



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

MCPB No. 18-125
Sketch Plan No. 320180170
4915 Auburn Avenue
Date of Hearing: November 29, 2018

DEC 13 2018

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on May 7, 2018, Auburn Building Associates, LP ("Applicant") filed an application for approval of a sketch plan for a mixed-use project of up to 204,728 total square feet, including up to 180 dwelling units and up to 12,500 square feet of non-residential uses on 0.72 acres of CR 3.0 C 3.0 R 2.75 H110 zoned-land, located on Auburn Avenue, west of Norfolk Avenue ("Subject Property") in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320180170, "4915 Auburn Avenue" ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 16, 2018, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on November 29, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain binding elements and conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180170, "4915 Auburn Avenue," for construction of up to 204,728 total square feet, including up to 180 dwelling units and up to 12,500 square feet of

Approved as to
Legal Sufficiency:

non-residential uses on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum density of 204,728 square feet of total development, including an allocation of up to 80,008 square feet of Bethesda Overlay Zone density, and up to 29,728 square feet of MPDUs not included in the Project's FAR, on the Subject Property. The maximum number of dwelling units and non-residential uses will be determined at Preliminary Plan.

2. Height

The development is limited to a maximum height of 122 feet due to the provision of MPDUs above 17.5%, as specified in Section 59.4.9.2.3.b of the Zoning Ordinance. The Project's maximum height will be determined at the time of Site Plan but will not exceed 122 feet, as measured from the building height measuring point.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Connectivity and Mobility, achieved through minimum parking and a through-block connection;
- b. Diversity of Uses and Activities, achieved through affordable housing;

¹ For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- c. Quality of Building and Site Design, achieved through exceptional design, structured parking, and public open space; and
- d. Protection of the Natural Environment, achieved through the purchase of building lot terminations, cool roof, and energy conservation and generation.

4. Building Design

The Applicant must submit their architectural design concept to the Design Advisory Panel concurrent with submittal of the Site Plan application.

5. Park Impact Payment (PIP)

At the time of Site Plan, the Applicant must identify the final amount of BOZ density being purchased and allocated to the Subject Property, along with the associated PIP.

6. Streetscape

The Applicant must install improvements effectuating the Bethesda Streetscape Standard along the Subject Property's right-of-way frontages on both Norfolk Avenue and Auburn Avenue, including the undergrounding of utilities on Auburn Avenue. Any future expansion of the Project limits on Norfolk Avenue would necessitate undergrounding of utilities on that street.

7. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

8. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 17.7%, of the total new units, as Moderately Priced Dwelling Units on-site. The development must provide MPDUs in accordance with Chapter 25A.

9. Future Coordination for Site Plan

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed when filing a Site Plan application:

- a. Fire and Rescue access and facility details;
- b. Provide details and cross sections showing appropriate soil volumes associated with the new plantings on site per the Sector Plan;
- c. Identify and address all existing/potential utility conflicts or other site limitations with street trees to achieve the proposed streetscape plantings;
- d. Address the Bethesda Downtown Plan recommendations and design guidelines regarding stormwater management;
- e. Demonstrate how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;

- f. Demonstrate conformance with the Sector Plan goals for green cover;
- g. Participate in the implementation of the Norfolk Avenue shared street project;
- h. Tree save plan which addresses the following items:
 - a) Provisions for an ISA certified arborist who is also a MD licensed tree care expert to supervise the work along/within the storm drain easement;
 - b) Special measures such as incremental cut and cover of the pipe work to minimize the duration of any roots exposed to the air and sunlight;
 - c) 5-year maintenance & monitoring program for the affected trees;
 - d) Provisions for replacement plantings;
 - e) Accurately locate the existing trees and other plan elements; and
 - f) Note that all work/techniques within the storm drain easement is subject to coordination/approval from MCDOT (the grantee of the easement).
- i. Streetscape details, including but not limited to street tree locations on Auburn Avenue & Norfolk Avenue;
- j. Design of party wall along the northeast façade of the mixed-use building;
- k. Address compatibility with existing single-family homes to the west of the Subject Property;
- l. Address the SITES & LEED recommendations of the Sector Plan, specifically related to energy efficiency and building design features; and
- m. Address Bird-Safe Design per pages 80-81 of Bethesda Downtown Sector Plan Design Guidelines.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 0.72 acres zoned CR 3.0 C 3.0 R 2.75 H110. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

