



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, December 6, 2018, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:00 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 9:06 a.m. following discussion of Item 1. Vice Chair Norman Dreyfuss was necessarily absent.

Items 1 through 4 and Item 7 are reported on the attached agenda.

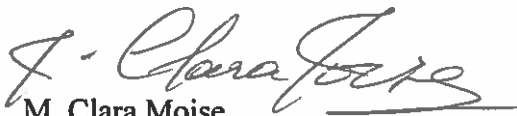
Item 5 was removed from the Planning Board agenda.

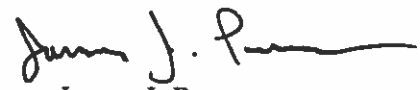
Commissioner Patterson temporarily left the meeting at 9:48 a.m. during discussion of Item 3 and rejoined the meeting following the lunch recess.

The Board recessed for lunch at 10:41 a.m. and reconvened in the auditorium at 12:43 p.m.

Item 6 is reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 13, 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, December 6, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for approval.

***B. Record Plats**

Subdivision Plat No. 220180140, Deer Woods Manor

R-200 zone, 6 lots, 4 outlots; located on the north side of Riffle Ford Road at the intersection of Hallman Court; Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180940, Friends House

2 Ownership Units within an existing recorded parcel; located in the area east of the intersection of Norwood Road (MD - 182) and the intersection of Dr Bird Road; Sandy Spring- Ashton 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 Plats cited above, as submitted.

***C. Other Consent Items**

1. Fairchild Apartments: Site Plan No. 820180220 – Regulatory Review Extension Request No. 1---Request for a two month extension to the regulatory review of a site plan, which proposes a new multi-family residential building 203,102 square feet in size with 212 multi-family dwelling units, and to retain 20,933 square feet of existing commercial restaurant uses in three one-story buildings; located on the south side of Century Blvd, approximately 150 feet east of the intersection with Aircraft Drive; 5.49 acres, CR 2.0, C-1.5 R-1.5 H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Master Plan.
Staff Recommendation: Approval of the Extension Request

2. Long Branch Corner, Preliminary Plan No. 120180090---CRT 2.5 C 0.5 R 2.5 H 60 zone, 0.67 acres, Request extension of review period for one lot for a maximum of 6,921 square feet of new non-residential development, and a waiver of the required number of parking spaces; located at the northwest quadrant of the intersection with University Boulevard East and Piney Branch Road; 2013 Approved and Adopted Long Branch Sector Plan.
Staff Recommendation: Approval of Extension

BOARD ACTION

Motion: 1. FANI-GONZÁLEZ/CICHY
 2. CICHY/FANI-GONZÁLEZ

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

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of November 15, 2018

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved Planning Board Meeting Minutes of November 15, 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 status of the MARC Rail Communities Sector Plan, with a County Council public hearing scheduled for February; the status of the Veirs Mill Corridor Master Plan, with a County Council public hearing scheduled for January; the status of the Germantown Town Sector Plan; the status of the Scope of Services for the Shady Grove Sector Plan; the status of the Aspen Hill Vision Zero Study and Zoning Analysis, with the Scope of Work scheduled to be presented to the Planning Board later today; the status of the Forest Glen/Montgomery Hills Sector Plan, with staff scheduled to present their preliminary recommendations to the Planning Board later today; the status of the General Plan Update, with staff from the Planning Department Communications team currently working with a consultant to develop a communications plan; the status of recent regulatory cases, with staff participating in a walking tour of the Bethesda Downtown Sector Plan area held on December 5 that was also attended by newly-elected Montgomery County Councilmember Andrew Friedson, Montgomery County Department of Permitting Services staff, Montgomery County Department of Transportation staff, and Bethesda Urban Partnership members; a panel discussion sponsored by the Affordable Housing Conference of Montgomery County regarding the housing needs of the County's millennial population scheduled for December 7 at the Montgomery Regional Office, which will feature Chair Casey Anderson and newly-elected Montgomery County Executive Marc Elrich, among others, as panel members; a panel discussion sponsored by the law firm of Lerch, Early, and Brewer scheduled for next week that will also feature Chair Anderson on the panel; the results of a Trends Report, an analysis of the data gathered from Planning Department studies conducted in recent years, which will be published by the end of this month; and the upcoming 2019 Winter Speaker Series, which this year will feature, among others, Harriet Tregoning, former Director of the District of Columbia Office of Planning.

