first week of January 2018, and encourages shoppers to make greener choices when choosing gifts this season; the recent Silver Spring Thanksgiving Day Parade held on November 18, in which 70 staff members participated; the status of the 2018 Capital Improvements Program (CIP), with recent meetings with the Director of the Office of Management and Budget and the County Executive; recent Park Police events, including the retirement of Park Police Chief Antonio DeVaul, the installation of Captain George Coleman as Acting Chief, and the recent third annual Turkey Bowl charity event, at which 20 families received turkey dinners; the upcoming One-Commission Holiday Employee Appreciation Open House event scheduled for December 8 at the Newton White Mansion in Mitchellville; the upcoming food drive to be held during the Garden of Lights event at Brookside Gardens scheduled for December 11 through 15; the upcoming presentation of the National Association of Counties (NACo) Achievement Award to Amanda Aparicio, Sustainability Coordinator, scheduled for December 13; the recent completion of the parking lot paving project at the Meadowbrook Maintenance Yard, which was completed on schedule and under budget by approximately \$100,000; and the recent conclusion of the 2017 Fall Stream Cleanup Season, during which 1,144 volunteers worked 2,537 hours to remove 24,213 pounds of trash and recyclables.

There followed a brief Board discussion with questions to Mr. Riley.

3. A. Briefing on the Montgomery County Public Art Roadmap & Public Art Guidelines --- The Arts and Humanities Council of Montgomery County (AHCMC) will brief the Planning Board on the County’s vision for public art and the associated guidelines that primarily focus on the installation of public art that is publicly funded.

B. Briefing on the Art Review Panel Policies and Procedures --- The Montgomery County Planning Staff is seeking a ~~moment to~~ approval on the Art Review Panel Policies and Procedures ~~document~~. This document primarily focuses on the coordination of the Panel and the installation of public art that is privately funded.

Staff Recommendation: Approval of the Art Review Panel Policies and Procedures

BOARD ACTION

Motion: B. CICHY/PATTERSON

Vote:

Yea: B. 4-0

Other: DREYFUSS ABSENT

Action: A. Received briefing.

B. Approved staff recommendation to approve the updated Art Review Panel Policies and Procedures.

A. Briefing on the Montgomery County Public Art Roadmap & Public Art Guidelines: Ms. Susan Jenkins, CEO of the Arts and Humanities Council of Montgomery County (AHCMC), briefed the Board regarding the Public Art Guidelines, specifically the development of the Public Art Road Map to aid in the implementation of the Guidelines and incorporation of public art. According to Ms. Jenkins, the AHCMC, which is the designated local arts council for the County, administers approximately \$6,500,000 yearly in arts grants and awards, and manages the Montgomery County Public Art Trust, which oversees a collection of approximately 800 pieces of County art. The key recommendations of the Public Art Road Map include a focused effort by the Trust on new types of artworks that create excitement, energy, and contribute to creative placemaking; continued collaboration between the Trust and the Planning Department to strengthen linkages between public art, planning, and development; development of a public art ecosystem that extends beyond the Trust’s role as the curator of the County’s public art collection; and continued outreach and engagement with other County agencies.

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

B. Briefing on the Art Review Panel Policies and Procedures: Planning Department staff offered a multimedia presentation and discussed the updated Art Review Panel Policies and Procedures. According to staff, the goals of the recently updated policies and procedures are to

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3. B. Briefing on the Art Review Panel Policies and ProceduresCONTINUED

increase awareness of public art programs in the County, foster a stronger relationship with AHCMC, and make the existing process more efficient by providing the basis for reviewing public art proposals, and establishing a formal structure that aligns with the current regulatory review process and the County vision for public art. The policies and procedures primarily focus on the Panel's process related to the installation of public art that is privately funded. The updates have been reviewed by the Public Arts Trust Steering Committee (PATSC), which is a joint committee with representation from the Montgomery County Executive Branch, Montgomery County Public Schools (MCPS), Montgomery College, and the Maryland National Capital Park and Planning Commission (M-NCPPC). The updated Policies and Procedures reflect the recent revisions to the Zoning Ordinance, the Optional Method of Development, the Public Art Guidelines, and the development review process.

A three-step art review process was developed, which includes concept discussions, during which the developer introduces the concept or concepts for the first time; the first review, when the developer presents the initial design to the Art Review Panel during the Sketch Plan or Site Plan review; and the second review, when the developer presents the final design to the Art Review Panel during Site Plan review. The Panel, whose members are appointed in staggered three-year terms, then provides the Planning Board with its recommendation regarding either a fee-in-lieu option or the approval of the artwork, utilizing criteria such as site integration in terms of scale, material, and relationships to the neighborhood context; demonstration of a clear vision or consistent theme between the artist and other designers early in the design process and development phasing; public accessibility for multiple uses; engagement of multiple senses; support for new types of artworks by a diverse array of artists; enrichment of community identity; and provision of a thoughtful approach to the long-term maintenance and durability of permanent installations, revolving temporary works, and event programming.