Table 1: Sketch Plan Data Table

Section 59.4	Development Standard	Permitted/ Mapped Density/ Required	Proposed
	Gross Tract Area CR 3.0 C 3.0 R 2.75 H110 Total Site Lot 1 Lot 2	n/a	31,664 sf (0.72 ac) 5,851 sf (0.13 ac) 25,813 sf (0.59 ac)
	Prior Dedication Proposed Dedication Site Area Lot 1 Lot 2	n/a	3,755 sf (0.086 ac) 254 sf (0.006 ac) 27,655 sf (0.63 ac) 5,851 sf (0.13 ac) 21,804 sf (0.50 ac)
	Residential Density (GFA/ FAR) CR 3.0 C 3.0 R 2.75 H110 Maximum Lot 1 Square Footage Maximum Lot 1 Dwelling Units Maximum Lot 2 Square Footage Maximum Lot 2 Dwelling Units	87,076 sf (2.75) 16,090 sf n/a 70,985 sf n/a	192,228 sf (6.07 Total Tract FAR incl. MPDUs) ¹ 162,500 sf (5.13 Total Tract FAR) ² 4,000 sf (0.68 Lot 1 FAR) ³ 0 Dwelling Units 192,228 sf (7.44 Lot 2 FAR incl. MPDUs) 162,500 sf (6.29 Lot 2 FAR) ² 180 Dwelling Units (including 32 MPDUs)
	Exempt MPDU Density	15%	17.7% or 29,728 sf ¹ (0.94) 32 Dwelling Units
	Commercial Density (GFA/ FAR) CR 3.0 C 3.0 R 2.75 H110 Maximum Lot 1 Square Footage Maximum Lot 2 Square Footage	94,992 sf (3.0) 17,553 sf 77,439 sf	12,500 (0.39 Total Tract FAR) ¹ 4,000 sf (0.68 Lot 1 FAR) 10,500 sf (0.40 Lot 2 FAR)
	Bethesda Overlay Zone Density	n/a	80,008 sf (2.52)
	Total Maximum GFA/ FAR	94,992 sf (3.0)	204,728 sf (6.46 incl. MPDUs) ¹ 175,000 sf (5.52) ²
	Building Height (max) Maximum Lot 1 Maximum Lot 2	110 feet 110 feet	50 feet 122 feet
	Public Open Space (min)	0	2,500 sf (9%)
	Green Cover	35%	35% ⁴
	Minimum Setbacks	0	0

¹Not to exceed maximum density approved for this project.

²MPDU Density excluded from density calculation.

³Any residential density on Lot 1 will be in the form of amenity space and not dwelling units.

⁴To be Established at Site Plan in conformance with the Sector Plan goals for green cover.

2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

The Project substantially conforms to the recommendations for the Property included in the 2017 *Bethesda Downtown Sector Plan*. Specifically, this Plan builds on the past successes of Downtown Bethesda to create a truly sustainable downtown by focusing on components that will bolster the elements most in need of enhancement. The recommendations increase:

1. **Parks and open spaces**, including new civic greens at Veteran's Park, Bethesda Farm Women's Cooperative Market, Capital Crescent Trail and new urban parks, pathways and gateways.
2. **Affordable housing**, including the preservation of existing market-rate affordable housing, providing a mix of housing options and the provision of Moderately Priced Dwelling Units in exchange for development incentives.
3. **Environmental innovation**, including more energy-efficient buildings, better stormwater management, improved sidewalks and bicycle routes, and other measures to enhance community health and quality of life.
4. **Economic competitiveness**, based on new development, public amenities and proximity to public transit to attract businesses and visitors from throughout the region, and foster entrepreneurship and innovation.

