



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board attended a ribbon cutting ceremony for the Route 29 Bus Rapid Transit (BRT) groundbreaking in the morning and then met in regular session on Thursday, October 25, 2018, at 12:31 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:27 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioner Gerald R. Cichy. Commissioner Natali Fani-González joined the meeting at 1:11 p.m. during discussion of Item 2, and Commissioner Tina Patterson joined at 1:22 p.m. during discussion of Item 3.

The Board convened in Closed Session at 12:34 p.m. to take up Item 9, 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 12:34 p.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioner Cichy voting in favor of the motion, and Commissioners Fani-González and Patterson absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation.

Also present for the meeting were Acting Principal Counsel Matthew Mills of the Legal Department; Director Gwen Wright, Carol Rubin, Rich Weaver, Stephen Smith, and Jay Beatty of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed a contested Record Plat approval request.

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

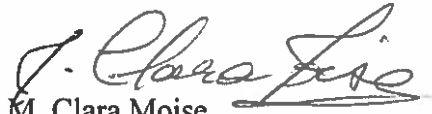
The Board reconvened in the auditorium at 12:43 p.m.

Items 1 through 6 and Item 8 are reported on the attached agenda.

Item 7 was removed from the Planning Board agenda.

Following the meeting, the Planning Board will attend the Maryland Planning Commissioners Association Dinner at 6:00 p.m.

There being no further business, the meeting was adjourned at 4:27 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 1, 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 25, 2018**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**9. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation.

**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. Poplar Grove Sketch Plan 320180220 – MCPB No. 18-099
2. Edgemont at Bethesda II Sketch Plan – MCPB No. 18-094
3. Edgemont at Bethesda II Site Plan- MCPB No. 18-095
4. Cabin John Village Preliminary Plan 120180120 - MCPB No. 18-098

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote: 3-0**

**Yea:**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

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

**\*B. Record Plats**

**Subdivision Plat No. 220140870 - 220140880, Brigham’s addition to Ashton**

RC zone, 5 lots, 1 outlet; located on the north side of Ashton Road (MD 108), approximately 1,200 feet east of Ashland Drive; Sandy Spring / Ashton Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190080, Alta Vista**

R-60 zone, 2 lots; located on the west side of Forest Road, 110 feet south of Forest Place; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:                    1. CICHY/DREYFUSS  
                                  2. DREYFUSS/CICHY**

**Vote:**  
**Yea:                    1. & 2. 3-0**

**Nay:**

**Other:                FANI-GONZÁLEZ & PATTERSON ABSENT**

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

Legal Counsel to the Planning Board discussed a request to remove the approval of the Record Plat for Brigham’s addition to Ashton from the Consent Agenda and discuss it as a regular agenda item. Counsel noted that the Record Plat conforms to the approved Preliminary Plan Resolution and is therefore appropriate to be approved as part of the Consent Agenda.

Following a brief Board discussion regarding the request, the Board made no motion to approve the request to remove Record Plat from the Consent Agenda.

**\*C. Other Consent Items**

**1. Pooks Hill, Preliminary Plan No. 120180200, Regulatory Extension Request No. 3---** Request to extend regulatory review period from November 20, 2018 to December 20, 2018, for seventeen one-family lots, on 5.64 acres, R-60 Zone, located at 5415 Beech Avenue at its intersection with Wild Oak Drive, 1990 Bethesda-Chevy Chase Master Plan.

**Staff Recommendation: Approval of Extension**

**2. Corrected Resolution for 850 Sligo Avenue 320180090---**Request to correct Resolution No. MCPB No. 18-025. Corrections to this resolution have become necessary due to typographical errors in the original Resolution regarding property zone.

**Staff Recommendation: Adoption of Corrected Resolution**

**3. New Hampshire Ave. Restaurant Redevelopment: Site Plan No. 820180090 & Safeway at Cloverly: Site Plan Amendment No. 81999004B, Regulatory Review Extension Request No. 2**

**A. Site Plan No. 820180090, New Hampshire Ave. Restaurant Redevelopment:** Requesting to extend the regulatory review period for an additional 2 months or until 12/25/2018; an Application proposing the construction of an eating and drinking establishment (Burger King) with a drive thru, located on the southwest corner of New Hampshire Ave. and Cloverly Street, 0.77 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan Amendment No. 81999004B, Safeway at Cloverly:** Requesting to extend the regulatory review period for an additional 2 months until 12/25/2018; A request to reduce the number of parking spaces required for Safeway and removed the condition requiring shared parking on the former bank site, located on New Hampshire Ave., 200 feet south of Cloverly Street, 3.66 acres, Neighborhood Retail Zone, 1997 Cloverly Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** 1. & 3. CICHY/DREYFUSS  
2. DREYFUSS/CICHY

**Vote:**

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

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

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

2. Adopted the corrected Resolution cited above, as submitted.

3A. Approved staff recommendation for approval of the Site Plan Extension request cited above.