There followed a brief Board discussion with questions to Ms. Wright, during which Chair Anderson requested an analysis of housing production trends in each area jurisdiction.

3. Aspen Hill Vision Zero Study and Zoning Analysis - Scope of Work

Staff Recommendation: Approve Scope of Work

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Scope of Work for the Aspen Hill Vision Zero Study and Zoning Analysis.

Planning Department staff offered a multi-media presentation and discussed the Scope of Work for the Aspen Hill Vision Zero Study and Zoning Analysis. The Study area encompasses approximately 450 acres surrounding the intersection of Georgia Avenue (MD97) and Connecticut Avenue (MD185), and includes the commercial developments near MD97, MD185, and Aspen Hill Road, including Northgate Shopping Center, Aspen Hill Shopping Center, Aspen Manor Shopping Center, Home Depot, and Kmart. It also includes the area south of Bel Pre Road, between MD97 and MD185, and the area south of Aspen Hill Road between MD97 and Parkland Drive and north of Matthew Henson State Park. The entire Study area falls within the Aspen Hill Master Plan area and contains the 14-acre Aspen Hill Minor Master Plan area within its boundaries. According to staff, the primary purpose of the Study is to examine potential strategies to improve safety for all road users; enhance neighborhood access to local destinations; promote Vision Zero, a strategy to eliminate all traffic fatalities and severe injuries by 2030 while increasing safe, healthy, and equitable mobility for all; collaborate with community members; and analyze zoning for existing commercial properties.

Staff then discussed the existing conditions in the Study area, which has a majority Latino population, 85 percent of which earn less than the County’s median income, and 20 percent of which commute by public transit. The area is also characterized by a network of low-traffic neighborhood streets that are surrounded by major, fast moving roads with posted speed limits as high as 50 miles per hour. Staff noted that the Study area has seen a high number of severe and fatal collisions and includes two of the 20 high-injury road segments identified in the Vision Zero Action Plan, Bel Pre Road and MD185. Between 2015 and 2017, 17 severe or fatal crashes occurred. Of those victims, 47 percent were motor vehicle occupants, 47 percent were pedestrians, and six percent were bicyclists. To address these issues, the Study will focus on access and connectivity, streetscape design that focuses on pedestrians and bicyclists, healthy and sustainable communities, equity, and land use.

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3. Aspen Hill Vision Zero Study and Zoning Analysis - Scope of WorkCONTINUED

Staff noted that a kick-off community meeting was held on September 26 at the Aspen Hill Library to notify the community of the proposed Vision Zero Study, introduce the Study boundaries and initial issues, and request feedback about the traffic safety issues in the Study area. Staff recommends a variety of outreach strategies to engage stakeholders in the planning process, including community meetings and workshops; a walk audit; participation in community events; promotional tools, including videos, press releases, and printed materials; an engaging website; social media; and an interactive ReactMap. Because the majority of residents within the Study area are Spanish speakers, engagement will include translation and interpretation services, community partnerships, media outreach, events customized to specific audiences, and collaboration with local religious institutions.

Staff added that the next steps for the Study include continued community outreach and engagement activities, development of recommendations from April through June 2019, and Planning Board review scheduled for September.

There followed extensive Board discussion with questions to staff.

4. Greater Lyttonsville Sector Plan- Design Guidelines, Planning Board Briefing--
Overview of the Greater Lyttonsville Sector Plan Design Guidelines concepts and work program.

