



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, November 29, 2018, at 9:01 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:53 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson. Vice Chair Norman Dreyfuss joined the meeting at 9:02 a.m. following discussion of Item 1.

Items 1 and 2, Item 11, and Items 4 and 5, discussed in that order, are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

The Board recessed for lunch at 11:33 a.m. and convened in Closed Session at 11:40 a.m. to take up Item 6, 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 11:40 a.m. in the 3rd floor conference room on motion of Commissioner Patterson, seconded by Commissioner Fani-González, 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.

Also present for the meeting were Acting Principal Counsel Matthew Mills of the Legal Department; Acting Deputy Director Robert Kronenberg of the Planning Department; and James Parsons of the Commissioners' Office.

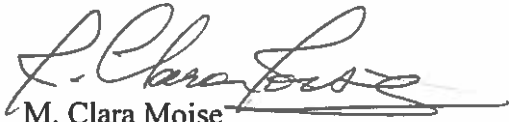
In Closed Session the Board received briefing and discussed an upcoming Forest Conservation Law enforcement hearing.

The Closed Session meeting was adjourned at 11:43 a.m.

The Board reconvened in the auditorium at 12:47 p.m.

Items 7 through 10 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 2:53 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 6, 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, November 29, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Montgomery Auto Sales Park Preliminary Plan 11985027A – MCPB No. 18-120
2. Montgomery Auto Sales Park Site Plan 820140130 – MCPB No. 18-115
3. Montgomery Auto Sales Park Site Plan 820140140 – MCPB No. 18-116
4. Artery Plaza Site Plan 81984002E – MCPB No. 18-104
5. St. Elmo Sketch Plan 32015004A – MCPB No. 18-102
6. St. Elmo Preliminary Plan 12015020A – MCPB No. 18-103
7. Strathmore Square Sketch Plan 320190010 – MCPB No. 18-121

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 November 8, 2018

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of November 8, 2018, as submitted.

2. Roundtable Discussion

- Parks Director's Report

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

Parks Department Director's Report – Following the brief introduction of staff member Jai Cole as the newly appointed Chief of the Park Planning and Stewardship Division, Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the Montgomery County Thanksgiving Parade held on Saturday, November 17 in downtown Silver Spring, which this year was attended by a record number of staff and their families; the ribbon-cutting ceremony for the opening of the Neal Potter Plaza at the Capital Crescent Trail held on November 3 in Westbard; the Military Veterans Appreciation Luncheon event held on November 9 at the Randall Farm Maintenance Facility in Upper Marlboro; the implementation of the new National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Storm Sewer System Permit Program (MS4), which goes into effect this week and requires a significantly higher standard of conformance and reporting; the Trees Matter Symposium event held on November 14 at the Silver Spring Civic Building; the Maryland Emancipation Day events held on November 2 through 4 at various locations and times throughout the County; the most recent presentation of the Park Speaker Series held on November 16 at Brookside Gardens, which featured Mr. Jason Roberts, founding member of the Better Block non-profit organization; the Ontario Archaeological Society meeting held on November 10 in Chatham-Kent, Ontario, Canada, during which Ms. Cassandra Michaud, Senior Archaeologist with the Parks Archaeology Program, offered a presentation on the ongoing archaeological research at the Josiah Henson Park; and the Annual Montgomery County Park Police Turkey Bowl event held on November 16 at the Gwendolyn Coffield Community Recreation Center in Silver Spring.

Mr. Riley then briefly discussed upcoming events, specifically the ongoing Garden of Lights event scheduled for November 16 through January 1, 2019 at Brookside Gardens.

There followed a brief Board discussion.

