



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, March 1, 2018, at 9:44 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:46 p.m.

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

Items 1B and 1D, Item 2, and Item 1C1, discussed in that order, are reported on the attached agenda.


The Board recessed at 11:11 a.m., and reconvened in the auditorium at 12:50 p.m.

Items 3 through 9 are reported on the attached agenda.

Commissioner Fani-González left the meeting at 3:00 p.m. following discussion of Item 7.

There being no further business, the meeting was adjourned at 4:46 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 8, 2018, 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, March 1, 2018
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. 220171050, Norwood Estates
RE-2 zone, 1 lot; located on the east side of Holly Grove Road, 600 feet north of Norwood Road;
Cloverly Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:
Yea: 5-0

Nay:

Other:

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of February 15, 2018

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & CICHY ABSTAINED

Action: Approved Planning Board Meeting Minutes of February 15, 2018, as submitted.

2. Bicycle Master Plan - Worksession #3

Staff Recommendation: Discuss Public Testimony on the Bicycle Master Plan Public Hearing Draft and Provide Guidance to Staff

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and discussed the comments received during the Public Hearing for the Bicycle Master Plan Draft held on January 25, 2018. Staff noted that following the Public Hearing, six non-bikeway issues were identified and will be the focus of today's meeting: 1) a carbon emissions analysis; 2) abandonments; 3) speed limits on shared streets and neighborhood greenways; 4) use of public benefits points; 5) neighborhood greenway implementation; 6) facility planning process description. Staff added that 110 other non-bikeway comments were received that they consider to be minor issues.

Staff noted that they evaluated the peak-hour carbon emissions reductions from vehicle transportation generated as a result of the implementation of the Bicycle Master Plan, compared against a no-build scenario in which the Plan is not implemented. Based on this model, implementation of the Plan over the next two decades will reduce vehicle miles traveled and the emissions associated with them. Staff estimates that total greenhouse gas emissions from vehicle transportation in Montgomery County will be reduced by just under two percent per year by 2040, when compared to development without implementation of the Plan. Staff calculates that the yearly reduction in emissions will be between approximately 15,500 and 33,000 metric tons carbon dioxide, which is equivalent to removing between approximately 3,300 to 7,000 cars from the roads each year. To address a request by the Montgomery County Department of Transportation (MCDOT) that the Plan include language stating that the Bicycle Master Plan should be considered before public a right-of-way is abandoned, staff recommends adding a policy stating that recommendations included in the Bicycle Master Plan should be considered as part of any right-of-way abandonment petition. To address comments regarding speed limits on shared streets and neighborhood greenways, staff recommends a desired posted speed limit of 20 on neighborhood greenways and 10 miles per hour on shared streets. In response to a request by Mr. Jonathan Genn of the LifeSci Development Corporation that the Plan use the public benefits

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2. Bicycle Master Plan - Work Session #3CONTINUED

points systems to determine how to achieve the multiple policy objectives of the public right-of way on a case-by-case basis, staff noted that as with any other conformance requirement of a master plan recommendation, whether the required improvement meets the nexus and rough proportionality tests will be considered as part of the regulatory review. For optional method applications, any public benefit points awarded will be reviewed and decided by the Planning Board based on the specifics of each application and the priorities established in the Master Plan. Regarding neighborhood greenway implementation, MCDOT commented that the Bicycle Master Plan should reference the Executive Regulations related to traffic restrictions regarding when and where restrictions can be used. In response, staff recommends inclusion of a policy that will enable traffic calming and access restrictions on neighborhood greenways. To address a comment by MCDOT that the blue box describing the facility planning process on page 135 of the Plan is incomplete, staff recommends changing the "Facility Planning Process" description to more broadly describe the "Transportation Project Development Process" with the inclusion of all phases of public involvement, including the Capital Funding process; planning and analysis; preliminary design and engineering; right-of-way, utilities, and permitting; and procurement and construction.

Staff then briefly discussed revisions to the Plan following comments made by the Planning Board during the December 7, 2017 meeting, including recommendations for separated breezeway lanes to accommodate slow and fast users, ordering programs and policies by priority, and inclusion of a reference to the bicycle camp that the Department of Parks runs. Staff added that they will address Board comments regarding updated equity metrics, and language that provides flexibility in implementing bikeways if the state-of-the-practice in bikeway planning changes at the next worksession scheduled for March 8.

