



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

**APPROVED
MINUTES**

Following a Montgomery County Planning Department Service Awards ceremony, the Montgomery County Planning Board met in regular session on Thursday, March 8, 2018, at 9:20 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:55 p.m.

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

The Board convened in Closed Session at 9:36 a.m. to take up Item 9, a Full Commission Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 9:36 a.m. in conference room 102E with the Prince George's County Planning Board, as the Maryland-National Capital Park and Planning Commission (Full Commission), via telephone conference. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice, and §3-305(b)(9), to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

Also present for the meeting in Montgomery County were Planning Department Acting Deputy Director Carol Rubin; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed collective bargaining negotiations.

The Closed Session meeting was adjourned at 10:32 a.m. A narrative report of the Closed Session minutes is in the Prince George's County Planning Board office.

The Board reconvened in Closed Session, as the Montgomery County Planning Board, at 10:33 a.m. to take up Item 11, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 10:33 a.m. in conference room 102E on motion of Commissioner Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(4), to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

Also present for the meeting were Director Gwen Wright, Acting Deputy Director Carol Rubin, Robert Kronenberg, and Carrie Sanders of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed a proposed business relocation to Montgomery County.

The Closed Session meeting was adjourned at 11:03 a.m.

The Board reconvened in the auditorium at 11:10 a.m. with Vice Chair Dreyfuss temporarily absent.

Items 1 through 4 are reported on the attached agenda.

Vice Chair Dreyfuss re-joined the meeting at 11:11 a.m. during discussion of Item 2.

The Board recessed for lunch at 1:28 p.m. and convened in Closed Session at 1:32 p.m. to take up Item 11, another Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 1:32 p.m. in the 3rd floor conference room on motion of Commissioner Cichy, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice, and §3-305(b)1(ii), to discuss personnel matters that affect one or more specific individuals.

Also present for the meeting were Director Mike Riley and Deputy Director Mitra Pedoeem of the Parks Department; General Counsel Adrian Gardner and Principal Counsel William Dickerson of the Legal Department; Renee Kenney of the Office of the Inspector General; and James Parsons of the Commissioners' Office.

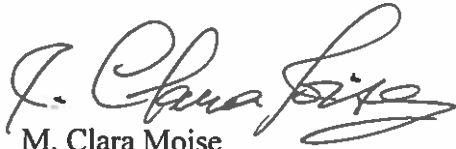
In Closed Session the Board received briefing and discussed an Audit Committee report for the Rock Creek Maintenance Facility.

The Closed Session meeting was adjourned at 2:07 p.m.

The Board reconvened in the auditorium at 2:24 p.m.

Items 5 through 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:55 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 15, 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 8, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

9. CLOSED SESSION – Teleconference Meeting of the Maryland-National Capital Park and Planning Commission (Full Commission)

Pursuant to Section 3-305(b)(7) and (b)(9) of the General Provisions Article of the Annotated Code of Maryland, a closed session is proposed to consult with counsel to obtain legal advice, and to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative Meeting Minutes of the Maryland-National Capital Park and Planning Commission.

11. CLOSED SESSION

Pursuant to Maryland Code Ann., General Provisions Article, Sections §3-305(b)(4), to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

1. Consent Agenda

***A. Adoption of Resolutions**

1. Hanson Farm Preliminary Plan

2. Mt. Prospect Site Plan 820170160 – MCPB No. 18-017

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***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 February 22, 2018

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of February 22, 2018, 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 final session of the Winter Speakers Series held on February 28, which focused on placemaking and featured speaker Mr. Ethan Kent, senior vice president of Project for Public Spaces, with Ms. Wright showing a brief multi-media presentation of the session; and the status of a Better Block project that Area 2 staff are currently exploring for the eastern portion of the White Flint 2 Sector Plan area, in which a consulting team from the Better Block Foundation develops a sample of a block following redevelopment.

Ms. Wright then introduced Ms. Caroline McCarthy, Chief of the Research and Special Projects Division, who briefed the Board on four studies that are currently underway. According to Ms. McCarthy, the Senior Housing Study began last year in response to requests for information regarding senior housing, with staff recently hiring consultant Lisa Sturtevant to assist in their work. Results of the study thus far have shown that approximately 28 percent of the County population is over 55 years of age, and that higher-income senior homeowners are less likely to have paid off their mortgage, compared to their lower-income counterparts. Staff recommendations include exploring the use of additional policy and financial tools, additional Moderately Priced Dwelling Unit (MPDU) programs, implementation of accessibility and livability programs, as well as other services and programs that connect seniors to services. The Board can expect the completed study in April.

