



**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, October 11, 2018, at 10:09 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:50 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 11:15 a.m. during lunch. Vice Chair Norman Dreyfuss was necessarily absent.

Items 1, 2, 10, and 5, discussed in that order, are reported on the attached agenda.

Item 4 was removed from the Planning Board agenda.

The Board recessed for lunch at 11:10 a.m. and convened in Closed Session at 12:12 p.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 12:12 p.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Cichy, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Fani-González and Cichy voting in favor of the motion, Vice Chair Dreyfuss absent, and Commissioner Patterson temporarily absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real properties for a public purpose and matters directly related to the acquisitions.

Also present for the meeting were Director Mike Riley, Brenda Sandberg, Patricia McManus, Joshua Kaye, and Hyojung Garland of the Parks Department; Acting Principal Counsel Matthew Mills and Senior Counsel Megan Chung of the Legal Department; Director Gwen Wright and Acting Deputy Director Robert Kronenberg of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the proposed acquisition of land for potential use as an urban park.

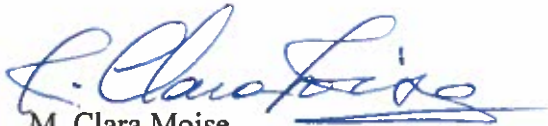
The Closed Session meeting was adjourned at 12:39 p.m.

The Board reconvened in the auditorium at 12:52 p.m.

Items 3, 6, 8, and 9 are reported on the attached agenda.

Item 7 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 4:50 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 18, 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, October 11, 2018  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 4 Bethesda Metro Sketch Plan 320180110 - MCPB No. 18-082

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS/PATTERSON ABSENT**

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

**\*B. Record Plats**

**Subdivision Plat No. 220180610 - 220180640, Randolph Farms**

RT-15 zone, 104 lots, 11 parcels; located in the southeast quadrant of the intersection of Randolph Road and Putnam Road; North Bethesda-Garrett Park Master Plan. **Staff**

*Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS/PATTERSON ABSENT**

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

**\*C. Other Consent Items**

**1. Westwood Shopping Center, Site Plan 820180190, Regulatory Extension No. 1**---CRT 2.0 C 0.75 R 1.25 H 60 zone, 12.4 acres, First request to extend the review period for mixed-use development for up to 369,292 square feet of residential uses (up to 200 multi-family units and 72 townhouse units) and up to 171,232 square feet of non-residential uses; located along the west side of Westbard Avenue, 150 feet south of Ridgefield Road; 2016 Approved and Adopted Westbard Sector Plan.

*Staff Recommendation: Approval with Conditions*

**2. Corrected Resolution – Sandy Spring Townhomes, Site Plan No. 820160010**---Request to correct Resolution No. 16-013 for Sandy Spring Townhomes, Site Plan No. 820160010 due to discrepancies found within the data table for side setbacks of townhouse end units.

*Staff Recommendation: Approval of corrected Resolution*

**3. Solera Kensington, Preliminary Plan No. 120180220 and Site Plan No. 820180180, Regulatory Extension Request #1**

**A. Solera Kensington, Preliminary Plan No. 120180220:** Request to extend the regulatory review period from October 25, 2018 to January 25, 2019 for creation of one lot for a maximum of 126,193 square feet (excluding MPDUs) of development, with up to 123,193 square feet (excluding MPDUs) of Independent Living for Seniors with a minimum of 15% MPDUs, Residential Care Facility uses, residential amenities, structured parking, and adaptive reuse of two historic structures for up to 3,000 feet of commercial uses; located at the southwest corner of the intersection of Metropolitan Avenue and St. Paul Street, Kensington; on approximately 1.93 acres of land zoned CRT-1.5 C-1.5 R-1.5 H-60; within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval of Extension Request*

**B. Solera Kensington, Site Plan No. 820180180:** Request to extend the regulatory review period from October 25, 2018 to January 25, 2019 for redevelopment of the property for a maximum of 126,193 square feet (excluding MPDUs) of development, with up to 123,193 square feet (excluding MPDUs) of Independent Living for Seniors with a minimum of 15% MPDUs, Residential Care Facility uses, residential amenities, structured parking, and adaptive reuse of two historic structures for up to 3,000 feet of commercial uses; located at the southwest corner of the intersection of Metropolitan Avenue and St. Paul Street, Kensington; on approximately 1.93 acres of land zoned CRT-1.5 C-1.5 R-1.5 H-60; within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval of Extension Request*