Mr. Andrew Bossi, representing MCDOT, offered comments and noted that outstanding additional issues have either been resolved or are in the process of being resolved.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to include an accompanying transmittal letter to the County Council that recommends impact tax offsets and public benefit point adjustments for developers who provide transportation infrastructure improvements within Commercial/Residential Zones.

***C. Other Consent Items**

1. Extension of Preliminary Plan No. 120170160: Priddy Property---- Request to extend the regulatory review period by three months to June 1, 2018; to subdivide the Subject Property into 8 lots for 8 detached single-family houses, located at 13511 Query Mill Road; 26.925 acres, RE-2; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: PATTERSON/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

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

3. Technical Update to the Master Plan of Highways and Transitways, Worksession #1 – The Public Hearing Draft of the Technical Update to the Master Plan of Highways and Transitways Functional Master Plan.

Staff Recommendation: First of three work sessions on Public Hearing Draft Recommendations and Public Comments Received

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the proposed Technical Update to the Master Plan of Highways and Transitways, specifically the recommended road classification changes, and some modifications to those proposed in the Public Hearing Draft of the Plan. According to staff, a public hearing was held on February 15, 2018, to receive public testimony on the Public Hearing Draft, with 14 speakers offering testimony of support or opposition to issues related to facilities in the current Plan, adding a reference number for currently unnumbered streets, and a perceived lack of a transitways element in the proposed Plan, among others. As of February 21, a total of 50 written comments were received by the Chair's office regarding the Plan, expressing concern regarding the proposed road reclassifications, the proposed transit component of the Plan, and proposed road improvements. Staff stated that this worksession would focus on 30 proposed classification changes that are primarily located downtown.

The proposed reclassification recommendations include the removal of proposed Alley A, Beach Drive between Garrett Park Road and Stoneybrook Drive, Knowles Avenue between Armory Avenue and Connecticut Avenue (MD185), Little Falls Parkway between Dorset Avenue and Massachusetts Avenue, Sligo Creek Parkway between Glengarry Place and New Hampshire Avenue, and Western Avenue between Kirkside Drive and Cortland Road from the Master Plan; the re-classification of Battery Lane between Glenbrook Road and Old Georgetown Road, Burdette Road between Bradley Boulevard and River Road, Dorset Avenue between River Road and Wisconsin Avenue (MD355), Glenbrook Road between Fairfax Road/Little Falls Parkway and Old Georgetown Road, Greentree Road between Burdette Road and the Capital Beltway (I-495) bridge, McComas Avenue between Douglas Avenue and Saint Paul Street, Saint Paul Street between Plyers Mill Road and University Boulevard (MD193), Seven Locks Road between MacArthur Boulevard and I-495, and Woodhaven Boulevard between Whittier

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3. Technical Update to the Master Plan of Highways and Transitways – Work Session #1CONTINUED

Boulevard and Bradley Boulevard to primary residential; and the re-classification of Dale Drive between Georgia Avenue (MD97) and Piney Branch Road (MD320), Dennis Avenue between MD97 and MD193, Plyers Mill Road between MD185 and MD97, and Sligo Avenue from approximately 149 feet east of Fenton Street to MD320 from arterial to minor arterial. Other recommendations include the re-classification of River Road and the proposed relocated River Road between Esworthy Road and Falls Road, and Wayne Avenue from Sligo Creek Parkway to the future Manchester Place Purple Line Station to arterial; and the reclassification of Cabin John Parkway between I-495 and Clara Barton Parkway from freeway to parkway.

Staff then discussed alternatives for two of their recommendations, including an option to re-classify Wayne Avenue from Sligo Creek Parkway to Flower Avenue to minor arterial rather than arterial. Also, because the re-classification of Dorset Avenue would require a right-of-way dedication of 70 feet if the area is re-developed, staff would be amenable to the option of removing its re-classification.