Ms. McCarthy then discussed the Employment Trends Study, noting that health care and social assistance are two of the fastest growing employment sectors in the County.

Ms. McCarthy then discussed the Missing Middle Design and Economic Study, which explores the private sector's perspective on the "Missing Middle" regarding development projects. Staff recently conducted a meeting with five members from the real estate industry who offered perspectives on financial markets, development strategies, and why much of the

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2. Roundtable DiscussionCONTINUED

County's current development projects are by either small-scale developers who are funded through limited partnerships, or larger developers who are funded through institutional investors. The study is scheduled to be presented to the Board in May.

Finally, Ms. McCarthy discussed the Co-location Study, which explores the co-location of public facilities. For the past two years, staff has been working with a consultant and an inter-agency committee that includes representatives from Montgomery County Public Schools, Washington Suburban Sanitary Commission, the Montgomery County Department of General Services, the Housing Opportunities Commission, and Montgomery College. The report identifies over 100 proposed co-location projects, including schools and parks, and health clinics and schools, among others. According to Ms. McCarthy, barriers confronting co-located facilities include lack of alignment, multi-departmental planning processes, cost, and implementation.

There followed extensive Board discussion with questions to Ms. Wright and Ms. McCarthy.

3. **Veirs Mill Corridor Master Plan Working Draft** --- Staff will present the Working Draft of the Veirs Mill Corridor Master Plan.

Staff Recommendation: Approve the Working Draft of the Veirs Mill Corridor Master Plan as the Public Hearing Draft and Schedule the Public Hearing Date

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Working Draft of the Veirs Mill Corridor Master Plan as the Planning Board Public Hearing Draft and set the Public Hearing for April 26, 2018.

Planning Department staff offered a multi-media presentation and discussed the proposed Veirs Mill Corridor Master Plan. The Plan area extends along Veirs Mill Road from approximately four miles from the City of Rockville to the Wheaton Central Business District (CBD). It includes the quarter mile area around the proposed Bus Rapid Transit (BRT) stations identified in the Countywide Transit Corridors Functional Master Plan, properties abutting Veirs Mill Road, and the Halpine View property adjacent to Twinbrook Parkway; and is located within the existing Aspen Hill, North Bethesda/Garrett Park, and Kensington Wheaton Master Plan areas, for which the Working Draft being presented today will be an Amendment. The Plan seeks to improve connectivity between transit and community uses, enhance safety in alignment with the County's recent adoption of Vision Zero, and explore opportunities for redevelopment at strategic locations to provide walkable, neighborhood-serving development. Community outreach has included a kickoff meeting held on February 22, 2017, at the Sargent Shriver Elementary School, five additional community meetings, and staff participation in nine public events within and adjacent to the Plan area in 2017. Other community outreach efforts have included promotional tools, including videos, press releases and printed materials; an engaging website; social media; direct mailings; and an interactive map.

The majority of the existing zoning for the Plan area is Residential, with mainly single-family detached homes. Land use and zoning recommendations for the corridor include preserving and maintaining the existing residential scale and character by confirming the existing residential zoning within the single-family residential neighborhoods, retaining the majority of existing multi-family residential developments as a continued source of market-affordable housing, and rezoning selected properties near the commercial center, Metrorail, or future Bus Rapid Transit (BRT) stations to achieve variation in housing types and ensure appropriate

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3. Veirs Mill Corridor Master Plan Working Draft

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transitions to the existing residential scale. Urban design recommendations include promoting local character along the corridor, reconfiguring Veirs Mill Road to safely include all modes of travel and improve the area for pedestrians, supporting partial redevelopment of existing multi-family development when accessible to existing transit, and intensifying single-family uses on corridor-fronting properties in support of the proposed BRT. Staff recommendations for the street network include a road design standard for multi-modal corridors in residential communities through the Vision Zero Action Plan or alternative process; lower posted speed limits; curb extensions on Veirs Mill Road continuous right-turn lanes to periodically terminate the lanes; elimination of the existing un-signalized left-turns; limiting left-turn lanes at signalized intersections to a single lane where possible; and modifying the Montrose Parkway project to include sidewalks, crosswalks, and bikeways, reduce vehicle speeds, and to consider BRT related impacts.