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**\*C. Other Consent Items**

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**4. 4915 Auburn Avenue Sketch Plan No. 320180170 and Preliminary Plan No. 120180210, Regulatory Extension #3**

**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 December 20, 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 Third 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 December 20, 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 Third Extension*

**5. 17902 Georgia Avenue---**Approval of First Amendment to a November 25, 1988 agreement between Georgia Avenue Limited Partnership and the M-NCPPC for Preliminary Plan 1-88137.

**BOARD ACTION**

**Motion:** 1., 3., & 5. CICHY/FANI-GONZÁLEZ  
2. & 4. FANI-GONZÁLEZ/CICHY

**Vote:**  
**Yea:** 1. through 5. 3-0

**Nay:**

**Other:** DREYFUSS/PATTERSON ABSENT

**Action:** 1. & 3B. Approved staff recommendation for approval of the Site Plan Extension requests cited above.  
2. Adopted the corrected Resolution cited above, as submitted.  
3A. & 4B. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.  
4A. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.  
5. Approved staff recommendation for approval of the First Amendment to the Planning Board Agreement cited above.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of September 27, 2018

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS/PATTERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of September 27, 2018, as submitted.**

**2. Roundtable Discussion**

- A. Planning Director's Report
- B. Parks Director's Report

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

**A. 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 opening of the Glenstone Museum in Potomac and her visit on October 1; the 2018 National Association for Industrial and Office Parks (NAIOP) Awards of Excellence event held on October 3, during which the Best of the Best Award for Firm of the Year was awarded to the Bernstein Companies for their work on the Marriott International Headquarters in Bethesda; the National Capital Area Chapter of the American Planning Association (NCAC-APA) 2018 Chapter Planning Awards event scheduled for October 18 at George Washington University, with the Bethesda Downtown Sector Plan receiving the Outstanding Plan of the Year Award and the Veirs Mill Corridor Master Plan receiving the Harold Foster Award for Distinction in Community Outreach and Engagement; the status of the Moderately Priced Dwelling Unit (MPDU) program update, which allows for more flexibility and provides additional bonus density to encourage more MPDUs; the status of the 2018 Fall Semi-Annual Report for the Planning and Parks Departments, which is scheduled to be presented to the County Council on October 16, with a Full Council worksession for the Bicycle Master Plan and a presentation regarding the outcomes of the joint Planning Department and Montgomery County Executive Office Co-location Study also scheduled; the status of the ongoing work on the General Plan update, with a Planning Board update scheduled for November; and the Better Block event scheduled for October 13 and 14 at the Randolph Hills Shopping Center in White Flint.

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

**B. Parks Department Director's Report** – Following some brief background information regarding the Individual Naming and Dedication Policy, which defines the parameters by which a park, park asset, or component of a park can be named after an individual person, Parks Department Director Mike Riley briefed the Board on the recent decision to

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**2. Roundtable Discussion**CONTINUED

dedicate and name the soon-to-be completed plaza near the River Road crossing for the Capital Crescent Trail (CCT) in Westbard for former Montgomery County Councilmember and Executive Mr. Neal Potter. Mr. Riley noted that the Parks Department entered into an agreement with the Coalition for the CCT in which the Coalition would raise the funds for the project and the Parks Department would build it. The Coalition then entered into an agreement with the Montgomery Parks Foundation to raise the money, eventually raising \$381,000 for the project, which has since been transferred to the Parks Department. At the Coalition's request, Montgomery Parks Foundation Board approved the philanthropic naming of the plaza as the Neal Potter Plaza at the Capital Crescent Trail. In response, the Montgomery County Government has contributed an additional \$23,000 for naming features and additional park amenities. The plaza, which will include sitting areas, a pergola, landscaping, interpretive signage, bicycle racks, and a bicycle repair station, is scheduled to be completed in three weeks, with a ribbon-cutting ceremony scheduled for November 3.

There followed a brief Board discussion.