Staff then briefly discussed right-of-way changes recommended in the Bicycle Master Plan, which include increasing the rights-of-way for East Avenue between Upton Drive and MD193 from 50 to 60 feet, and Leland Street between MD355 and 46th Street from 60 to 70 feet.

Mr. Andrew Bossi, representing MCDOT, offered comments.

Ms. Jenny Sue Dunner of Dorset Avenue offered testimony.

There followed extensive Board discussion with questions to staff and Mr. Bossi, during which the Board agreed with staff's alternative option for Dorset Avenue, and instructed staff to return to the next worksession with illustrative plans and cross sections for the two Wayne Avenue options.

4. Roundtable Discussion

- Parks Director's Report

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Parks Department Director's Report – Parks Department Director Michael Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: recent updates on the Capital Budget and Operating Budget; retirement of the Park Planning and Stewardship Division Chief, John Hench, after 37 years of service with the Parks Department; 10th anniversary celebration of the Little Falls Watershed Alliance scheduled for Sunday, March 4 at St. Dunstan's Church in Bethesda from 5 to 7 p.m. which will also honor volunteers; Tree planting efforts under way in the parks with staff at Pope Farm coordinating digging efforts and tree orders with 600 trees planted since November; The Marye Wells-Harley Dream Camp Scholarship has been awarded to eleven children in Montgomery County, who would otherwise not be able to afford it, for this summer camp season; Celebration of Heart Health Month at the Wheaton Ice Arena on Saturday, February 24 with over 100 patrons participating in the Cupid's Shuffle dance; the Cabin John Miniature Train facility will take delivery this week of five new coach cars custom-made by Chance Rides in Wichita, Kansas. The Enterprise Division auctioned off their 1964 train cars on Govdeals.com and the winning bidder transported them to Texas for use at the Austin Zoo; Congressman Jamie Raskin held a constituent event at Josiah Henson Museum this past Saturday; County Council President Hans Riemer attended the Cultural Resources Division final Black History Month program; Chair Casey Anderson toured historic and archaeological parks in the western part of the County as part of his parks resolution story map; and the Kensington Cabin was the subject of a Montgomery Preservation, Inc. tour as it being considered for an historic preservation award.

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

5. Enterprise Division Fiscal Year 2018/2019 Fee Schedule

Staff Recommendation: Approve Fees as Proposed for M-NCPPC Montgomery Parks Enterprise Facilities and Programs

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve the proposed Fiscal Year 2018/2019 Fee Schedule for the Parks Enterprise Facilities and Programs Division of the Parks Department.

In keeping with the detailed March 1 Memorandum to the Planning Board, Parks Department staff briefly discussed the Parks Enterprise Facilities and Programs Division proposed Fiscal Year 2018/2019 Fee Schedule. Staff noted that in accordance with the Parks Department policy on user fees, the Enterprise Division, which manages the ice rinks, tennis centers, event centers, and the seasonal park amenity facilities, is required to present user fee recommendations to the Planning Board on an annual or as needed basis. Staff noted that prior to developing the proposed user fee schedules, staff conducts surveys of other local jurisdictions' user fees for similar facilities. The Enterprise Division's facilities are mandated by the County to be completely self-supporting, including facility operating costs, capital improvements and debt service for new facilities.

Staff added that the County Council's mandate has a significant impact on staff's ability to keep the fees affordable for all County residents. The Parks Department provides a 50 percent fee reduction for general admission fees, group lessons and programs for low-income residents. In addition, the Enterprise Division uses advertised specials and discounts to increase participation, thus increasing revenues. Staff continually monitors and assesses facilities usage in order to increase participation. That FY18 and FY19 proposed increases include the Ice Rinks, Boats, Little Bennett Campground, South Germantown Splash Park, Mini Golf and Driving Range, and Trains. The additional revenue generated will be used to cover the FY18 and FY19 Capital Improvements Program and operating costs, including seasonal staff salary increases, transaction fee increases, materials/supplies, and utilities. In addition, there will be continued monitoring and reviewing of revenues and expenditures to maintain a net profit.

Parks Department Director Mike Riley offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff.