Pedestrian recommendations include improved pedestrian infrastructure on Veirs Mill Road and on residential streets that provide a connection between existing and proposed transit and to schools, parks, and community uses. Specific recommendations for the Matthew Henson Trail crossing at Veirs Mill Road include a full traffic signal, relocating the existing crosswalk to provide a direct connection, additional lighting to improve visibility, and a grade-separated crossing. Staff proposes to improve bicycle infrastructure on Veirs Mill Road and on residential streets that provide a connection between transit, schools, parks, and community uses by developing an interim network through new sidepaths, neighborhood greenways, contra-flow lanes and improved connections to existing trails; and providing dedicated bicycle facilities on Veirs Mill Road and intersecting streets in alignment with the Bicycle Master Plan. To improve the quality of and access to existing and future transit, staff recommends implementing short-term BRT and evaluating proposed BRT station locations to prioritize those that have proximity to higher density land uses or have potential for near-term redevelopment and provide improved access to community facilities. For intersections, staff proposes to incorporate protected intersection treatments in street improvement projects; remove channelized right-turn lanes at the intersection of Veirs Mill Road and Connecticut Avenue; retrofit existing signalized intersections with curb extensions, countdown signals, crosswalks and similar treatments; and eliminate the proposed interchange at Veirs Mill and Randolph Roads from the Master Plan of Highways and Transitways.

The recommendations for parks, trails, and open space include proposed Neighborhood Green Urban Parks with new development at commercial areas and areas near transit; improving the Matthew Henson trail crossing; identifying opportunities to connect to Matthew Henson State Park from the east; and redesigning Parklawn Local Park to include additional park uses, improve the park frontage, and improve its relationship with Veirs Mill Road. The environmental recommendations include increasing tree canopy cover, incorporating trees in the right of way and parking lots, minimizing run-off and adding stormwater management to existing development, reducing energy consumption and increasing air quality by promoting non-auto

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3. Veirs Mill Corridor Master Plan Working DraftCONTINUED

modes of transportation and promoting shared parking, and protecting and enhancing existing natural resources by minimizing development impacts to streams and expand existing areas of forest.

Staff then discussed district specific recommendations for the four districts within the Plan area, which include the Newport Mill District to the east, the Connecticut/Randolph District, the Robindale District, and the Twinbrook District to the west as discussed in the detailed technical staff report.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to include both the proposed and existing zoning in the district-specific zoning recommendations in the Public Hearing Draft, include language regarding wayfinding and streetscape improvements to facilitate access to the Twinbrook Library from the Plan area, include language that emphasizes safe crosswalks, clearly identify the key missing sidewalks and bikeways, and explore ways to involve the cities of Rockville and Wheaton in the implementation of the Plan.

4. **MR2018014: PSSM at Burtonsville** --- This tower is part of the County’s Public Safety System Modernization (PSSM) Project to provide adequate radio coverage in several areas in the County the new base stations are sited and designed to provide complete and effective coverage according to a “95/95” coverage mandate: 95 percent coverage reliability in 95 percent of the County service area.

Staff Recommendation: Staff recommends approval of the Mandatory Referral with comments to be transmitted to Montgomery County Department of Technology Services

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to Montgomery County Department of Technology Services, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by the Montgomery County Radio Communications Services (RCS), part of the Montgomery County Department of Technology Services (DTS), to construct a Public Safety System Modernization (PSSM) radio communications tower that will be used by nearly 20 federal, local, and County agencies, including the Montgomery County Police Department, Montgomery County Fire and Rescue Services, the Office of Emergency Management and Homeland Security, Maryland State Police, and M-NCPPC Park Police. According to staff, RCS is currently replacing the existing outdated 11-site system with a new 22-site system that will offer more complete and effective radio coverage. The 13,939-square foot site, identified as parcel P898, is located on the east side of Old Columbia Pike, bounded by Columbia Pike (US29) to the east, and is zoned Rural Cluster (RC) within the Burtonsville Crossroads Neighborhood Plan area. The property is the former site of the now disassembled 120-foot Burtonsville Fire Tower, and is undeveloped, with a wooded portion of an outlot to the north and a large open parcel to the south used primarily for agriculture. The property is currently owned by the University of Maryland, but the County intends to purchase the property once the project has been approved.