3B. Approved staff recommendation for approval of the Site Plan Amendment Extension request cited above.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of October 11, 2018

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

**Action: Approved the Planning Board Meeting Minutes of October 11, 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 presentation of the 2018 Fall Semi-Annual Report for the Planning and Parks Departments and the outcomes of the joint Planning Department and Montgomery County Executive Office Co-location Study to the County Council on October 16; the presentation of the I-495/I270 Managed Lanes project report to the Full Commission held on October 17; the National Capital Area Chapter of the American Planning Association (NCAC-APA) 2018 Chapter Planning Awards event held on 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 recent ground-breaking ceremonies for the Viva White Oak project, the Bus Rapid Transit line along Colesville Road, and the Design for Life project on October 22, October 25, and October 24, respectively; and the status of the MARC Rail Communities Sector Plan, the Veirs Mill Corridor Master Plan, the Forest Glen/Montgomery Hills Sector Plan, the Aspen Hill Vision Zero Study, the Germantown Town Sector Plan, and the Shady Grove Minor Master Plan Amendment.

Ms. Wright then offered a multi-media presentation regarding the Better Block placemaking event held at the Randolph Square Shopping Center in White Flint on October 13 and 14, which was attended by Chair Anderson and Commissioners Fani-González and Cichy.

Information Technology and Innovation (ITI) Division staff then offered a multi-media presentation and discussed the 2018 ITI initiatives, which include the proposed co-location of the ITI Data Center at the Montgomery College Takoma Park campus rather than the Wheaton Headquarters building, which will save the Commission over \$1,000,000; upgrades to the wireless infrastructure; deployment of wireless and security cameras in parks; the installation of a digital video board at Gene Lynch Urban Park; implementation of a new collaborative software suite that includes MC Pulse, MC Tracker, OneDrive, OneNote, Skype for Business, and PowerBI; telecommunications upgrades; a software upgrade to Windows 10/AD; and the addition of new staff training resources Lynda.com and QuickHelp by Brainstorm.

There followed a brief Board discussion with questions to staff.



**\*3. Limited Site Plan Amendment No. 81984002E, Artery Plaza---**CR 5.0 C 5.0 R 5.0 H-250 zone, 2.40 acres, Proposal to construct a portion of the Capital Crescent Trail across the southeast corner of the plaza and redesign the outdoor functions of the plaza, located on Wisconsin Avenue at the northern intersection with Bethesda Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: 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 a proposed Site Plan Amendment request to renovate an existing outdoor plaza on a 3.02-acre property located on the northwest quadrant of the intersection of Wisconsin Avenue (MD355) and Bethesda Avenue and zoned Commercial/Residential within the Bethesda Overlay Zone of the Downtown Sector Plan area. The site is currently developed with an existing 12-story office building, identified as the Artery Building, a 14-story office and commercial building currently under construction, and a standard method, two-story retail building, all of which will remain onsite.

Staff then briefly discussed the previous approvals for the site and noted that the proposed Amendment has been filed concurrently with a proposed Mandatory Referral request by the Montgomery County Department of Transportation (MCDOT), identified as the Capital Crescent Surface Trail (CCST) project, which is scheduled to be heard by the Planning Board later today. That project proposes to construct two-way separated bike lanes along Bethesda Avenue and Willow Lane that will connect the Capital Crescent Trail (CCT) from the trailhead just west of the intersection of Woodmont and Bethesda Avenues to Elm Street Local Park, providing a bikeway at street-level that will include a signalized crossing intersection at Wisconsin Avenue. MCDOT will construct a portion of the CCT across the southeast corner of the plaza, which will require coordination with the applicant to ensure that the grade of the plaza adjacent to the CCST ties in appropriately. To this end, the applicant proposes to redevelop the plaza to provide a more up-to-date, relevant design to refresh this corner of the property, encourage use of the plaza, provide outdoor dining opportunities,

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**\*3. Limited Site Plan Amendment No. 81984002E, Artery Plaza**CONTINUED

coordinate the design of the plaza with the construction of the CCST, and physically integrate the CCST into the overall plaza design. The proposed redesign will create a three-level plaza from Bethesda Avenue to the primary building entrance to the north, with the upper level to function as an open circulation route to the existing office lobby of the Artery Building, the middle level to act as the core gathering space of the plaza with seating and a small stage, and the lower level on the southern end of the property to provide transition from the CCST, a bike rack, a public art wall, landscaping, and seating areas.