**10. Beach Drive Bridge (M-PK24) over Silver Creek - Mandatory Referral MR 2019001**---Applicant: Montgomery County Department of Transportation  
Project: Review of Bridge Replacement Project M-PK24, Beach Drive over Silver Creek

*Staff Recommendation: Approval with Comments*

**BOARD ACTION**

**Motion: CICHY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS/PATTERSON ABSENT**

**Action: Approved staff recommendation for approval to transmit comments and recommendations to Montgomery County Department of Transportation, as stated in the attached transmittal letter.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by the Montgomery County Department of Transportation (MCDOT) to replace a bridge over Silver Creek. The proposed project site is located on Beach Drive, east of Kensington Parkway, within the Kensington-Wheaton Master Plan area. According to staff, Beach Drive is currently a two-lane, undivided roadway with a posted speed limit of 25 miles per hour located on parkland that is owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC). The existing lanes are 11 feet wide with no shoulders or curbs. An existing eight-foot wide portion of the Rock Creek Trail is located along the north side of Beach Drive within the project limits. Staff noted that the existing bridge is in poor condition and is eligible for rehabilitation or replacement using federal funding under the Highway Bridge Program.

In addition to replacing the existing bridge with a 37-foot wide superstructure, MCDOT also proposes to construct a new separate 12-foot wide trail bridge over Silver Creek for cyclists and pedestrians to be located just to the north of the vehicular bridge, realign the existing Rock Creek Trail to connect to the proposed trail bridge, construct a small paved parking area along Beach Drive to the east of the proposed vehicular bridge, restore an existing paved and gravel parking area to turf grass, construct intersection improvements at the intersection of Beach Drive and Kensington, and eliminate an existing southbound right-turn lane on Kensington Parkway at Beach Drive. Construction of this project is expected to take three months and will require the closing of Beach Drive. A detour route with two temporary traffic signals will be provided along Connecticut Avenue, Plyers Mil Road, Metropolitan Avenue, Capital View Avenue, and Stoneybrook Drive.

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**10. Beach Drive Bridge (M-PK24) over Silver Creek - Mandatory Referral MR 2019001**

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Staff recommendations for the proposed project include submission of the roadway and stream restoration construction plans to the Montgomery Parks Department for review, the installation of striped crosswalks across the north and east legs of the intersection of Kensington Parkway and Beach Drive, limits of disturbance on the Sediment Control Plan that match limits shown on the Forest Conservation Exemption Plan, and a requirement that when the existing bridge on Kensington Parkway over Rock Creek is improved, the planned sidepath on the eastern side of Kensington Parkway between Jones Bridge Road and Bexhill Drive be studied and completed in conjunction with those bridge improvements.

There followed a brief Board discussion with questions to staff.

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~~\*4. — Viva White Oak, Preliminary Plan No. 120180240 — Request for approval for the dedication of master planned roads A-106 (FDA Parkway), B-10 (FDA Boulevard) and B-5; initial subdivision of the Property and Land Bays into various larger Lots, Outlots and Parcels to be further subdivided by subsequent Preliminary Plan Amendments; and Adequate Public Facilities (APF) approval for a 12,180,270 square foot mixed use development, including up to a maximum of 6,090,135 square feet of residential uses, which may include a mix of multi-family housing, live-work units, duplexes, townhouses, and a small number of single-family detached units, including a minimum of 12.5% MPDUs, while the non-residential uses may include academic, research and development, office, conference center/lodging, retail, restaurant and entertainment; on approximately 279.62 acres of land zoned CR-1.0: C-1.0, R-0.5, H-220; within the 2014 White Oak Science Gateway Master Plan area. — REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

5. **Hernandez Daycare, Conditional Use No. CU 18-10**---Request for a Day Care Center for up to 15 children on a 10,824-square foot lot in the R-60 Zone; located at 2801 Randolph Road, Silver Spring, within the Glenmont Master Plan area.