***6. Glenmont Metrocenter Preliminary Plan Amendment No.12013008A and Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A**

A. Glenmont Metrocenter Preliminary Plan Amendment No.12013008A – Limited Preliminary Plan Amendment to amend Condition Nos. 37 and 38 to provide flexibility regarding the location and provision of 4,000 square feet of retail on site; located on Glenallan Avenue between Georgia Avenue and Layhill Road, within the 2013 Glenmont Sector Plan; 30.93 acres in the CR-2.0, C-0.25, R-2.0, H-120 Zone.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Glenmont Metrocenter Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A – Limited Site Plan Amendment with no change to the overall approved number of units (up to 260), revisions to the parking count to reflect reconfiguration of the garage and courtyards within the same block, updates to the landscape, Final Forest Conservation Plan and Stormwater Management Concept to coordinate with the building change, minor site and architecture modifications, and revisions to a condition that requires removal of buildings within the stream valley buffer by a certain date; located on Glenallan Avenue between Georgia Avenue and Layhill Road, within the 2013 Glenmont Sector Plan; 30.93 acres in the CR-2.0, C-0.25, R-2.0, H-120 Zone.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

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

Vote:

Yea: A. & B. 5-0

Nay:

Other:

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

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

In keeping with the February 15 technical staff report, Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plan amendment requests to amend Conditions 37 and 38 of the Preliminary Plan to provide flexibility regarding the location and provision of 4,000 square feet of retail on site and to amend the Limited Site Plan, with no change to the overall approved number of units, up to 260, with revisions to the parking count to

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***6. Glenmont Metrocenter Preliminary Plan Amendment No.12013008A and Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A**

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reflect reconfiguration of the garage and courtyards within the same block, and updates to the landscape, Final Forest Conservation Plan and the Stormwater Management Concept, to coordinate with the building change, minor site and architectural modifications, and revisions to a condition that requires removal of buildings within the stream valley buffer by a certain date. Staff noted that the 30.93-acre property is located on Glenallan Avenue between Georgia Avenue and Layhill Road, within the 2013 Glenmont Sector Plan area.

Staff noted that on June 15, 2012, the County Council approved Local Map Amendments G-862 and G-863 to rezone the entire 30.93-acre tract to Transit Station/Residential (TS-R) zone. The Development Plan allowed up to 1,550 dwelling units, including townhouses, low-rise and mid-rise multi-family buildings, some with retail, live/work units, and up to 90,000 square feet of retail. The proposed development will deliver the first new apartment building near the Glenmont Metro Station and a large portion of the central open space for the overall site. The entire property is being redeveloped in phases. The property is currently developed with garden style multi-family buildings, parking lots and related infrastructure. The property also contains 582 linear feet of stream with associated steep slopes and 0.13 acres of wetlands and is located within the Northwest Branch watershed, not in a Special Protection Area. An amended Final Forest Conservation Plan (FFCP) was submitted with the Site Plan Amendment to change the location of trees planted for landscape credit to fit with the new building configuration. The FFCP also includes preservation of 2.10 acres of existing forest and planting of 0.68 acres of landscape credit.

Staff added that the applicant has already built approximately half of the 171 townhomes as part of Phase 1.1. The entrance off Layhill Road as well as the 10-foot wide sidewalk along Glenallan Avenue have also been built. Phases 1.2 and 1.3 located on the north side of Glenallan Avenue between Georgia Avenue and Layhill Road occupy 7.5 acres of the site and bounded by the Washington Metropolitan Area Transit Authority (WMATA) rail yard to the north; the phase 1.1 townhomes development to the east; the remaining existing Privacy World Garden multi-family units to the west; and Georgia Avenue Baptist Church and the Glenmont Metro station garage and Kiss-n-Ride entrances to the south across Glenallan Avenue. Staff also noted that all existing buildings and other improvements within the stream valley buffer must be removed before September 26, 2020, or prior to the issuance of any building permits for the units in the next phase of development as reflected in the Site Plan amendment application that is approved by the Planning Board immediately following this approval, whichever comes first. The applicant has proposed to amend Condition 6 of the Site Plan Amendment to allow for additional flexibility to accommodate both market conditions and the fact that the remaining phases may not be developed in numerical order. The existing older apartment buildings remaining on site are occupied and are part of the economic viability of the overall development.