The applicant also proposes the removal of three art pieces, one of which is located within the area to be acquired and improved by MCDOT to accommodate the CCST and will therefore be the responsibility of MCDOT. The Art Review Panel (ARP) for the Bethesda Downtown Sector Plan area does not recommend the removal of the existing art until the applicant proposes new public artwork. Staff noted that the applicant is proposing a new art component as part of the renovation of the plaza. All other elements of the previously approved Site Plans, including vehicular access points, will remain unchanged.

Ms. Pat Harris, attorney representing the applicant, offered comments and concurred with the staff recommendation with the exception of condition 7c regarding the Art Review Panel's required appraisal of the three art pieces that are proposed for removal, noting that the applicant is only responsible for two of the pieces, a drinking fountain and a fossil ammonite embedded in a sandstone column, and MCDOT is responsible for the third piece. Ms. Harris noted that the two artists have been contacted, and both have requested that their work be returned to them without an appraisal.

Mr. Jacob Bennett, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff and Ms. Harris, during which the Board agreed with Ms. Harris' request to remove condition 7c from the Plan.

**4. Capital Crescent Surface Trail Route -- Mandatory Referral #2019004**

*Staff Recommendation: Approval to transmit Comments and Recommendations to Montgomery County Department of Transportation*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/DREYFUSS

**Vote:**

**Yea:** 5-0

**Other:**

**Action:** Approved staff recommendation for approval to transmit comments and recommendations to Montgomery County Department of Transportation regarding the Mandatory Referral Request for the proposed Capital Crescent Surface Trail Route.

Planning Department staff and Mr. Matt Johnson of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed a proposed Mandatory Referral request for the Capital Crescent Surface Trail (CCST) project, which proposes to: i) construct two-way separated bike lanes along Bethesda Avenue and Willow Lane in Downtown Bethesda; ii) provide a diagonal, protected crossing for bicyclists at the intersection of Bethesda Avenue and Woodmont Avenue; and iii) provide a protected phase for trail uses to cross Wisconsin Avenue. Staff noted that the full buildout of the CCST is envisioned to occur in two phases, each of which will be the subject of a Mandatory Referral (MR) request. The first phase is the subject of this MR request. The second phase will include a bikeway along 47<sup>th</sup> Street on the west side of Elm Street Local Park, providing a connection to the Capital Crescent Trail (CCT) main line and the tunnel at the eastern portal. However, the 47<sup>th</sup> Street segment of the project has not yet been advanced to 30 percent design due to continuing discussion with the Department of Parks and the Town of Chevy Chase and uncertainty regarding the location of the eastern portal of the CCT tunnel.

Mr. Johnson also noted that along Bethesda Avenue, the CCST will be located on the south side of the street, west of Woodmont Avenue, and on the north side, east of Woodmont Avenue. The portion along Willow Lane will be located on the south side of the street. A diagonal crossing for cyclists will be provided across the intersection of Bethesda and Woodmont Avenues with a protected traffic signal phase. The county will obtain an easement to provide a direct crossing of Wisconsin Avenue at Willow Lane. The proposed crossing will require removal of the existing artwork.

Staff added that the proposed CCST is consistent with the Bethesda Master Plan and Sector Plan recommendations, and the 2017 Bethesda Downtown Sector Plan recommendation for the CCST as a separated bike lane. The 2018 Planning Board Draft Bicycle Master Plan also confirms this recommendation.

Mr. John B. Thomas, also of MCDOT, offered comments.

There followed a brief Board discussion with questions to staff and MCDOT representatives.

**5. Briefing on the Montgomery County Climate Mobilization Report**---Overview of the Climate Mobilization Report prepared by the Montgomery County Climate Mobilization Workgroup in response to the County Council Resolution 18-974, Emergency Climate Mobilization.

*Staff Recommendation: Receive Briefing*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **Received Briefing followed by discussion.**

Planning and Parks Departments staff offered a multi-media presentation and briefed the Planning Board on the Climate Mobilization Report prepared by the Montgomery County Climate Mobilization Workgroup in response to the County Council Emergency Climate Mobilization Resolution 18-974. Staff noted that the Resolution increased and accelerated Montgomery County's commitment to reduce Greenhouse Gas (GHG) emissions to 20 percent of 2005 emission levels by the year 2027, and to reach zero emissions by 2035. The Resolution further directed the County Executive, Montgomery County Public Schools (MCPS), and The Maryland-National Capital Park and Planning Commission (M-NCPPC) to advise the County Council over the next six months on specific methods for accelerating the County's GHG emissions reduction goal. Staff noted that in response, a workgroup was created which includes staff from MCPS, M-NCPPC, Montgomery County Department of Environmental Protection, Montgomery County Department of General Services, and Montgomery County Department of Transportation. The workgroup met seven times between February and May 2018 and issued a report and recommendations to meet Montgomery County's GHG emissions reduction goal.