There followed extensive Board discussion with questions to staff and Ms. Jenkins, during which the Board recommended that Art Review Panel members not have multiple consecutive terms, but rather be required to wait one year before seeking re-appointment.

***4. Elizabeth Square**

A. Sketch Plan No. 320170090, Elizabeth Square, CR 3.0, C 2.0, R 2.75 H 90T and CR 5.0, C 4.0, R 4.75, H 145T zones, 3.62 acres, Request for a mixed-use development totaling 996,109 square feet, including up to 906 residential units, up to 5,451 square feet of non-residential uses, and 137,148 square feet of publicly owned or operated facility; located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan.
Staff Recommendation: Approval with Conditions and Adoption of Resolutions

B. Preliminary Plan Amendment No. 12015003B, Elizabeth Square, CR 3.0, C 2.0, R 2.75 H 90T and CR 5.0, C 4.0, R 4.75, H 145T zones, 3.62 acres, Request for a mixed-use development totaling 996,109 square feet, including up to 906 residential units, up to 5,451 square feet of non-residential uses, and 137,148 square feet of publicly owned or operated facility; located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan.
Staff Recommendation: Approval with Conditions and Adoption of Resolutions

C. Site Plan No. 820170140, Elizabeth Square, CR 3.0, C 2.0, R 2.75 H 90T and CR 5.0, C 4.0, R 4.75, H 145T zones, 3.62 acres, Request for a mixed-use development totaling 996,109 square feet, including up to 906 residential units, up to 5,451 square feet of non-residential uses, and 137,148 square feet of publicly owned or operated facility; located in the northwest quadrant of the intersection with Second Avenue and Apple Avenue; Silver Spring CBD Sector Plan.
Staff Recommendation: Approval with Conditions and Adoption of Resolutions

BOARD ACTION

Motion: A., B., & C. FANI-GONZALEZ/CICHY

Vote:

Yea: A., B., & C. 4-0

Nay:

Other: DREYFUSS ABSENT

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

B. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

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

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***4. Elizabeth Square**CONTINUED

Planning Department staff offered a multimedia presentation and discussed the Sketch Plan, Preliminary Plan Amendment, and Site Plan requests to combine five existing lots for the construction of mixed-use development. The 3.62-acre property is located at the northwest quadrant of the intersection of Second Avenue and Apple Avenue, and is zoned Commercial/Residential in the Silver Spring Central Business District (CBD) Sector Plan area. The site is currently developed with three two-story commercial buildings identified as the Fenwick Professional Park, and two high-rise multi-family residential buildings identified as the Elizabeth House and the Alexander House, the latter of which will remain on the site. According to staff, after the previous Planning Board approvals were obtained in 2015 and 2016, representatives from the Montgomery County Department of Recreation (MCDR) met with the applicant to propose locating a full-size South County Regional Recreation and Aquatic Center (SCRRAC) in lieu of a previously approved public recreational indoor pool and related facilities. After meetings with various County officials, the project was redesigned to incorporate the larger SCRRAC, and additional land area was incorporated into the revised project.

The applicant, a public-private partnership between the Housing Opportunities Commission of Montgomery County (HOC) and the Lee Development Group, proposes a mixed-use optional method of development project to create one 2.84-acre lot and redevelop the property for up to 996,109 square feet of total development in three buildings identified as the Elizabeth House III, the Elizabeth House IV, and the existing Alexander House, including up to 853,510 square feet of residential development for up to 906 dwelling units, including 25 percent Moderately Priced Dwelling Units (MPDUs) and 10 percent Work Force Housing Units (WFHUs), up to 5,451 square feet of non-residential uses, and up to 137,148 square feet of publicly owned or operated facilities and associated amenities, including 120,058 square feet for a regional recreation and aquatic center. In April of this year, the applicant filed with the County Council for the abandonment of 6,693 square feet of County right-of-way (ROW) that includes the southwest corner of the Fenwick Lane and Second Avenue intersection. Staff supports the applicant's abandonment petition because the subject ROW is no longer necessary for public use. The subdivision may be platted in two phases to enable the construction of proposed Elizabeth House III on the western portion of the site prior to the abandonment of the County ROW and demolition of the existing Elizabeth House. If the Council approves the applicant's petition, the proposed Phase 1 of the subdivision will be deemed unnecessary. Vehicular access to the project will be provided via Fenwick Lane and Apple Avenue, with the renovated Alexander House retaining its current parking and loading access from Apple Avenue, Elizabeth House III having garage and loading access from Fenwick Lane, and Elizabeth House IV having its own loading access from Fenwick Lane and parking access through Elizabeth House III.