Mr. Steve Robins, attorney representing the applicant, Layhill Investment Associates, LLC., introduced Messrs. Jimmy Roembke and Gary Unteberg of Layhill Investment Associates, offered brief comments and concurred with the staff recommendation.

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***6. Glenmont Metrocenter Preliminary Plan Amendment No.12013008A and Phase 1.2 & 1.3 Site Plan Amendment No. 82015012A**

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At the Board's request, Mr. Roembke also offered comments.

There followed extensive Board discussion with questions to staff and Mr. Robins.

At the request of Commissioner Fani-González, supported by the other Board members, legal counsel to the Board and Planning staff added a condition to the Preliminary Plan requiring the applicant to work with staff and an artist to add an interesting mural to the façade of the proposed building facing the townhomes.

7. Reappointment of the White Flint and Shady Grove Implementation Advisory Committees

Staff Recommendation: Re-appoint the 2010 White Flint Sector Plan and 2006 Shady Grove Sector Plan Implementation Advisory Committees with the Addition of New Members to Each Committee

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to re-appoint the 2010 White Flint Sector Plan and the 2006 Shady Grove Sector Plan Implementation Advisory Committees with the addition of new members to each Committee.

Planning Department staff briefly discussed the proposed re-appointment of the 2010 White Flint Sector Plan and the 2006 Shady Grove Sector Plan Implementation Advisory Committees and requested the Planning Board approval for re-appointment of these Committees. Staff also requested approval to appoint Ms. Susan Hudson, former White Flint Steering Committee member and past president of the Garrett Park Estates-White Flint Park Citizens Association to the 2010 White Flint Sector Plan Implementation Advisory Committee; and to appoint the following two members to the 2006 Shady Grove Sector Plan Implementation Advisory Committee: Mr. Cheng Tu, current member of the UpCounty Citizens Advisory Board and founder of the financial management firm Enfocus Consulting Group; and Dr. Hyunmi Kim Halas, scientist working at the National Institutes of Health and residing in the Park Overlook neighborhood, to replace current member, Ms. Connie McKenna.

There followed a brief Board discussion with questions to staff.

***8. Hanson Farm/Mount Prospect Preliminary & Site Plan No. 120170130 and No. 820170160**

A. Hanson Property: Preliminary Plan No. 120170130 – Application to create 187 lots for 186 new one-family dwelling units and one existing dwelling unit, including 12.5% MPDUs, open space parcels and parkland dedication, located broadly in the northwest quadrant of the intersections of Quince Orchard Rd, Dufief Mill Rd, and Travilah Rd, 170.77 acres, PD-2 Zone; 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions

B. Mt. Prospect: Site Plan No. 820170160 – Application to construct 186 new dwelling units including 121 one-family detached units, 66 one-family attached units, and to retain one existing dwelling, including 24 MPDUs and 17 TDRs, located broadly in the northwest quadrant of the intersections of Quince Orchard Rd, Dufief Mill Rd, and Travilah Rd.; 170.77 acres, PD-2 Zone, 2002 Potomac Sub-Region Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. CICHY/DREYFUSS**
 B. CICHY/DREYFUSS

Vote:

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

Nay:

Other: **FANI-GONZÁLEZ ABSENT**

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

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

In keeping with the February 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plan requests to create 187 lots for 186 new one-family dwelling units, including 121 one-family detached units, 66 one-family attached units, and to retain one existing dwelling unit, including 12.5 percent Moderately Priced Dwelling Units (MPDUs) or 24 units, 17 Transferable Development Rights (TDRs), open space parcels and parkland dedication on a 170.77-acre property located in the northwest quadrant of the intersections of Quince Orchard Road, Dufief Mill Road and Travilah Road in the Potomac Sub-Region Master Plan area.