(NOTE: Action required for hearing by Hearing Examiner on October 26, 2018)

Staff Recommendation: TBD

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** DREYFUSS/PATTERSON 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 a proposed Conditional Use request to expand an existing day care. The 10,824-square foot site, identified as Lot 18, Block 16 of the Glenmont Village subdivision, is located on the north side of Randolph Road, bounded by Terrapin Road to the east, and is zoned Residential in the Glenmont Sector Plan area. The property is currently developed with a two-story detached dwelling, with the second floor serving as the applicant's residence and the 1,268-square foot first floor serving as the location for the Growing Angels Daycare, LLC., the existing day care that the applicant currently operates. The site is accessed from Terrapin Road via a recently expanded 61-foot long double-wide driveway. A lead-in sidewalk from Randolph Road connects to the front door of the house. Parents and children currently enter and exit the day care through a back door on the north side of the residence facing Terrapin Road. An outdoor play area is located along the west side of the residence, with a portion of it located in the front yard on the southwest side along Randolph Road. The play area is enclosed with an approximately four-foot high vinyl fence. An existing retaining wall wraps around the Randolph Road frontage that is separated into two segments by the lead in sidewalk, which along with the vinyl fence and another retaining wall on the northern property line near the driveway was installed in 2015.

The applicant proposes to expand the existing eight-child day care to a day care center for up to 15 children. In addition to the two existing non-resident staff members, the applicant will hire a third employee following approval of the request. Parent drop-off and pick-up are proposed at the existing driveway, which accommodates up to eight vehicles. Up to three non-resident staff members will park on Terrapin Road or along the sides of the driveway, leaving room for two to three vehicles to maneuver for drop-off and pick-up. An existing shed will

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**5. Hernandez Daycare, Conditional Use No. CU 18-10**

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accommodate long-term bicycle parking. Staff recommends limiting the number of vehicles that can drop-off or pick-up children to two vehicles every 15 minutes, or up to eight times in one-hour intervals as stated in the applicant's traffic statement.

Staff then briefly discussed a minor correction to the staff report.

Ms. Teresita Hernandez, the applicant, offered brief comments.

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

**11. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real properties for a public purpose and matters directly related to the acquisitions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*3. Kensington Manor Senior Housing, Sketch Plan No. 320180210**---Request to develop the Property with a 115,000 square foot Independent Living Facility for Seniors (with up to 123 multifamily dwelling units, including a minimum of 25% Moderately Priced Dwelling Units), including underground parking, and private amenities and recreation spaces; Optional Method of Development in the CRT-2.5, C-2.0, R-2.0, H-75 Zone; on approximately 31,164 square feet of land; located at 3906 and 3910 Knowles Avenue, approximately 200 feet west of Connecticut Avenue. The Project is proposed to include a maximum building height of 70 feet. The Property is located in the Town of Kensington and within the 2012 Kensington Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

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

In keeping with the October 1 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request to develop a 34,597-square foot property with an independent living facility for seniors, with up to 94 dwelling units including up to 30,805 square feet exempt from Gross Floor Area as 25 percent Moderately Priced Dwelling Units (MPDUs). Staff noted that the proposed development will also include underground parking, private amenities and recreation spaces. The site is located on Knowles Avenue, approximately 200 feet west of Connecticut Avenue in the Town of Kensington and within the Kensington Sector Plan area. Staff also noted that the proposed development has received approval from the Town of Kensington. Some community residents expressed concerns regarding traffic congestion along Knowles Avenue, which staff has addressed in the staff report. Staff also noted that a traffic study is not required because the project generates less than 50 percent trips under the Local Area Transportation Review (LATR).

Staff also discussed minor revisions and corrections to the conditions of approval. Staff also added that the proposed project has received an exemption from Article II of the Montgomery County Forest Conservation Law from the requirement to prepare a Forest Conservation Plan. However, a tree save plan will be required at the time of Preliminary Plan due to the clearing of one specimen tree.

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**\*3. Kensington Manor Senior Housing, Sketch Plan No. 320180210**

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Ms. Erin Girard, attorney representing the applicant, Kensington Manor Senior Housing LLC., introduced Mr. Michael Tucker of EDG Architecture, LLC, member of the applicant's team, offered comments and concurred with the staff recommendations.

The following speakers offered testimony: State Delegate Al Carr; Ms. Kira Lueders of Wildwood Road; Ms. Elizabeth Cummings of Dresden Street; Ms. Helen Wilkes of Prospect Street and representing the West Kensington Citizens Association; Ms. Leslie Zarker of Lawrence Avenue; and Ms. Carol Placek of Parkwood Drive.