11. Willard Avenue Neighborhood Park---Authorization to acquire 1,848 square feet, more or less improved, from Sunninghorse River, LLC, located at 4905 River Road, Bethesda, MD 20816

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff offered a brief presentation regarding the proposed acquisition of land as an addition to the Willard Avenue Neighborhood Park for the negotiated price of \$250,000. The 1,848-square foot site, identified as the Sunninghorse River, LLC property, is located on the north side of River Road, west of Willard Avenue, and is zoned Residential in Bethesda, Maryland. The property is developed with a former Washington Suburban Sanitary Commission (WSSC) pumphouse that is currently an occupied rental property that will be demolished following the proposed acquisition. Staff noted that the acquisition is to be funded through a grant from the Maryland Program Open Space (POS). Staff added that the Planning Board was briefed in executive session on November 15 regarding the proposed acquisition.

Mr. Harold Pfohl, President of the Citizens Coordinating Committee on Friendship Heights, offered testimony.

There followed a brief Board discussion.

~~3. Subdivision Plat No. 220180590, Ednor Farms (Snowden Manor Enlarged) RE-2 zone; One lot and one outlet; Located at the North West corner of the intersection of New Hampshire Avenue (MD-650) and Ednor Road; Sandy Spring Ashton Master Plan-
POSTPONED~~

~~Staff Recommendation: Approval~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***4. 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 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 with Conditions and Adoption of Resolution

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 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 with Conditions and Adoption of Resolution

BOARD ACTION

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

Vote:
Yea: A. & B. 5-0

Nay:

Other:

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

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

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan and Preliminary Plan requests to construct a mixed-use project. The 0.72-acre, five-lot site is located on the west side of Auburn Avenue, just west of its intersection with Norfolk Avenue, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area. The site is also located within the Height Incentive Area of the Bethesda Overlay Zone (BOZ), and the Bethesda Parking Lot District (PLD). The property is currently improved with approximately 32,456 square feet of non-residential uses within two commercial buildings, the

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***4. 4915 Auburn Avenue**CONTINUED

three-story Auburn Professional Building and the one- to two-story Huntington Learning Center. Staff noted that the site contains a six-foot wide storm drain easement along the northwest property line. Staff then briefly discussed previous approvals for the site, including a 2007 Project Plan.

Staff noted that the applicant proposes to subdivide the five existing lots into two new lots and redevelop the property with up to 204,728 total square feet of mixed-use development, including up to 12,500 square feet of retail use. At approximately 5,851 square feet, proposed Lot 1 will contain the majority of the project's open space and a new two- to three-story building with up to 4,000 square feet of retail uses, or a mixed-use building with up to 4,000 square feet of commercial uses and up to 4,000 square feet of multi-family residential space. Proposed Lot 2, at approximately 21,804 square feet, will be the site of a proposed 11-story mixed-use building that will contain up to 192,228 square feet of residential development for up to 180 dwelling units, including 17.7 percent Moderately Priced Dwelling Units (MPDUs), and up to 10,500 square feet of retail development. The project will also include an allocation of up to 80,008 square feet of density from the BOZ. Vehicular access will be provided from Auburn Avenue via a driveway located between the two proposed buildings along the lots' shared boundary line. Pedestrian access to the site will be from the existing sidewalk network and will be enhanced by streetscape improvements along each of the property frontages and a new mid-block pedestrian connection from Norfolk Avenue to Auburn Avenue through a portion of the proposed open space area. The applicant proposes to provide approximately 2,500 square feet, or nine percent of the site area, as public open space.

Staff then briefly discussed minor corrections to the conditions of approval for the proposed Sketch Plan and Preliminary Plan. Staff added that they did receive one letter from an adjacent property owner requesting that the eastern façade of the proposed commercial building have no windows, and that the property line be offset to minimize construction impacts and accommodate trash service for the property. Staff addressed both requests, as detailed in the November 16 technical staff report.

Ms. Stacy Silber, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Robert Sponseller, member of the applicant's team, offered a multi-media presentation and discussed the design elements of the proposed project.

There followed a brief Board discussion with questions to staff.

