



**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, February 8, 2018, at 9:36 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 11:38 a.m.

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

Items 1 and 2 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 11:38 a.m. Planning Board members, accompanied by staff from the Montgomery and Prince George's Planning Departments, Mr. Andre Gingles of the Gingles law firm, and Messrs. Jon Peterson and Kent Digby of the Peterson Companies, took a tour of the National Harbor property at 11:52 a.m. and returned to MRO at 5:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 15, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

  
James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, February 8, 2018  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Justement Woods Preliminary Plan 120170090 – MCPB No. 18-007

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & CICHY ABSENT**

**Action: Adopted the Resolution cited above, as submitted.**

**\*B. Record Plats**

**Subdivision Plat No. 220170970, Seneca Park**

NR zone, 1 parcel; located on the east side of Frederick Road (MD 355), 375 feet south of Plummer Drive; Germantown Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & CICHY ABSENT**

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

**\*C. Other Consent Items**

**1. 10202 Falls Road: Extension Request for Administrative Subdivision No. 620180030 ---**  
Request to extend the regulatory review period by 1.5 months to April 19, 2018; to subdivide the Subject Property into 2 lots for 2 detached single-family houses, located at 10202 Falls Road; 1.14 acres, R-200; 2002 Potomac Sub-Region Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & CICHY ABSENT**

**Action: Approved staff recommendation for approval of the Administrative Subdivision Extension request cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of January 25, 2018

**BOARD ACTION**

**Motion:                    PATTERSON/FANI-GONZÁLEZ**

**Vote:**

**Yea:                    3-0**

**Nay:**

**Other:                    DREYFUSS & CICHY ABSENT**

**Action:                Approved Planning Board Meeting Minutes of January 25, 2018, as submitted.**

**\*2. 7359 Wisconsin Avenue**

**A. Sketch Plan No. 320180070, 7359 Wisconsin Avenue, CR 5.0 C 5.0 R 4.75 H 250 and the Bethesda Overlay (BOZ) zones, 1.47 acres, Request for a 400,000-square foot office building and 135,000 square feet of hotel space (up to 225 rooms), and an allocation of 214,795 square feet of BOZ density to go toward the Park Impact Payment; located at 7359 Wisconsin Avenue at the southeastern intersection with Montgomery Avenue; 2017 Approved and Adopted Bethesda Downtown Plan.**

*Staff Recommendation: Approval with Conditions*

**B. Preliminary Plan No. 120180040, 7359 Wisconsin Avenue, CR 5.0 C 5.0 R 4.75 H 250 and the Bethesda Overlay (BOZ) zones, 1.47 acres, Request 1 lot for a 400,000-square foot office building and 135,000 square feet of hotel space (up to 225 rooms), and an allocation of 214,795 square feet of BOZ density to go toward the Park Impact Payment; located at 7359 Wisconsin Avenue at the southeastern intersection with Montgomery Avenue; 2017 Approved and Adopted Bethesda Downtown Plan.**

*Staff Recommendation: Approval with Conditions*

**C. Site Plan No. 820180040, 7359 Wisconsin Avenue, CR 5.0 C 5.0 R 4.75 H 250 and the Bethesda Overlay (BOZ) zones, 1.47 acres, Request for a 400,000-square foot office building and 135,000 square feet of hotel space (up to 225 rooms), and an allocation of 214,795 square feet of BOZ density to go toward the Park Impact Payment; located at 7359 Wisconsin Avenue at the southeastern intersection with Montgomery Avenue; 2017 Approved and Adopted Bethesda Downtown Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A. THROUGH C. FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: A. THROUGH C. 3-0**

**Other: DREYFUSS & CICHY ABSENT**

**Action: A. Approved staff recommendation for approval of the Sketch Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.**

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

**C. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.**

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**\*2. 7359 Wisconsin Avenue**CONTINUED