At the Planning Board's request, staff reiterated that a traffic study is not required and added that staff is working with the applicant, Montgomery County Department of Transportation and State Highway Administration to make sure that the surrounding streets and environment are safe for seniors and other residents in the area.

Mr. Michael Tucker, architect for the applicant, offered comments and answered questions from the Board.

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

**6. FY20 Budget Discussion Session #1**

- A. Wheaton Headquarters Budget; and**
- B. Chief Information Officer**

**BOARD ACTION**

**Motion: A. CICHY/FANI-GONZÁLEZ**

**Vote:**

**Yea: A. 3-0**

**Nay:**

**Other: A. PATTERSON ABSTAINED  
DREYFUSS ABSENT**

**Action: A. Received briefing from Parks and Planning Departments Directors and staff on the Proposed FY20 Forecasted Budget for the Montgomery County Park and Planning Commission New Wheaton Headquarters Building, specifically for May and June 2019.**

Commissioner Patterson abstained from voting stating that she needs additional information regarding the proposed A/V equipment for the new auditorium, because the quoted amount seems very high.

**B. Received briefing on the proposed FY20 Budget for the Commission-wide Information/Technology Office from the Chief information Officer and the Executive Director.**

By consensus, Planning Board members expressed concerns regarding the lack of clarity in the report and stated that staff needs to come back to the Board with additional information and a revised and clearer report.

~~7. Adoption: Biennial review of FY19-24 Capital Improvements Program (CIP) and the FY20 Capital Budget—REMOVED~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*8. St. Elmo Project**

**A. Sketch Plan Amendment No. 32015004A**---St. Elmo Apartments, CR 5.0 C 5.0 R 5.0 H 225 and the Bethesda Overlay (BOZ) zones, 1.06 acres, Request to a) increase density by 66,044 square feet, from 263,956 up to ~~a maximum total of 362,012~~ 330,000 square feet, including 314,000 square feet (245 units) of residential and ~~48,012~~ 16,000 square feet of commercial, and b) increase height by 51 feet from 174 feet to maximum of 225 feet, c) receive 14, 863 feet of density transfer, and d) receive up to ~~131,095~~ 162,012 square feet from the Bethesda Overlay Zone with a payment to the PIP, ~~and to increase the height up to the maximum 225 feet~~; located on St. Elmo Avenue and Fairmont Avenue, approximately 275 feet northeast of the intersection with Old Georgetown Road; 2017 Approved and Adopted Bethesda Downtown Plan.

*Staff Recommendation: Approval with Conditions*

**B. Preliminary Plan Amendment No. 12015020A**---St. Elmo Apartments, CR 5.0 C 5.0 R 5.0 H 225 and the Bethesda Overlay (BOZ) zones, 1.06 acres, Request to create one lot and a increase density by 66,044 square feet, from 263,956 up to ~~a maximum total of 362,012~~ 330,000 square feet, including 314,000 square feet (245 units) of residential and ~~48,012~~ 16,000 square feet of commercial, and b) increase height by 51 feet from 174 feet to maximum of 225 feet, c) receive 14,863 feet of density transfer, and d) receive up to ~~109,736~~ 162,012 square feet from the Bethesda Overlay Zone with a payment to the PIP, ~~& to increase the height up to the maximum 225 feet~~; located on St. Elmo Avenue & Fairmont Avenue, approximately 275 feet northeast of the intersection with Old Georgetown Road; 2017 Approved/Adopted Bethesda Downtown Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

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

**Other:**                    **DREYFUSS ABSENT**

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

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

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan and Preliminary Plan Amendment requests for the St. Elmo Apartments project, as discussed in detail in the October 1 technical staff report. Staff noted that the 1.06-acre property is located on St. Elmo and Fairmont Avenues, approximately 275 feet northeast of the

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**\*8. St. Elmo Project****A. Sketch Plan Amendment 32015004A & B. Preliminary Plan Amendment 12015020A**CONTINUED

Old Georgetown Road in the Bethesda Downtown Sector Plan area. Staff noted that the applicant requests to: a) increase density by 66,044 square feet, from 263,956 to 330,000 square feet, including 314,000 square feet or 245 units of residential space; 16,000 square feet of commercial; and b) increase height by 51 feet from 174 feet to a maximum of 225 feet; c) receive 14,863 feet of density transfer; and d) receive up to 162,012 square feet from the Bethesda Overlay Zone with a payment to the Park Impact Payment. The site is currently occupied by two commercial buildings with associated surface parking. The proposed project includes a density transfer of 14,863 square feet and an allocation of the Bethesda Overlay Zone density as mentioned above. The applicant will provide 15 percent Moderately Priced Dwelling Units (MPDUs), minimum structured parking, cool roof, and exceptional design, among other public benefits.

