



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, September 20, 2018, at 10:33 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:50 p.m.

Present were Commissioner Natali Fani-González, Acting Chair, and Commissioners Gerald R. Cichy and Tina Patterson.

Chair Casey Anderson joined the meeting at 12:01 p.m. Vice Chair Norman Dreyfuss was necessarily absent.

Items 1, 7, and 4, discussed in that order, are reported on the attached agenda.

Item 2 was removed from the Planning Board agenda.

The Board recessed for lunch at 12:04 p.m. and reconvened in the auditorium at 1:21 p.m.

Items 5, 6 and 3, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:50 p.m.

The Planning Board members then met at 6:00 p.m. with the Housing Opportunities Commission (HOC) representatives for an annual dinner meeting at The Lindley on Chevy Chase Lake Drive in Chevy Chase, Maryland. The Agenda for the meeting is attached to the Planning Board Meeting Minutes. The next regular meeting of the Planning Board will be held on Thursday, September 27, 2018, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'M. Clara Moise'.

M. Clara Moise
Sr. Technical Writer/Editor

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

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, September 20, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. ZOM Bethesda Preliminary Plan 120180140 - MCPB No. 18-080
2. ZOM Bethesda Site Plan 820180120 – MCPB No. 18-081
3. Cabin Branch – Gosnell 1 Site Plan 82006024A – MCPB No. 18-086
4. Avalon Residential Preliminary Plan 120180110 – MCPB No. 18-076

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON/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**

1. 4915 Auburn Avenue

A. Sketch Plan No. 320180170, 4915 Auburn Avenue---CR 3.0 C 3.0 R 2.75 H 110 zone and the Bethesda Overlay zone, 0.73 acres, Request to extend review until November 1, 2018, for 175,000 square feet of total development, with up to 162,500 square feet (180 units) of multi-family residential uses with 17.5 percent MPDUs, 12,500 square of non-residential, and up to 109,736 square feet from the Bethesda Overlay Zone; located in the southwest quadrant of the intersection of Auburn Avenue and Norfolk Avenue; 2017 Bethesda Downtown Sector Plan.
Staff Recommendation: Approval of Second Extension

B. Preliminary Plan No. 120180210, 4915 Auburn Avenue---CR 3.0 C 3.0 R 2.75 H 110 zone and the Bethesda Overlay zone, 0.73 acres, Request to extend review until November 1, 2018, for one lot for 175,000 square feet of total development, with up to 162,500 square feet (180 units) of multi-family residential uses with 17.5 percent MPDUs, 12,500 square of non-residential, and up to 109,736 square feet from the Bethesda Overlay Zone; located in the southwest quadrant of the intersection of Auburn Avenue and Norfolk Avenue; 2017 Bethesda Downtown Sector Plan.
Staff Recommendation: Approval of Extension

2. Old Angler’s Cover: Extension Request for Preliminary Plan No. 120170290 – Regulatory Extension No. 4---Request to extend the regulatory review period by approximately 3 months to February 7, 2019; to subdivide the Subject Property initially proposed for four (4) lots for four (4) detached single-family houses, located on MacArthur Boulevard approximately 2,475 feet west of Brickyard Road; 1.865 acres, R-200; 2002 Potomac Sub-region Master Plan.
Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: 1A. & 1B. CICHY/PATTERSON
2. PATTERSON/CICHY

Vote:

Yea: 1. & 2. 3-0

Nay:

Other: ANDERSON/DREYFUSS ABSENT

Action: 1A. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.

1B. & 2. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 6, 2018

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 3-0

Nay:

Other: ANDERSON/DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of September 6, 2018, as submitted.

~~2. Roundtable Discussion~~ — REMOVED

- ~~Parks Director's Report~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

7. **ZTA 18-11 Telecommunications Towers – Limited Use**---ZTA 18-11 amends the Montgomery County Zoning Ordinance to add definitions; allow certain telecommunications towers as a conditional use in certain residential zones; revise the standards for telecommunications towers allowed as a limited or conditional use; exempt certain antennas from height limits; revise the conditional use findings required for the replacement of a pre-existing pole; and generally, amend conditional use requirements to address certain telecommunications towers.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council public hearing of 9/25/18)

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 3-0

Nay:

Other: ANDERSON/DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed proposed Zoning Text Amendment (ZTA) 18-11, which will amend the Montgomery County Zoning Ordinance to add definitions, allow certain telecommunications towers as a conditional use in certain residential zones, revise the standards for telecommunications towers allowed as a limited or conditional use, exempt certain antennas from height limits, revise the conditional use findings required for the replacement of a pre-existing pole, and generally amend conditional use requirements to address certain telecommunications towers. According to staff, existing ZTA 18-02, which was adopted on May 15, amended the Zoning Ordinance to allow replacement of pre-existing streetlights, utility poles, and site plan-approved parking lot lights in the Commercial/Residential, Employment, and Industrial zones. As proposed, ZTA 18-11 would allow replacement of these same types of pre-existing poles in the Agricultural, Rural Residential, and Residential zones as a Limited Use if the pre-existing pole is at least 22 feet tall and 30 feet from a house, or as Conditional Use if the pre-existing pole is shorter than 22 feet and at least 30 feet from a house. In addition, the ZTA will define the terms “enclosure” and “stealth design,” as well as the height of a telecommunications tower.