Planning Department staff offered a multi-media presentation and discussed the proposed Sketch Plan, Preliminary Plan, and Site Plan requests to create one lot for a mixed-use development project. The 1.47-acre site, which is comprised of five existing lots, parcels, and parts of an additional lot, is located on the south side of Montgomery Avenue between Wisconsin Avenue and Waverly Street, with frontage on all three streets, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area. The site is presently developed with the old 2nd District Station for the Montgomery County Police Department, an office building, and a small retail building. The Brooks Photographers Building historic site is located immediately adjacent to the site along Wisconsin Avenue. According to staff, the proposed development is the second phase of a public-private partnership between the County and the applicant. In the first phase, the applicant designed and built a new 2nd District Police Station on Rugby Avenue, the completion of which secures the project site for redevelopment.

The applicant proposes to create one lot for a mixed-use development with a maximum buildable area of 535,000 square feet, including up to 135,000 square feet for a 225-room hotel and up to 400,000 square feet of office uses. The maximum density also includes 214,795 square feet of density from the Bethesda Overlay Zone (BOZ). Pedestrian access to the hotel will be provided from Montgomery Avenue, with pedestrian access to the office entry from Wisconsin Avenue. All vehicular access for parking, loading, and service is proposed from Waverly Street, with the applicant providing two levels of below-grade parking and five levels of above-grade parking on the second through sixth floors. The applicant proposes 3,650 square feet of public open space in a covered plaza along the corner of Wisconsin and Montgomery Avenues, which will include landscaped edges and a connected series of pools, waterfalls, and bridges. Private amenity space will be provided by a rooftop garden with a canopy.

Staff then discussed two access issues on which the applicant and staff are unable to reach an agreement, and for which staff has proposed two conditions of approval. The first issue involves the handicapped access ramp for the office uses. Staff noted that the current design proposes to project the ramp several feet into the pedestrian clear area of the Wisconsin Avenue sidewalk. To address this issue, staff recommends that the applicant either relocate the lower ramp landing toward the building while rotating the final run of the ramp into the office entry procession space, in line with a proposed bridge located within the public open space; or rotate the final ramp run to the north side of the current lower landing location, bringing the ramp into the space at the transition area between the sidewalk and the plaza, keeping more of the seating facing into the plaza at the base of the stairs. The second issue involves the configuration and the 35.5-foot width of the vehicular garage access off Waverly Street, which staff recommends addressing by reducing the width to 24 feet and reducing the proposed two outbound travel lanes and one inbound lane to one single full-movement outbound lane and one single full-movement inbound lane, constraining outbound vehicular turning movements and creating a stronger yield condition as cars cross the sidewalk and enter the Waverly Street travel way.

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**\*2. 7359 Wisconsin Avenue**

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Staff then briefly discussed corrections and updates to the Preliminary and Site Plans.

Ms. Jane Mahaffie, member of the applicant's team, offered comments and introduced Mr. Jon Pickard, also a member of the applicant's team, who offered a multi-media presentation and discussed the proposed project.

Ms. Mary Flynn and Mr. Barney Rush, Mayor and Vice Mayor of the Town of Chevy Chase, respectively, offered testimony.

Mr. Bob Dalrymple, attorney representing the applicant, offered comments, and concurred with the staff recommendation with the exception of Site Plan condition of approval 13c regarding the Waverly Street garage access, which he requested be removed from the Plan.

Following a short break, during which staff and the applicant's team discussed Site Plan Condition 13c, Ms. Mahaffie stated that the applicant's team would continue to work with staff regarding the Waverly Street garage access and was amenable to reducing the width of the garage access and increasing the separation between ingress and egress lanes, while retaining the two-outbound travel lanes design. Staff added that they support the applicant's proposal regarding the garage access.

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board recommended a more rigorous evaluation of sight lines from the garage exit onto Waverly Street. The Board also recommended that pedestrian and bicycle traffic patterns be made visually and physically clear on the bike lane along the south side of Montgomery Avenue, specifically at a proposed mid-block lay-by.