Staff Recommendation: Provide Guidance

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department and Parks Department staff offered a multi-media presentation and discussed the Design Guidelines for the Greater Lyttonsville Sector Plan. According to staff, the proposed guidelines will provide a framework for the design of new and improved streetscapes, buildings, parks, trails, and open spaces in the Plan area, and help preserve the integrity, heritage, and character of the area's established neighborhoods while strategically encouraging mixed-use development near transit. The guidelines will address such community design issues as barriers to walkability and bikeability, the need for expanded parks and open space, development compatibility, poor transitions between industrial and residential uses, poor to fair water quality, and a high level of impervious surfaces.

Staff then discussed the area-wide goals for streetscape design, which include the creation of an inviting sidewalk environment for pedestrians to connect to their destinations, gather, and use transit; safe and comfortable crossings that improve access to transit; and the re-establishment of contiguous green corridors along bicycle networks that link parks, open space, neighborhoods, and other destinations. Site and building design goals include a focus on compatibility, reduction of building bulk, incremental improvements for industrial sites, implementation of historic signage and commemorative art, and access and parking improvements. To address the high level of impervious surfaces within the Plan area, the guidelines recommend increased biodiversity, open space, and urban greening, as well as other measures to improve air and water quality. Staff then briefly discussed specific guidelines for 11 sites in the Plan area, as detailed in the December 6 technical staff report, which are in response to feedback received at ongoing stakeholder working group meetings regarding community design principles, traffic, open space, unit sizes, and public art.

Parks Department staff then discussed area parks and open space design goals, which include expansion of the current network, an interconnected system of parks and public open spaces to serve the existing and future residents, and improvement to the public realm in tandem with community design and transportation recommendations. Specific recommendations for

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4. Greater Lyttonsville Sector Plan- Design Guidelines, Planning Board Briefing

CONTINUED

parks and open space include a civic green for the Washington Suburban Sanitary Commission (WSSC) property on Lyttonsville Road; a civic green, an urban greenway, and an urban recreational park for the Summit Hills area; a plaza at the Spring Center on 16th Street; the expansion of the existing Rosemary-Hills Local Park; and a neighborhood green for the light industrial area on Kansas Avenue.

Staff added that the next steps include the release of the working draft scheduled for winter 2019, ongoing community drop-in hours at the Gwendolyn Coffield Community Recreation Center in Silver Spring scheduled throughout the winter, and Planning Board worksessions scheduled for spring 2019.

There followed a brief Board discussion with questions to staff.

7. Adoption of Resolutions:

A. Technical Update to the Master Plan of Highways and Transitways

Staff Recommendation: Approve the Resolution of Adoption for Transmission to the Full Commission

B. Bicycle Master Plan

Staff Recommendation: Approve the Resolution of Adoption for Transmission to the Full Commission

BOARD ACTION

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

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: **A. Approved staff recommendation to approve and adopt the Planning Board Resolution for the Technical Update to the Master Plan of Highways and Transitways, as submitted, and to transmit it to the Full M-NCPPC Commission for adoption.**

B. Approved staff recommendation to approve and adopt the Planning Board Resolution for the Bicycle Master Plan, as submitted, and to transmit it to the Full M-NCPPC Commission for adoption.

~~5. — Enforcement Hearing: Montgomery County Planning Department v. Christopher J. Erb — POSTPONED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Forest Glen/Montgomery Hills Sector Plan, Preliminary Recommendations

Staff Recommendation: Request Direction from the Planning Board

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

At the start of the meeting, Planning Department staff offered a 10-minute video of interviews with residents of the Forest Glen and Montgomery Hills communities, followed by a multi-media presentation and discussion of the preliminary recommendations for the Forest Glen/Montgomery Hills Sector Plan, as discussed in detail in the December 6 staff report. Staff noted that the Sector Plan extends along Georgia Avenue and follows the MD97 Corridor between Dennis Avenue and Spring Street and includes the Woodside, Montgomery Hills and Forest Glen communities. The Forest Glen/Montgomery Hills Plan area is a roughly 230-acre corridor plan along Georgia Avenue. It acts as a connector between the Silver Spring and Wheaton Central Business District and its amenities include the Forest Glen Metro Station, a planned Bus Rapid Transit (BRT) line and an existing health and wellness node comprised of numerous medical office complexes. The Holy Cross Hospital, while not in the plan area, is located minutes away within the East Forest Glen neighborhood and represents the primary employer within the area.