Staff added that the report was transmitted to the County Council on June 5, 2018 and is part of the Planning Board's packet. The report identified over 150 possible actions that could move the County towards its GHG emissions reduction goal. The workgroup pointed out that it did not have the time nor the resources to determine the costs or effectiveness of any specific action, nor to analyze tradeoffs between actions that potentially could be in conflict with each other. The workgroup recommended that further work be done to refine the identified actions and to create a community outreach program to engage the residents of Montgomery County to identify and implement actions to reduce GHG emissions.

Staff also added that the report was discussed at the County Council meeting of October 23, and the workgroup is seeking the Council's guidance on further actions to refine and

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**5. Briefing on the Montgomery County Climate Mobilization Report**

CONTINUED

implement the recommendations presented in the report. County agencies propose to retain a consultant to help analyze the costs vs. benefits and tradeoffs of some of the individual actions identified in the report. Parks and Planning Departments staff recommended that actions presented in the report be considered as part of the General Plan Update and be incorporated into a future update of the Parks and Planning Sustainability Plan.

There followed a brief Board discussion with questions to staff.

**6. Forest Conservation Program Annual Report---**Review the performance of the Forest Conservation Program.

*Staff Recommendation: Approval to Transmit Annual Report Data to Maryland Department of Natural Resources*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit the Montgomery County Forest Conservation Program Annual Report Data to Maryland Department of Natural Resources, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the Forest Conservation Program Annual Report. Staff noted that the State of Maryland Forest Conservation Law requires all jurisdictions to report to the Maryland Department of Natural Resources (DNR) each year regarding their efforts to implement and enforce the law. In Fiscal Years (FY) 2017 and 2018, forest conservation plans accounted for 106.8 acres of forest cleared, 53.3 acres of forest planted, and 240 acres of existing forest protected. In FY17 and FY18, 308 acres of forest were placed in permanent conservation easements on private land. The total for the easement areas under the jurisdiction of the Planning Department is approximately 12,224 acres. These two figures do not include other easement types such as scenic easement or those held by other jurisdictions, such as the City of Rockville, or privately held easements. Staff also added that forest mitigation banks are necessary to meet forest requirements that cannot be met on a development site. The total forest mitigation bank transactions in the last two fiscal years totaled approximately 67 acres.

Staff also discussed the reforestation program in Montgomery County, and noted that the forest conservation fund or fee in lieu is subsidized by developers who contribute to it in order to meet forest mitigation requirements when on site planting is impractical or mitigation requirements are fractional. Planning Department staff continue to work with Parks Department staff to use in lieu fee funds to plant unforested stream valleys in conservation parks. Approximately 33 acres of forest in five different parks have been planted through this program. The forest conservation fund may also be used to meet urban tree canopy goals. Staff added that the Planning Department has recently begun to explore placemaking tools that can help build community cohesion and enhance neighborhoods sense of place. Staff also briefly discussed the Leaves for Neighborhoods which is a coupon program established in 2010 and funded by in lieu fees that allows the applicant to purchase trees at a \$40 discount when a qualifying tree is purchased from participating private nurseries in Montgomery County.

There followed a brief Board discussion with questions to staff.

~~\*7. Woodmont Central, Site Plan Amendment No. 82011002D---CR 5.0 C 5.0 R 5.0 H 175 zone and the Bethesda Overlay zone, 1.85 acres, Request to remove the 8280 Wisconsin Avenue site from the approved and constructed Site Plan; located at 4850 Rugby Avenue and 4800 Auburn Avenue; 2017 Bethesda Downtown Sector Plan. REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*8. 8280 Wisconsin Avenue/Woodmont Central**