***5. Crescent at Chevy Chase**

A. Preliminary Plan No. 120180150, Crescent at Chevy Chase, CR 1.5, C 0.25, R 1.5, H 50, 1.45 net acres, Proposal to create one lot for a mixed-use development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, approximately 200 feet west of Connecticut Avenue; 2013 Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan No. 820180130, Crescent at Chevy Chase, CR 1.5, C 0.25, R 1.5, H 50, 1.45 net acres, Proposal to create one lot for a mixed-use development for up to 129,742 square feet of residential uses (up to 111 units), located on Newdale Road, approximately 200 feet west of Connecticut Avenue; Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

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

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and 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 proposed Preliminary Plan and Site Plan requests to construct a multi-family residential development. The 1.98-acre site is located on the north side of Newdale Road, 200 feet west of its intersection with Connecticut Avenue (MD185) and is zoned Commercial/Residential/Town (CRT) within the Chevy Chase Lake Sector Plan area and the Lower Rock Creek watershed. Currently, the property is developed with five three-story garden-style apartment buildings with 41 units and surface parking, all of which will be demolished to accommodate the proposed development. Staff briefly discussed previous approvals, including a Sketch Plan approved in December 2016. To address concerns raised by the Planning Board members and residents during that meeting regarding compatibility, specifically the adequacy of the buffer in the rear of the development and the impact on neighboring single-family dwellings, the Board instructed staff to include an

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***5. Crescent at Chevy Chase**CONTINUED

additional condition of approval establishing a minimum building setback of 37.5 feet, with the applicant addressing the garage setback and the need for tree protection on or near the rear lot line at the time of site plan review.

Staff noted that the applicant proposes to create one lot and redevelop the property with a multi-family residential development with up to 129,742 total square feet to accommodate up to 111 multi-family dwelling units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs), in two buildings with a maximum height of 50 feet. Each proposed building will have below-grade structured parking. Vehicular access to the multi-family parking garages will be provided from Newdale Road via a curb cut located in the middle of the site that leads to a shared entrance court. A second access point for loading will be located along the eastern boundary of the property. Pedestrian access for the lower-level units fronting on Newdale Road are provided via an existing sidewalk along the frontage, and internally via a shared entrance court. Bicycle access will be provided along Newdale Road and on a new ten-foot wide shared-use path along the south side of Newdale Road to connect with the future Capital Crescent Trail. Staff noted that in order to address the previously discussed compatibility issues with the single-family homes abutting to the north, the applicant has taken a three-pronged approach by providing a significant landscaped rear setback; screening through new fencing, landscaping, and the preservation of existing viable trees; and additional architectural modulation to further break down the scale of the building.

Staff then briefly discussed a minor correction to a condition of approval for the proposed Site Plan. Staff also added that it did receive correspondence from neighboring property owners expressing concerns regarding potentially insufficient setbacks, the proposed vegetative buffer along the northern property line, adherence to the 50-foot height limit, and the proposed location of an electrical transformer. Staff addressed each of these issues, as detailed in the November 16 technical staff report.

The following speakers offered testimony: Mr. Tim Pryor, representing the Neighbors of Newdale Mews, who also offered a multi-media presentation; Ms. Allison Rule, adjacent property owner; Ms. Sylvia Pryor, adjacent property owner; Mr. Ralph Bennett of Southwood Avenue; and Mr. William Duthe, manager of the adjacent Columbia Country Club.

Ms. Stacy Silber, attorney representing the applicant, offered comments and concurred with the staff recommendation with the exception of Preliminary Plan Condition 5 requiring the applicant to pay \$29,968 to Montgomery County Department of Transportation (MCDOT) for the implementation of the proposed 10-foot wide shared-use trail along the south side of Newdale Road prior to recordation of any plat associated with the application. Ms. Silber requested that the condition be amended to state that the applicant will pay MCDOT \$15,000 as the pro rata share of the path.

Messrs. Rob Bindeman and Jon Eisen, members of the applicant's team, offered a multi-media presentation and discussed the design elements of the proposed project.