Staff then added that the proposed project is exempt from the requirement to submit a Forest Conservation Plan because the project occupies a tract of land less than an acre and there will be no clearing of more than a total of 20,000 square feet of existing forest. Staff also noted that street access to the property will be provided from St. Elmo Avenue and Fairmont Avenue.

Staff noted that the applicant held a pre-submittal public meeting on April 4, 2018, at the Bethesda-Chevy Chase Regional Services Center, and has complied with all submittal and noticing requirements. Staff also added that no correspondence has been received from the community regarding these proposed amendments.

Mr. Steve Robins, attorney representing the applicant, introduced Messrs. Edward Lenkin owner of the Lenkin Company; David Schwartz; Elliot Rhodeside of FASLA; Joshua Sloan, architect; and Ms. Nancy Walker Bassing of the Lenkin Company, members of the applicant's team, offered comments and concurred with the staff recommendation.

Mr. Lenkin offered a multi-media presentation and offered brief comments.

There followed a brief Board discussion with questions to staff and Mr. Robins and his team.

**9. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan---County Executive's AD 2018-3 Group – Two Water/Sewer Service Category Change Amendment Requests. County Council's August 2018 Group – Six Water/Sewer Service Category Change Amendment Requests**

*Staff Recommendation: Transmit Comments to the County Executive*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation to transmit comments to the County Executive, as stated in the attached transmittal letter.**

In accordance with the October 4 detailed staff report, Planning Department staff offered a multi-media presentation and discussed proposed Water and Sewer Category Change requests related to the 2018-3 Administrative Amendments for the following properties: i) 18-CLO-01A, Joseph Brule - staff recommends approval of Sewer-1, single hookup; and ii) 18-TRV-03A, Janis & Michael Kerns – staff recommends approval for Water-1 and Sewer-1.

Staff also discussed the following Water and Sewer Category Change requests related to the August 2018 County Council Amendments for the following properties: i) 17-GWC-OZA, Patricia Tregoning – staff recommends approval for Water-1 and change Sewer-5 to Sewer-6; ii) 17-GWC-03A, Tregoning Bypass Trust – staff recommends approval for Water-3 and approval of S-3 on the northern RE-I zoned portion of the property. The sewer alignment must be extended from the adjacent subdivision, north of this area. It must also avoid stream valley or existing and future park impacts. Change the Residential/Commercial zoned portion of the property and the southern Residential-1 zoned area from S-5 to S-6; iii) 17-OLN-OZA, Iglesia de Cristo Mi-El Maryland Inc. – staff recommends deferring action pending the concept plan review by the Development Review Committee to include conformance with master plan guidance for development in this area; iv) 17-TRV-10A, Sami and Siham Ainane – staff recommends denial of category S-1 for outlot A, and maintain Sewer-6; v) 18-TRV-02A, David and Nancy Scull – staff recommends approval of Sewer-3 with sewer alignment via Bevern Lane only; and vi) 09A-TRV-02, Ted and Roxanne Smart – staff recommends approval of Sewer-3.

Mr. Robert Harris, attorney representing property owners Mr. and Mrs. Sami and Siham Ainane, offered comments.

At the Board's request, Mr. Alan Soukup of the Department of Environmental Protection (DEP) offered comments and clarification.

Contrary to staff's recommendation of denial for Sewer-1 for Outlot A, the Board recommended approval of water and sewer connections for property 17-TRV-10A, Sami and Siham Ainane property, on motion of Commissioner Cichy seconded by Commissioner Fani-González, by a vote of 4-0.

There followed a brief Board discussion with questions to staff and Mr. Soukup.