The applicant proposes to build a 195-foot lattice tower that will be topped by a 4-foot lightning rod, making the entire structure 199 feet tall. The proposed tower will be built to Structure Class III standards and will be contained within a 4,550-square foot compound enclosed by a chain-link fence. A 350-square foot unmanned shelter with an internal generator

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4. MR2018014: PSSM at BurtonsvilleCONTINUED

will be located adjacent to the tower. The compound will be accessed via an improved 20-foot gravel driveway from Old Columbia Pike. Existing trees and brush will be cut back and removed from the fenced compound and access drive. The remaining vegetation, mostly trees, will screen most of the view of the compound from both Old Columbia Pike and US29. Staff noted that the southern edge of the property will not be screened, leaving the compound visible to drivers heading north on both roads. Staff recommends that the applicant add landscaping to screen the compound along the southern property line, and reduce imperviousness as much as possible. The tower itself will be clearly visible from both roads. Staff added that the \$111,000,000 cost was approved in the 2009 Capital Improvements Program.

Mr. Gerry Adcock of RCS offered comments.

Mr. Justin Blanset, consultant from Network Building and Consulting, also offered comments.

There followed a brief Board discussion.

10. CLOSED SESSION

Pursuant to Section 3-305(b)(7) and 3-305(b)(1ii) of the General Provisions Article of the Annotated Code of Maryland, a closed session is proposed to consult with counsel to obtain legal advice and to discuss personnel matters that affect one or more specific individuals.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

5. Energized Public Spaces: Functional Master Plan for Parks in Mixed-Use and Higher Density Residential Areas– Approval of Resolution of Adoption

Staff Recommendation: Approve the Resolution of Adoption for Transmission to the Full Commission for the Energized Public Space: Functional Master Plan for Parks in Mixed-Use and Higher Density Residential Areas

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve the Resolution of Adoption for the Energized Public Spaces Functional Master Plan for Parks in Mixed-Use and Higher Density Residential Areas, for transmission to the Full Commission.

Parks Department staff offered a brief presentation and requested the Planning Board approval of the Resolution of Adoption for the approved Energized Public Spaces Functional Master Plan for Parks in Mixed-Use and Higher Density Residential Areas, which was approved by the County Council, sitting as the District Council, on February 13, 2018. Staff added that the approved Resolution will then be transmitted to the Full Commission for adoption.

Chair Anderson and Commissioner Fani-González thanked staff for their hard work and a very good and long-awaited Master Plan, which was echoed by the other three Commissioners.

6. Bicycle Master Plan Worksession #4

Staff Recommendation: Discuss Public Testimony received 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 continued discussion of the comments received at the January 25 public hearing for the Bicycle Master Plan. Staff noted that today's discussion will focus on bikeway specific issues that were identified during the public comment period and the public hearing session. Staff noted that a list of 22 issues which warrant staff's attention will be discussed today.

Issue 1 – Park Trails in the Bicycle Master Plan: Staff recommends excluding natural surface and hard surface trails from the Plan, with the exception of the Rock Creek Trail, Capital Crescent Trail, and Matthew Hanson Trail, which are heavily used for transportation; **Issue 2 – Dual Bikeways:** While staff agrees that unseparated bikeways are beneficial to bicyclists who prefer to ride in the road, as a general rule, they should not be added to the Plan because doing so could make it more difficult to implement a recommended low-stress, separated bikeway on the same road; **Issue 3 – The Bicycle Master Plan relies too heavily on side paths:** Staff believes that the decision to construct separated bike lanes or side paths should be based on the amount of pedestrian and bicycle activity that is expected in the area, not based on out-of-date construction standards that can change; **Issue 4 – Flexibility in Bikeway Implementation:** Staff recommends incorporating the following into page 64 of the Plan "A countywide master plan cannot anticipate all opportunities to implement bikeways that might arise. A bikeway segment not identified in the plan may be implemented if it advances the goals of the plan"; **Issue 5 – Bikeway Recommendation on roads that are already low-stress:** The Plan does not recommend bikeways on roads that are considered to be very low-stress. These roads may be appropriate for signed bike routes, which could be installed by Montgomery County Department of Transportation (MCDOT) without a master plan recommendation; **Issue 6 – Bikeway Recommendations on Utility Corridors:** Staff has had no opportunity to travel along most of the utility corridors that are recommended to be added to the Plan because many of them are inaccessible except on foot and based on a review of topography, many will be challenging to implement due to steep slopes. However, staff recommends extending Utility Corridor #1 to the

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6. Bicycle Master Plan Worksession #4CONTINUED