**A. Sketch Plan Amendment No. 32018015A, 8280 Wisconsin Avenue/Woodmont Central---** CR 3.0 C 3.0 R 2.75 H 145 and CR 5.0 C 5.0 R 5.0 H 175 zones and the Bethesda Overlay zone, 2.59 acres, Request for expand the site to include the constructed Woodmont Central site; located in the southwest quadrant of the intersection with Wisconsin Avenue and Battery Lane and at 4850 Rugby Avenue and 4800 Auburn Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**B. Preliminary Plan No. 120180280, 8280 Wisconsin Avenue/Woodmont Central---** CR 3.0 C 3.0 R 2.75 H 145 and CR 5.0 C 5.0 R 5.0 H 175 zones and the Bethesda Overlay zone, 2.59 acres, Request for expand the site to include the constructed Woodmont Central site; located in the southwest quadrant of the intersection with Wisconsin Avenue and Battery Lane and at 4850 Rugby Avenue and 4800 Auburn Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**C. Site Plan No. 820180230, 8280 Wisconsin Avenue---** CR 3.0 C 3.0 R 2.75 H 145 zone and the Bethesda Overlay zone, 0.74 acres, Request for 185,000 square feet of non-residential uses, including 87,479 square feet from the Bethesda Overlay zone; located in the southwest quadrant of the intersection with Wisconsin Avenue and Battery Lane; 2017 Bethesda Downtown

*Staff Recommendation: Approval with Conditions*

**D. Site Plan Amendment No. 82011002D, Woodmont Central---** CR 5.0 C 5.0 R 5.0 H 175 zone and the Bethesda Overlay zone, 1.85 acres, Request to remove the 8280 Wisconsin Avenue site from the approved and constructed Site Plan; located at 4850 Rugby Avenue and 4800 Auburn Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

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

**Vote:**  
**Yea:                    A. through D. 5**

- Action:**            **A. Approved staff recommendation for approval, subject to revised conditions discussed at the meeting, and as stated in the attached adopted Resolution.**
- B. Approved staff recommendation for approval, subject to revised conditions discussed at the meeting, and as stated in the attached adopted Resolution.**
- C. Approved staff recommendation for approval, subject to revised conditions discussed at the meeting, and as stated in the attached adopted Resolution.**
- D. Approved staff recommendation for approval, subject to conditions discussed at the meeting, and as stated in the attached adopted Resolution.**

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**\*8. 8280 Wisconsin Avenue/Woodmont Central -- A. Sketch Plan No. 32018015A; B. Preliminary Plan No. 120180280; C. Site Plan No. 820180230; and D. Site Plan Amendment No. 82011002D**

CONTINUED

In keeping with the October 15 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed proposed Sketch, Preliminary, and Site Plan requests for the 8280 Wisconsin Avenue project and a Site Plan Amendment request associated with the Woodmont Central project. The 2.59-acre property is located on the southwest quadrant of the intersection of Wisconsin Avenue and Battery Lane, and Rugby and Auburn Avenues, in the Bethesda Downtown Sector Plan area. Staff noted that the request is for a mixed-used development on two lots with a combined total of 581,704 square feet for up to 175,000 square feet of new research and development uses, including 81,633 square feet of density from the Bethesda Overlay Zone (BOZ) with an associated Park Impact Payment on lot 63, and the remaining density as existing residential and retail uses on lot 663. There is an existing gas station on Lot 63 at 8280 Wisconsin Avenue and existing multi-family apartment buildings on Lot 663, Woodmont Central.

Staff noted that by Executive Order 125-18, the County Executive has declared this project a Strategic Economic Development directing all Executive Branch agencies to treat this project as a priority and to give it immediate attention as it moves through the required planning, development review and permitting processes.

Staff added that the primary issues raised by staff and the community for the 8280 Wisconsin Avenue site were building design, specifically a façade cantilever over the Wisconsin Avenue right-of-way, and the potential for loading activities from Battery Lane which would disrupt use of the public right-of-way. The applicant has agreed, consistent with the recommendation of the Design Advisory Panel, to halve the Wisconsin Avenue cantilever, and as conditioned by staff, will prepare a Loading Management Plan as part of the Certified Site Plan to minimize disruptions from on-site loading on the Battery Lane right-of-way.

Staff also discussed revisions to a few conditions of approval.

Mr. Bob Dalrymple, attorney representing the applicant, Stonebridge Carras/Donohoe Development Company, introduced Messrs. Steve McDaniel and Ewing Cole, members of the applicant's team, discussed the proposed requests noting that the condition of approval concerning the loading dock management should be reworded to reflect that the applicant is responsible to make sure that deliveries to the site do not interfere with peak-hour traffic on Wisconsin Avenue, and concurred with the staff recommendation.

Mr. Douglas Firstenberg of Stonebridge Carras, the applicant, offered comments and answered questions from the Planning Board.

Mr. Jason Yang of Rosedale Avenue and representing the Western Montgomery County Citizens Advisory Board offered testimony.

There followed extensive Board discussion with questions to staff, Mr. Dalrymple and Mr. Firstenberg.