Mr. William Kominers, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Brian Kim and Tom Donaghy, members of the applicant's team, offered a multimedia presentation and discussed the site design.

Mr. David Dise, Director of the Montgomery County Department of General Services, offered comments.

There followed a brief Board discussion with questions to staff.

~~*5. — Hayes Property (4100 Jones Bridge Road), Continuation of Preliminary Plan No. 120170180 — R-90 Zone, 2.16 acres, Request to subdivide one parcel to create 2 lots; located on the south side of Jones Bridge Road, west of Platt Ridge Drive, 2013 Chevy Chase Lake Sector Plan. ————— REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Bethesda Downtown Sector Plan, Implementation Advisory Committee ---
Recommend appointment of the Bethesda Downtown Sector Plan Implementation Advisory Committee.

Staff Recommendation: Approve Staff Recommendation of Applicants to the Implementation Advisory Committee

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to appoint the recommended applicants to the Implementation Advisory Committee for the Bethesda Downtown Sector Plan.

Planning Department staff briefed the Planning Board and discussed the list of applicants for potential Implementation Advisory Committee members for the Bethesda Downtown Sector Plan. Staff offered background information, noting that the Planning Department is seeking to create a representative and balanced Implementation Advisory Committee to coordinate and monitor the progress of development and address implementation of the recommendations in the Approved and Adopted Bethesda Downtown Sector Plan, which states that the committee should reflect the current makeup of the Woodmont Triangle Action Group (WTAG) in that it will be structured to include representatives from various constituencies interested in the successful implementation of the Plan. The new committee will replace the Woodmont Triangle Action Group WTAG established by the 2006 Woodmont Triangle Amendment to the 1994 Central Business District (CBD) Sector Plan. In October of this year, letters of interest were sent out to various property and business owners and community groups, including but not limited to the Coalition of Bethesda Area Residents (CBAR), the Greater Bethesda Chamber of Commerce, the Commercial Real Estate Development Association (NAIOP), Bethesda Green, the Town of Chevy Chase, East Bethesda Civic Association, Edgemoor Citizens Association, the Sacks Neighborhood, Chevy Chase West Neighborhood, and various individual condominium associations within Downtown Bethesda, soliciting nominations to participate in the Committee.

Staff recommends a 14-member committee, with seven members representing the interest of local businesses and large property owners and seven members representing the interest of local residents. Members must be appointed by the Planning Board and will serve three-year staggered terms. At initial appointment, six members will serve for two years, six members will serve for three years, and two members will serve for four years.

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6. Bethesda Downtown Sector Plan, Implementation Advisory CommitteeCONTINUED

Staff then discussed their recommendations regarding the appointment of Committee members. Recommended members from the property and business owner community include Ms. Emily Vaias, Mr. Jack Alexander, Mr. Jad Donohoe, Mr. Matt Gordon, Mr. Patrick O'Neil, Mr. Greg Rooney, and Mr. Ramsey Meiser. Recommended members from Civic, Homeowners, or Condo Associations include Ms. Amanda Farber, Ms. Anna Fierst, Ms. Dedun Ingram, Ms. Naomi Spinrad, Mr. Steve Groh, Mr. Steve Long, and Mr. Drew Morrison. Staff added that once approved by the Planning Board, the Implementation Advisory Committee members will be notified by staff and an orientation meeting will be scheduled.

There followed a brief Board discussion with questions to staff.

- 8. Bethesda Downtown Sector Plan, Monitoring and Tracking Presentation ---**
Presentation on development tracking for new projects and initiatives in downtown Bethesda
Staff Recommendation: N/A