C&O Canal Towpath near Dickerson and extending Corridor #4 south to Muncaster Mill Road, which will enable the County to study the feasibility of constructing trails on these corridors; **Issue 7 – Bikeway Recommendation on MD355 in Shady Grove and Derwood:** Staff does not believe there is an inconsistency between the Plan and the City of Rockville Bikeway Master Plan, since the Plan recommendation is on the east side of Frederick Road and the City of Rockville recommendation is likely intended for the west side. Staff has reached out to City staff to confirm the assumption and has not yet heard back; **Issue 8 – Bikeway Recommendation between Bethesda and Friendship Heights:** While staff believes a bikeway along Stratford Road and Warwick Place connecting the Bethesda Central Business District (CBD) and the Friendship Heights CBD would be a very important addition to the bicycling network, staff stand by the recommendation to exclude it from the Plan due to opposition from the Village of Friendship Heights and the Village of Drummond; **Issue 9 – Bikeway Recommendation on Stratford Road:** Staff recommends extending the trail to Norwood Drive; **Issue 10 – Bikeway Recommendation on Batchellors Forest Road:** Staff believes that the appropriate type of bikeway on Batchellors Forest Road is a side path and that this bikeway is needed to provide access to Olney Manor Recreation Park, Batchellors Forest Local Park, and Farquhar Middle School, among other locations; **Issue 11 – Bikeway Recommendation on East-West Highway between Bethesda and Beach Drive:** Staff believes that adding a separated bikeway on East-West Highway between Wisconsin Avenue and Beach Drive will be challenging and costly. The Capital Crescent Trail is under construction and will serve many of the same users that would benefit from a bikeway on East-West Highway; **Issue 12 – Bikeway Recommendation between Capital Crescent Trail and the C&O Canal Towpath:** Staff recommends recognizing MCDOT’s proposed trail between Broad Street and the Capital Crescent Trail but qualifying the recommendation to say that “the implementation of this proposal is contingent upon evaluation of potential impacts to parkland.”; **Issue 13 – Bikeway Recommendation on Fernwood Road:** Staff recommends extending the Fernwood Road side path to Bradley Boulevard; **Issue 14 – Bikeway Recommendation on Colesville Road between Georgia Avenue and Fenton Street:** While staff agrees that separated bike lanes are beneficial on Colesville Road between Georgia Avenue and Fenton Street, there is insufficient space to implement the bikeway without removing traffic lanes and/or narrowing the sidewalks; **Issue 15-Bikeway Recommendation on Capitol View Avenue:** The 1982 Capitol View Sector Plan recommends straightening Capitol View Avenue. The proposed side path follows the master-planned alignment of the road. Staff believes that the side path should continue to be located along the master-planned alignment of the road. A future update of the Sector Plan would likely consider whether to retain the alignment and if it is modified, the bikeway would need to be modified as well; **Issue 16 - Bikeway Recommendation on US 29 Ramp and Prosperity Drive:** The Plan recommends a side path on the east side of US 29 northbound ramp to Cherry Hill Road, this will be costly and difficult to implement. This bikeway should be replaced by a side path on the west side of Prosperity Drive, which connects to an existing trail on the north side of Cherry Hill Road;

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6. Bicycle Master Plan Worksession #4CONTINUED

Issue 17 – Bikeway Recommendation on Jones Mill Road: Staff does not recommend a low-stress bikeway on Jones Mill Road because it is a very constrained environment, is heavily used by bicyclists who prefer to ride in the road and there are parallel low-level stress bikeways, including the Rock Creek Trail and the proposed separated bikeways along Kensington Parkway and Connecticut Avenue; **Issue 18 – Connections to the C&O Canal Trail:** Staff recommends extending the side path on River Road to Seneca Road and does not recommend adding side paths on Germantown, Darnestown, and Seneca Roads, as these would substantially change the rural character of these roads and the demand is likely to be low; **Issue 19 - Bikeway Recommendation on Georgia Avenue:** While separated bike lanes would be very beneficial on Georgia Avenue, there are many constraints in the right-of-way, such as bus shelters and planters, and full dedication of the master-planned right-of-way would take a very long time; **Issue 20 – Designate Corridor Cities Transitway (CCT) Trail as a Breezeway Corridor:** It is unlikely that Phase 2 of the CCT will be built in the next 20 years. Therefore, designating the CCT trail as part of the Breezeway Network could be considered in the future; **Issue 21 – Consistency with the Veirs Mill Road Corridor Master Plan:** The Plan is recommending bikeways on several proposed new streets and these should be considered as part of that Plan; **and Issue 22 – Consistency with County Projects – Leland Street Separated Bike Lanes:** MCDOT is moving forward with two-way separated bike lanes on the east side of Woodmont Avenue, south of Montgomery Lane, which becomes Leland Street at Wisconsin Avenue. To align with the Woodmont Avenue bikeway project, the one-way separated bike lanes proposed on Leland Street between Wisconsin Avenue and 46th Street should be changed to two-way separated bike lanes on the north side of Leland Street.