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7. ZTA 18-11 Telecommunications Towers – Limited Use

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Staff noted that the Hearing Examiner must find that the tower is compatible with nearby residential property and is located in an area that will minimize its visual impact. To meet federal shot clocks, the County action would be final after the Hearing Examiner issues a decision. Decisions can be appealed to the Circuit Court, but the option to appeal the Hearing Examiner's decision to the Board of Appeals will be removed.

Ms. Mitsuko Herrera from the Montgomery County Department of Technology Services offered comments.

Ms. Sue Present of La Grande Road and Mr. Edward Donohue, attorney representing cellular service provider T-Mobile, offered testimony.

There followed extensive Board discussion with questions to staff and Ms. Herrera.

4. Edgemont at Bethesda II

A. Sketch Plan Amendment No. 32018003A, Edgemont at Bethesda II---CR 2.50 C 0.25 R 2.50 H 90, CR 2.50 C 0.50 R 2.50 H 150 and the Bethesda Overlay (BOZ) zones, 1.65 acres, Request to amend condition 5 to allow the public open space to be provided on-site; located at the corner of Woodmont Avenue and Edgemoor Lane; 2017 Approved and Adopted Bethesda Downtown Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 820180170, Edgemont at Bethesda II---CR 2.50 C 0.25 R 2.50 H 90, CR 2.50 C 0.50 R 2.50 H 150 and the Bethesda Overlay (BOZ) zones, 1.65 acres, Request for a multi-family residential building with up to 300,743 ~~301,193~~ square feet (including 115,193 existing square feet to remain) with up to 276 ~~282~~ residential units, and an allocation of 121,093 ~~112,157~~ square feet of BOZ density to go toward the Park Impact Payment; located at the corner of Woodmont Avenue and Edgemoor Lane; 2017 Approved and Adopted Bethesda Downtown Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. PATTERSON/CICHY

Vote:

Yea: A. & B. 3-0

Nay:

Other: ANDERSON/DREYFUSS ABSENT

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

B. 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.

Planning Department staff offered a multi-media presentation and discussed the proposed Sketch Plan Amendment and Site Plan requests to modify an existing condition of approval to allow on-site public open space, and to construct a multi-family residential building. The 1.65-acre site, consisting of two properties, is located on the north side of Edgemoor Lane, bounded by Woodmont Avenue to the east, and is zoned Commercial/Residential within the Bethesda Downtown Sector Plan area. The site, which has frontage on both Edgemoor Lane and Woodmont Avenue, is currently developed with an existing 122-unit multi-family apartment building and an associated two-level below-grade parking garage on the western portion,

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4. Edgemont at Bethesda IICONTINUED

identified as Edgemont I, which will remain unchanged by these applications, and an existing single-family dwelling located on the eastern portion. Staff added that the Planning Board approved the Sketch Plan and a Preliminary Plan Amendment in February for a maximum of 301,193 square feet of residential development on one lot, with up to 282 multi-family dwelling units, including an allocation of Bethesda Overlay Zone (BOZ) density of up to 138,533 square feet.

The applicant proposes to demolish the existing single-family dwelling and redevelop the site with up to 300,743 total square feet of residential development, including the retention of 115,193 square feet in the 72-foot tall Edgemont I building, and a new 150-foot tall multi-family residential wing, identified as Edgemont II. The proposed project includes the 122 existing units in Edgemont I and 154 new units in Edgemont II, including 15 percent Moderately Priced Dwelling Units (MPDUs). The maximum density proposed for this site includes the mapped density provided by the current zone and an allocation of 138,083 square feet of BOZ density. Vehicular access to the site will remain unchanged by the proposed project, with access to both the existing and proposed residential buildings provided from Edgemoor Lane via the existing driveway along the western-most property boundary. Loading will be accommodated via the existing loading dock located between the two buildings on Edgemoor Lane. The existing two-level below grade garage will be connected underground to a new below-grade garage under the new building, providing a total of 220 parking spaces. The new building will also connect to the existing Edgemont I building via an above grade connection on the first floor to allow residents to pass between the existing Edgemont I building and the new building without going outside. The applicant also proposes to provide 4,109 square feet of public open space, totaling approximately 6.9 percent public open space, which exceeds the minimum zoning requirement of five percent. Staff noted that while the Sector Plan recommends providing off-site improvements or contributions for projects with an open space requirement less of than 10 percent, the applicant believes that the proposed on-site public open space to be provided along Edgemoor Lane will provide a more meaningful benefit to the community. Staff supports the proposed on-site public open space.