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***5. Crescent at Chevy Chase**

CONTINUED

There followed extensive Board discussion with questions to staff and some of the speakers, during which the Board instructed staff to revise Preliminary Plan Condition 5 to require the applicant, MCDOT, and the company constructing the Purple Line to negotiate a solution regarding the construction of the 10-foot shared-use path along Newdale Road, and to cap the applicant's financial responsibility for the path at \$29,968.

6. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

7. Germantown Plan for the Town Sector Zone: Scope of Work

Staff Recommendation: Approve the Scope of Work for the Germantown Plan for the Town Sector Zone

BOARD ACTION

Motion: **PATTERSON/FANI-GONZÁLEZ**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation to approve the scope of work for the Germantown Plan Town Sector Zone, as discussed during the meeting.**

Planning Department staff offered a multi-media presentation and briefly discussed the scope of work for the Germantown Plan Town Sector Zone in accordance with the November 21 detailed technical staff report. Staff noted that this is a plan that will update the 1,254 acres that comprise the Town Sector (T-S) zone in the Churchill Village community of Germantown. The current zoning classifications will replace the T-S zone for the entire community and existing open space and recreational areas will remain protected.

Staff also noted that the development of Churchill Village was approved by a Local Map Amendment and on October 30, 1968, the County Council adopted Resolution 6-1654 and Zoning Application F-148, which amended the zoning map to approve the T-S zone. This action resulted in one unifying zone, the T-S zone, on 1,504 acres of largely undeveloped land. As approved in 1968, Churchill Village was expected to grow with a mix of housing types, schools and recreation areas. Additionally, 109 acres of commercial uses, 75 acres of industrial zone, and a 100-acre university science center were planned but not built. None of the originally planned 2,500 high-rise housing units were built with lower densities than what was mapped. With most of the community built-out by 1994, Churchill Village today exhibits a mostly low-density, suburban residential setting and appeal.

Staff added that the main purpose of this master plan is to recommend the appropriate zoning classifications for land currently zoned T-S. Staff's approach is to recommend zones that reflect current land uses and densities as closely as possible for the largely residential areas. Non-residential uses along the south side of Father Hurley Boulevard and north of the railroad tracks will be analyzed to determine the appropriate commercial zoning and density. These commercial areas may see minor changes in density and allowed uses.

There followed a brief Board discussion with questions to staff.

***8. 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% Moderately Priced Dwelling Units (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.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

In keeping with the November 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to subdivide a property into eleven large lots to be further subdivided prior to the issuance of any building permits. The proposed request will establish the location of the cross-section and right-of-way widths for Master-Planned roads A 106 (FDA Parkway), B-10 (FDA Boulevard) and B 5. The request also includes 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 percent Moderately Priced Dwelling Units (MPDUs). Staff noted that the non-residential uses may include academic, research and development, office, conference center/lodging, retail, restaurant and entertainment. The approximately 279.62-acre property is zoned Commercial/Residential within the White Oak Science Gateway Master Plan area.

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***8. Viva White Oak, Preliminary Plan No. 120180240**CONTINUED

Staff also discussed the Preliminary Forest Conservation Plan (PFCP) and noted that the total forest clearing associated with the road alignments is approximately 34,707 square feet, or about 0.80 acres. The PFCP acknowledges a reduction in the on-site forest area due to the presence of existing storm drain and Washington Suburban Sanitary Commission (WSSC) easements of 1.63 acres, leaving 60.05 acres of forest on the property. The clearing of 0.80 acres for the road alignment leaves 59.25 acres of forest retained, which results in no afforestation requirements for the applicant. This PFCP approval is strictly limited to the road alignment and does not include limits of disturbance for construction, which will occur with a future application.