Staff also noted that the area is diverse in income, race and ethnicity, which is reflected in the aging, but still relatively successful, Montgomery Hills Commercial District. It is home to several unique, locally owned small businesses. There is an expansive park system: Capital View Homewood Park, McKenney Hills Neighborhood Park, Capital View Open Space Urban Park, Forest Glen Neighborhood Park, Birch Drive Neighborhood Conservation Area, Montgomery Hills Neighborhood Park, General Getty Neighborhood Park, Sligo Creek Stream Valley Park, Woodside Urban Park and Fairview Urban Park; government-owned facilities parking lots #12 and #48, and the Washington Suburban Sanitary Commission's (WSSC) Woodside Water Tank, varied housing stock and numerous religious institutions which act as community anchors. However, there are several issues impacting the community including but not limited to poor connectivity, heavy through traffic, unattractive and inhospitable streetscape and stormwater management systems. These combined with the physical barriers created by Georgia Avenue and

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6. Forest Glen/Montgomery Hills Sector Plan, Preliminary RecommendationsCONTINUED

I-495 have resulted in a fractured community dominated by car-centric development patterns. The Sector Plan strongly encouraged the preservation and strengthening of existing residential communities but also allowed for potential redevelopment particularly in Forest Glen West which contains the Forest Glen Metro Station. Forest Glen East is home to the Holy Cross Hospital Campus and the recommendations focused on maintaining neighborhood stability limiting the impact of any potential expansion of the hospital.

Staff added that other general recommendations focused on moving traffic efficiently and safely through the Plan area, improving community facilities, and strengthening environmental protections to improve the overall quality of life for residents. The *2000 North and West Silver Spring Master Plan* sought to improve aesthetics, connectivity and economic stability of the Georgia Avenue commercial node identified as Montgomery Hills. The older commercial area is roughly 18 acres and provides for both commuter and neighborhood serving uses within the North Silver Spring area. This commercial center is surrounded by stable, residential communities. The Master Plan envisions Montgomery Hills and the adjacent neighborhoods as a multi-modal community with an attractive, easily accessible commercial center. This was to be accomplished by transforming Georgia Avenue into a boulevard that balanced the needs of residents, commuters, and other stakeholders. The Forest Glen/Montgomery Hills Sector Plan provides an opportunity to reassess the plan area and analyze alternative redevelopment and connectivity opportunities. Staff has considered the existing land use, zoning and development pattern and the potential for change, as a response to the Maryland State Highway Administration MD 97 Georgia Avenue study and the WMATA Metro Station Feasibility Study for the Forest Glen Metro. The Plan will also respond to stakeholders' concerns, determine unmet community needs and the viability of residential and commercial development opportunities along the corridor, while introducing new measures to improve/mitigate (multimodal safety and access) traffic and connectivity issues to allow for pedestrian friendly, mixed-use development.

Staff then discussed the existing and proposed land use and zoning, as well as transportation issues, traffic safety, urban design and place making, parks, trails and open space, environment and community facilities. Staff also noted that these are preliminary recommendations which are meant to initiate discussion with the Planning Board and other stakeholders for further refinement as the process continues. Staff is planning to present the Sector Plan Working Draft to the Planning Board during Spring 2019 and hold a Public Hearing in late Spring 2019.

Chair Anderson announced that no public testimony would be taken at this hearing. There followed extensive Board discussion with questions to staff.