Staff then discussed minor corrections to the staff report and the Site Plan conditions of approval.

Mr. Ben Stoll, member of the applicant's team, offered comments.

Ms. Patricia Harris, attorney representing the applicant, also offered comments, concurred with the staff recommendations and corrections, and requested that the applicant be allowed to file the record and ownership plats prior to Certified Site Plan review.

Staff noted that they were amenable to Ms. Harris's request.

There followed a brief Board discussion with questions to staff.

5. Montgomery Hills/Forest Glen Sector Plan --- Briefing on the Retail Market Study*Staff Recommendation: Briefing and Discussion of the Findings with the Planning Board***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Following brief introductory remarks by Planning Department staff, Ms. Abigail Ferretti from the urban economics consulting firm Partners for Economic Solutions (PES) offered a multi-media presentation and discussed the key findings of a recently completed Retail Market Study for the Montgomery Hills/Forest Glen Sector Plan area. The study area consists of mainly frontage properties extending 2.1 miles along Georgia Avenue (MD97) from Spring Street on the northern edge of Downtown Silver Spring to Dennis Avenue in Wheaton and encompasses 229 acres within the communities of Montgomery Hills and Forest Glen, which are separated by the Capital Beltway (I-495). According to Ms. Ferretti, following extensive interviews and review of current demographics, inventory, and market conditions, PES staff performed a Strengths, Weaknesses, Opportunities, and Challenges (SWOC) analysis of the study area. The key strengths of the area include access to a major arterial road, I-495, and the Forest Glen Metro rail station; a solid market base of middle- to high-income households; proximity to the Holy Cross Hospital healthcare cluster; and a well-established base of businesses. Weaknesses include high levels of traffic congestion, a sometimes harsh and sterile public realm, major retail competition from Downtown Silver Spring and Wheaton, aging buildings that do not meet modern retailing standards, and shallow parcel depths that inhibit redevelopment. Opportunities for the area's retail, which consists of 38 businesses in the Neighborhood Goods and Services (NG&S), Food and Beverage (F&B), and General Merchandise, Apparel, Furnishings, and Other (GAFO) categories, include a solid draw of local and regional customers, few vacancies, an institutional anchor, and a solid number of NG&S and F&B businesses. Among the main obstacles for the area's retail establishments are the limited clustering of activity and limited opportunities for cross-shopping.

Ms. Ferretti then discussed retail, office, and residential use potentials, which include 14,000 square feet available for small pharmacy or wellness retail uses and 3,000 square feet for fast casual dining within existing shopping centers; nearly 10,000 square feet available for Medical Office (MOB) and co-working uses; and a projected demand for more than 2,000 new dwelling units over the next 20 years, though that demand may exceed the capacity to build.

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5. Montgomery Hills/Forest Glen Sector Plan --- Briefing on the Retail Market Study**CONTINUED**

Sites with opportunity for redevelopment in the near- to mid-term future include the Forest Glen Metro Station and the Forest Glen Medical Center. Longer-term opportunities include a small office building near the existing W Express service station on Georgia Avenue, and Snider's Super Foods on Seminary Road if Snider's were to close in the future.

The strategies recommended to encourage private re-investment and a transition to more sustainable mixed-use development in a pedestrian-friendly environment include the re-zoning of key opportunity sites for greater density to take advantage of Metro accessibility, the use of public investments in public realm improvements led by the Maryland Department of Transportation State Highway Administration (SHA) transportation upgrades, low-interest loans and small grants for architectural services to incentivize façade improvements, technical assistance for small business, construction-period strategies to support local businesses during the SHA construction, and marketing and advocacy efforts undertaken by a business association and nearby residents.

The next steps for the Plan include continued work with Montgomery County Department of Transportation and SHA on transportation recommendations, a Planning Board briefing scheduled for the fall, and the presentation of draft recommendations tentatively scheduled for December.

Mr. Peter Tomao, representing the Coalition for Smarter Growth, offered testimony. There followed extensive Board discussion with questions to staff and Ms. Ferretti.