Staff briefly noted that the PerContee property has an approved Mining and Reclamation permit from the Maryland Department of the Environment and this permit shows state-approved grading lines for restoration of the site upon completion of the approved mining activities. Any proposed forest clearing and specimen tree impacts will be permitted for future submitted plans based on the state-approved grading lines.

Ms. Barbara Sears, attorney representing the applicant, Global Lifesci Development Corporation (GLDC), introduced Mr. Jonathan M. Genn, Executive Vice President and General Counsel of PerContee Incorporated, briefly discussed the proposed Preliminary Plan and concurred with the staff recommendation.

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

***9. Poplar Pointe, Preliminary Plan No. 120180080**---Request to subdivide four un-platted parcels into twelve single-family detached lots, open space and Homeowners Association (HOA) parcels, and retain an existing dwelling on one of the twelve lots; utilizing the Cluster Optional Method Development Standards; located on Alderton Road 150 feet north of Night Sky Drive; on approximately 6.28 acres of land zoned R-200; within the 1989 Kensington Wheaton Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

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

In keeping with the November 18 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to subdivide four un-platted parcels into twelve single-family detached lots, including open space and Homeowners Association (HOA) parcels, and retain an existing dwelling on one of the twelve lots. Staff noted that the applicant will utilize the Cluster Optional Method of Development and will provide a large area of common open space for active and passive recreation, as well as the preservation of onsite forest. The 6.28-acre property is zoned Residential and is located on Alderton Road, north of Night Sky Drive within the Kensington/Wheaton Master Plan area.

Staff noted that the applicant also submitted a Preliminary Forest Conservation Plan (PFCP) with a variance request to remove eight trees and to impact, not remove, six trees that are considered high priority for retention under the county Forest Conservation Law. Staff recommended approval of the PFCP, including the variance request.

Staff also briefly discussed revisions and corrections to the conditions of approval.

Mr. Dean Packard, engineer representing the applicant, introduced Mr. Elliot Totah of the Oxbridge Development Group, briefly discussed the proposed request and concurred with the staff recommendation.

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

10. Veirs Mill Corridor Master Plan – Worksession #7

Staff Recommendation: Discuss and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion and provided guidance to staff.

Planning Department staff offered a multi-media presentation and continued discussion of the transportation recommendations for the Veirs Mill Corridor Master Plan area. Staff discussed the traffic analysis completed in support of the Master Plan. Staff also discussed the Public Hearing Draft's recommendations for the interchange at Veirs Mill and Randolph Roads, as well as refinements to the transportation recommendations in response to guidance received from the Planning Board during previous worksessions.

Staff then noted that consistent with other master plans, intersection performance within the plan area was also evaluated for the future. The intersection performance for the future was evaluated for a "no build" land use scenario reflecting existing zoning as well as a land use scenario reflecting the zoning recommendations discussed during previous worksessions. The future land use assumptions that were analyzed included existing development, pipeline development and development anticipated based on the plan's land use and zoning recommendations. In addition to the future land use scenarios, the traffic analysis assumed the plan's transportation recommendations which seek to increase safety, enhance connectivity and prioritize the safety of all road users consistent with the Vision Zero Plan, including some transportation recommendations that reduce intersection performance. Staff's recommendations include: i) Bus Rapid Transit (BRT) operating in the Veirs Mill Road right-of-way in dedicated, curb-running lanes; ii) two travel lanes in each direction; iii) a Veirs Mill Road target speed of 35 miles per hour; iv) reducing the number of left turn lanes to a single lane at selected intersections, where feasible; and v) eliminating channelized right-turn lanes.

Staff also recommended that the Planning Board eliminate the planned interchange at Veirs Mill and Randolph Roads from the Master Plan of Highways and Transitways and revise the pedestrian network recommendations to reference the need for adequate landscape buffers between the sidewalk and the curb and evaluate the potential for additional protected crossings at Galt Avenue, Bushey Drive and Havard Street.

At the Board's request, Mr. Andrew Bossi of Montgomery County Department of Transportation (MCDOT) offered comments.

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