Parks Department staff also offered comments.

Mr. Andrew Bossi, representing MCDOT, offered comments.

At the Board's request, Messrs. Peter Gray of Brisbane Street and representing the Washington Area Bicyclist Association and Jack Cochrane of Thomas Branch Drive and representing MoBike, also offered comments.

Ms. Judy Koenick of Chevy Chase offered testimony.

Staff then added that the next worksession is scheduled for March 15 to review and discuss any remaining issues, and an additional worksession is scheduled for April 12 for presentation and discussion of updated metrics.

There followed extensive Board discussion with questions to staff and Messrs. Bossy, Gray and Cochrane.

7. **Zoning Text Amendment No. 18-02, Telecommunications Towers – Limited Use** --- ZTA 18-02 amends the Montgomery County Zoning Ordinance to revise the use standards for antennas, revise the standards for antennas on existing structures and allow telecommunications towers as a limited use in certain zones

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council Public Hearing of 3/20/18)

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve transmittal of comments and recommendations to the County Council regarding Zoning Text Amendment 18-02, as stated in the attached transmittal letter.

In keeping with the detailed technical staff report dated March 1, Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment, ZTA 18-02, which would amend the Montgomery County Zoning Ordinance to revise the use standards for antennas, revise the standards for antennas on existing structures, and allow telecommunications towers as a limited use in certain zones. Staff noted that the ZTA proposed by the Executive has less impact on residential zones in comparison to ZTA 16-05, which was the subject of a previous County Council public hearing to allow poles, within the Zoning Ordinance definition of Telecommunications Towers, no higher than 30 feet in most zones as a limited use. Staff added that at this time no further Council action is scheduled on ZTA 16-05.

Staff added that ZTA 18-02 strikes a balance in addressing the community’s interest in having increased access to mobile broadband services and the evolving technical needs of the wireless industry while also working to protect the community’s interest in managing commercial use of public property and maintaining attractive and safe roads and neighborhoods. Staff therefore recommends approval of proposed ZTA 18-02, as introduced.

At the Board’s request, Ms. Mitsuko Herrera of the Maryland Department of Technology Services offered comments.

There followed a brief Board discussion with questions to staff and Ms. O’Herrera.

8. Technical Update to the Master Plan of Highways and Transitways - Worksession #2 --- The Public Hearing Draft of the Technical Update to the Master Plan of Highways and Transitways Functional Master Plan

Staff Recommendation: Second of Three Worksessions on the Public Hearing Draft and 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 continued discussion of the comments received at the February 15 public hearing for the Technical Update to the Master Plan of Highways and Transitways. Staff also requested the Planning Board review and approval of the recommended clarification changes, with some modifications to those proposed in the Public Hearing Draft of the Master Plan. Staff further added that this worksession will focus on the north-central and eastern side of the County, i.e., Wheaton, Aspen Hill, Silver Spring, and Olney. As discussed in detail in the March 1, 2018 technical staff report and attachments, a total of 30 classification changes are proposed which will affect the following Roads: Alderton Road, Arcola Avenue, Avery Road, Ballinger Drive, Bordly Drive, Cashell Road, Castle Boulevard, Greencastle Road, Heritage Hills Drive, Kemp Mill Road, Lindell Street, Lockwood Drive, Montrose Parkway, Musgrove Road, Olney Mill Road, Randolph Road, Redland Road, Stewart Lane, Tech Road and Wexhall Drive. Staff reviewed all the proposed re-classification changes and noted the Planning Board's recommendation and/or approval for each one. Staff also noted that Greencastle Road between US Route 29 and the Prince George's County line is classified as an Arterial street, and staff recommends re-classifying it to a Minor Arterial street. The section between US Route 29 and Old Columbia Pike is currently classified as a Primary Residential street and staff recommends keeping it as such.

Mr. Andrew Bossi of the Montgomery County Department of Transportation (MCDOT) and Mr. Dan Wilhelm, representing the Greater Colesville Citizens Association, offered comments.

Staff added that two additional worksessions are scheduled for March 15 and April 12 to further discuss public comments received and any pending issues.

There followed a brief Board discussion with questions to staff and Messrs. Bossi and Wilhelm.