6. Veirs Mill Corridor Master Plan – Worksession #4*Staff Recommendation: Discuss 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 transportation recommendations for the Veirs Mill Corridor. Staff noted that the Veirs Mill Corridor Master Plan envisions the transformation of Veirs Mill Road from a motor vehicle dominated street to a safe, efficient and comfortable street that serves and connects communities to transit, neighborhood uses and community facilities. The transportation recommendations seek to increase safety for all road users and prioritize improvements for pedestrians, bicyclists and transit users. In developing the transportation recommendations, staff applied the principles of Vision Zero, which is an international movement to eliminate traffic related fatalities and severe injuries.

Staff added that the transformation of Veirs Mill Road to a multimodal complete street, or a street designed, operated and maintained to provide safe accommodations is a long-term vision. As the operation and maintenance of the road is a shared responsibility between the state and the county, and the complete streets policies of each agency are relevant to the implementation of this vision. Montgomery County Department of Transportation (MCDOT) and State Highway Administration (SHA) adopted a Complete Streets Policy in 2011 that requires the consideration and incorporation of all transportation modes when developing or redeveloping the state's transportation system. The policy is committed to a safe, efficient and multimodal network as well as partnerships with local governments, transit providers and stakeholders to develop and maintain a complete street network. The Master Plan further recommends the creation of a road design standard for multimodal corridors in residential communities through the Vision Zero Action Plan or alternative collaborative process with MCDOT and SHA to reduce target speeds and lane widths and accommodate improved pedestrian and bicycle facilities on Veirs Mill Road.

Staff then added that a new road classification is needed because roads such as Veirs Mill Road do not fit into the existing urban, suburban and rural classification system. While Veirs Mill Road is suburban in land use, it is more urban in its activity level, due to a large amount of walking, bicycling and especially transit use. The intent of the recommended new road

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6. Veirs Mill Corridor Master Plan – Worksession #4

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classification is to create an environment that prioritizes walking, bicycling and transit use consistent with the urban road classification described in the Montgomery County Code, which reduces target speeds and lane widths and improves pedestrian and bicycle infrastructure to increase safety for all users.

Staff added that one or two additional worksessions are tentatively scheduled for October 4 and 18 to continue discussion of the transportation recommendations.

Ms. Kristy Daphnis of Blueridge Avenue and representing MoCo Pedestrian, Bicycle & Traffic Safety Advisory Committee (PBTSAC) offered testimony.

Mr. Andrew Bossi of MCDOT offered comments.

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

3. **Missing Middle Study Worksession**---A follow-up presentation by staff on the Missing Middle Study, including an economic, zoning, and building code review of the feasibility of these housing types within Montgomery County.

Staff Recommendation: Receive briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and continued discussion on the Missing Middle (MM) Study. Staff noted that since 2017 it has been working on a report on the description, use and current financial zoning barriers to creating MM housing in Montgomery County. These types of housing are an alternative to the three most prevalent types currently being constructed, i.e., traditional single-family homes, large scale townhouses, and multi-family, five-story and above, apartment buildings. The Study explains the Developer Working Group findings, lay out the issues of why MM housing is important to the future of Montgomery County, and suggests several short and long-term ways that the county can support and encourage this type of housing into the future.

Staff then added that with input from the Developer Working Group and the urban design consultant firm Torti Gallas and Partners, staff has created a booklet, which was provided to the Planning Board members, that identifies the MM housing types and their history; policy and code related precedents for creating MM housing from other regions of the country; the economic and zoning issues that have hindered construction of MM housing over the past 60 years; and general short and long-term suggestions regarding what can be done to promote and encourage these important building types. Staff further noted that national studies have shown that there is a housing shortage in the country, and the development community is not currently meeting the needs of a rapidly changing demographic. Baby Boomers and Millennials make up more than half of our population, yet we are not building the housing types they need the most, i.e., smaller, diverse and affordable dwellings located in walkable communities. For the aging Baby Boomers, these housing types provide additional choices where empty-nesters can downsize and yet live within their familiar neighborhoods. For the Millennials, these diverse types meet their needs for smaller homes for a growing population of singles or couples without children, who enjoy higher density housing in walkable, lower-scale neighborhoods. The MM

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3. Missing Middle Study Worksession

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housing also provides the younger generations an opportunity to buy into the American dream of owning a house or property, even if it starts small. The MM housing types can provide housing options that can help make up the deficit of housing within our country.

Staff also added that it hopes the booklet and the previous presentations and discussions will stimulate further discussion among Planning Board members and staff and pave the way to achieve MM housing development and construction in Montgomery County in the very near future. Staff also noted that there will be additional worksessions to further discuss available options in the county.

There followed extensive Board discussion with questions to staff.