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department staff briefed the Board and discussed the Monitoring and Tracking Program for the Bethesda Downtown Sector Plan area. According to staff, the purpose of the Program is to track and monitor the square footage of development in downtown Bethesda against the overall cap on development set forth in the Bethesda Overlay Zone (BOZ), which implements the recommendations of the Bethesda Downtown Plan as it relates to density, building heights, affordable housing, parks and open space and design, and sets a cap of 32.4 million square feet of total gross floor area for existing, approved, and new development, including affordable housing. As of August 2017, existing on-the-ground development in the Plan area is 23.3 million square feet, with approved development at 3.0 million square feet. Projects in the monitoring phase are those applications for development that have been submitted to and received by the Planning Department for Concept or Sketch Plan review, and do not have Preliminary or Site Plan approval at the time of subdivision staging evaluation. The density for these projects is monitored but not counted against the overall Plan cap. Projects in the tracking phase are those applications for development that have an approved Site Plan. The square footage associated with these projects is tracked and reported against the Plan cap. To ensure that development in the Plan area does not exceed 32.4 million square feet, staff will track and report all development data for each project to the Board, including project base and BOZ density requested by the project, the amount of Park Impact Payment (PIP) being paid, the number of any Moderately Priced Dwelling Units (MPDUs), the residential square footage and number of any dwelling units, the total density allocated by the Planning Board at the Site Plan phase of development, and the remaining density available based on Site Plan allocations and approvals.

Staff then discussed the top priority public benefits for all optional method projects within the Plan area Commercial/Residential Zone, including affordable housing, public open space, energy conservation and generation, enhanced vegetated roofs, exceptional design, and minimum parking. Staff added that they will also conduct monitoring of schools, parks, and transportation, with reports provided to the Board annually.

There followed a brief Board discussion with questions to staff.

7. **Bicycle Master Plan Working Draft** --- Approval of Working Draft and Set Public Hearing Date for January 25, 2018.

Staff Recommendation: Approve Bicycle Master Plan Working Draft and Set Public Hearing Date for January 25, 2018

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to approve the Bicycle Master Plan Working Draft and set the Public Hearing for January 25, 2018.

Planning Department staff offered a multi-media presentation and discussed the final revised working draft of the Bicycle Master Plan. Staff also requested Planning Board approval of the draft report and to set the Public Hearing for January 25, 2018. Staff discussed an overview of the preliminary recommendations for the Master Plan and noted that the Plan was initiated by Planning Department staff in July 2015. The Plan aims to create a world-class bicycling community in Montgomery County and sets the stage for a cultural shift, encouraging people of all ages and bicycling abilities to meet their daily transportation needs by bicycle in a safe, comfortable and accessible manner throughout the County. Staff noted that the Plan is a comprehensive overhaul of the 1978 Master Plan of Bikeways, the 2005 Countywide Bikeways Functional Master Plan and all bikeway recommendations in past master and sector plans. The goals of the Plan include: i) increasing bicycling rates in the County; ii) creating a highly-connected, convenient and low-stress bicycling network; iii) providing equal access to low-stress bicycling for all members of the community; and iv) improving the safety of bicycling in the County.

Staff noted that one barrier to bicycling is what is known as “traffic stress.” People who tolerate a high-level of traffic stress are comfortable bicycling on most streets, including highways. These bicyclists account for seven percent of the population, and those with a moderate level of traffic stress account for five percent. Cyclists who tolerate a low level of traffic stress account for about 51 percent of the population and include children. Those cyclists mainly ride on residential streets, trails and roads with bikeways separated from traffic. Appropriate bikeways are recommended in response to the amount of stress that traffic creates on each road. In addition to the level of traffic stress analysis, the Bicycle Master Plan proposes a new bikeway facility classification system for Montgomery County. The system organizes bikeways into five facility types based on their level of separation from traffic, and they are discussed at length in the Draft Plan.

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7. Bicycle Master Plan Working DraftCONTINUED

Staff also noted that since the Bicycle Master Plan was launched in 2015, the Planning team has held numerous community meetings, community bike rides, and other events to engage the public. In addition, innovative outreach efforts were developed to engage more people throughout the County and they included, among other things, a photo contest that invited residents to submit bicycling images that are part of the plan; a stress-reducing coloring book illustrating the key concepts of the Bicycle Master Plan; and digital feedback maps, including Cycling Concerns Map, allowing stakeholders to comment about safety, connectivity, and other concerns related to bicycling. The award-winning Bicycle Stress Map was launched in April 2016 to document the stress levels encountered by cyclists on County roads and intersections and allow cyclists to better understand road conditions in Montgomery County.

Staff added that the Planning Board approved the Scope of Work for the Bicycle Master Plan on September 10, 2015, followed by five kick-off meetings held around the County. Over the next two years, staff evaluated every roadway in the County and formulated recommendations for bicycle facilities countywide. In June and July 2017, staff held five more community meetings to discuss the preliminary recommendations of the Plan Working Draft. Staff is requesting the Planning Board's approval of the Plan Working Draft if no substantive changes are warranted and to set the Public Hearing for January 25, 2018.

There followed a brief Board discussion with questions to staff.