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***8. Hanson Farm/Mount Prospect Preliminary & Site Plan No. 120170130 and No. 820170160**CONTINUED

Staff noted that currently the Hanson family lives on the 170.77-acre family farm, with the family patriarch living in the older farmhouse and one of his sons lives in a second newer dwelling. The old farmhouse will be demolished, but the son's dwelling will be kept as part of a family reserve lot. Because the older farmhouse is still occupied, the project will be developed in two phases, with Phase one consisting of 90 total dwellings, including a proportionate share of MPDUs and recreational amenities, and Phase two completing the project. The applicant is requesting an extended plan validity period and an extended Adequate Public Facilities (APF) validity period to accommodate the size of the project and the necessary phasing. Staff also noted that as part of the Preliminary Plan and in coordination with Parks Department staff, the applicant will dedicate 19.56 acres to the Parks Department for the expansion of the Muddy Branch Stream Valley Park and an additional 10.1 acres for the creation of a new local park, as required by the Master Plan and subsequent Local Map Amendment

Staff added that the applicant has agreed to provide some interim amenities, such as a dog park in the northeastern portion of the site and will incorporate picnic and grilling areas under the tree canopy near where the farmhouse currently stands. Staff also noted that the proposed development is creating a network of public streets and private alleys. The project also proposes to protect 27.57 acres of stream valley and upland forest by Category I Conservation Easement, which will be maintained by the future Homeowners Association, and will be accessible through existing and proposed natural surface trails. The applicant is also upgrading the standard five-foot wide sidewalk around the park frontage with an eight-foot path that is more in keeping with a park trail which may see higher use.

Staff then discussed revisions and additions to the conditions of approval for the Preliminary and Site Plans.

Ms. Pat Harris, attorney representing the applicant, introduced Messrs. Tom Mateya and Kyle Lyne of Toll Brothers, and Mr. Gary Unterberg, member of the applicant's team, offered brief comments, noting that an amenable solution had been reached with Mr. Jack Yeh, an abutting property owner, who had signed up to speak, regarding screening and green space. Ms. Harris also concurred with the staff recommendation, including the proposed revisions and additions to the conditions of approval.

There followed a brief Board discussion, with questions to staff and Ms. Harris.

9. **Reed Street Abandonment No. AB 757 – CR 5.0 C 5.0 R 5.0 H 175 Zone, 0.08 acres, Request to abandon part of the 50-footwide Reed Street right-of-way, north of Bethesda Avenue, and transfer the underlying property (3,303 square feet) to JBG/ Woodmont II, LLC; located on the northeast quadrant of the intersection with Woodmont Avenue and Bethesda Avenue; 2017 Bethesda Downtown Sector Plan.**

Staff Recommendation: Approval and Transmittal of Comments to Montgomery County Department of Transportation

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval to transmit comments and recommendations to the Montgomery County Department of Transportation regarding the proposed abandonment of part of the 50-footwide Reed Street right-of-way on North Bethesda Avenue.

In keeping with the February 9 technical staff report, Planning Department staff offered a multi-media presentation and discussed a request to abandon part of the 50-foot wide Reed Street right-of-way, north of Bethesda Avenue, and to transfer the underlying property, or 3,303 square feet, to JBG/Woodmont II, LLC, the petitioner. The right-of-way is located on the northeast quadrant of the intersection of Woodmont Avenue and Bethesda Avenue in the Bethesda Downtown Sector Plan area. Staff noted that the petitioner previously requested full abandonment of the right-of-way but withdrew their request and revised the application for partial abandonment. Staff added that the right-of-way is subject to a franchise agreement for the purpose of building, operating, and maintaining access to the Purple Line. The right-of-way is also adjacent to a recent acquisition by the Parks Department dated December 28, 2017 and includes open space exclusive of adjacent buildings. Staff also noted that the Reed Street right-of-way was previously abandoned, however, a plat was not recorded within the validity period. As a result, the previous abandonment action was revoked pursuant to the County Code, Section 49-65 (d).

Ms. Mary Flynn of Blackthorn Street and representing the Coalition of Bethesda Area Residents (CBAR), offered testimony.

Ms. Pat Harris, attorney representing the petitioner, JBG/Woodmont II, LLC, offered comments.

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9. Reed Street Abandonment No. AB 757

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There followed extensive Board discussion with questions to staff, Ms. Harris, and Ms. Flynn.

Chair Anderson instructed staff to draft a transmittal letter to Montgomery County Department of Transportation recommending that JBG/Woodmont II, LLC sign an agreement with the County specifying the length of the proposed abandonment, and other conditions both parties deemed necessary.