The Property is designated as site 45 on pages 111 and 113 of the Plan. Woodmont Triangle is an eclectic, mixed-use district that balances high-rise residential development with small-scale retail and arts amenities. This district serves as an office and retail center during the day, and as a restaurant district during the evenings and weekends. Woodmont Triangle is primarily a commercial area, containing both retail and office uses. Residential uses were once limited, but since the 2006 Woodmont Triangle Amendment, additional apartments and condominiums have been developed in the district.

The predominance of low buildings on small parcels in Woodmont Triangle creates a strong contrast with the higher density residential blocks that have recently developed in the district as well as in the Metro Core. Parking lots and decks, both public and private, occupy the limited number of otherwise vacant properties. The area has little open space and few visually distinctive buildings. Lack of distinguishing characteristics among the streets creates

orientation problems for visitors. Despite its lack of visual quality, the district's diverse business activity, low-scale buildings and low-speed street pattern contribute to the area's appeal. Due in part to its angled roadway system that creates triangles within the Triangle, this district features oddly configured and dispersed retail spaces, and difficult accessibility and visibility from major roadways. However, these conditions have allowed a more diverse and local boutique retail environment to flourish.

This Sector Plan reaffirms the urban design approach outlined in the 2006 Woodmont Triangle Amendment and suggests further enhancements to Norfolk Avenue and a connection to Battery Lane Urban Park to activate Woodmont's urban spine. Specifically, the Project addresses the following goals as outlined in the Overarching Goals and Woodmont Triangle District sections of the Plan:

- *Incentivize expanded affordability for housing.*

The new multi-family residential apartment building will include a minimum of 17.7 percent Moderately Priced Dwelling Units (MPDUs) (or up to 32 units). As a result, the Project provides additional, desired affordable housing in close proximity to transit and other services.

- *Improve connectivity throughout the neighborhood by providing through-block pedestrian connections enhancing walkability.*

The Project will provide a pedestrian connection through the site that will serve as the missing link between the Bethesda Trolley Trail, which provides a pedestrian/cyclist connection through Battery Lane Urban Park, and the through-block pedestrian connection between Auburn Avenue and Del Ray Avenue, adjacent to Imagination Stage. Additionally, the Project will provide significant streetscape improvements and will take an important first step toward implementing the Norfolk Avenue Shared Street.

- *Enhance Norfolk Avenue as the Main Street for the district, building on what works well and creates the unique character in Woodmont Triangle.*

The Property is located at the northern entrance to Norfolk Avenue. Given its prominent location, the Project has been designed to facilitate the low-density retail character envisioned for Norfolk Avenue. In addition to the primary building along Auburn Avenue, the Project proposes a two- to three-story retail or mixed-use building with retail and residential amenity space directly along the Property's Norfolk Avenue frontage. As a result, the residential dwelling unit component will be setback from Norfolk Avenue to maintain

the desired low-density main street character. The two- to three-story retail or mixed-use building will create an appropriate transitional scale and mark the beginning of the Norfolk Avenue shared street. In addition, the Project proposes to provide the opportunity for a parklet along Norfolk Avenue to expand public space, activate the street and enhance the connection to Battery Lane Urban Park as outlined in the goals of the Woodmont Triangle District.

The Applicant must participate in the implementation of the Sector Plan recommended shared street improvements along their Norfolk Avenue frontage. The precise scope and manner of participation will be determined at the time of Site Plan. As part of creating a shared main street on Norfolk Avenue, the Applicant will close its existing Norfolk Avenue curb-cut and proposes improving that area as a temporary parklet, subject to MCDOT and MCDPS approval. This area is envisioned as an interim treatment for the streetscape that will offer moveable furnishings and other elements for passers-by. The final determination of the Applicant's participation in the Norfolk Avenue shared street, as recommended in the Sector Plan, will be determined at the time of Site Plan.

- *Preserve low density, pedestrian scale character along Norfolk Avenue.*

The proposed building will be located directly on the street and will both define and activate the pedestrian environment. The proposed design consolidates existing vehicular access points, from three existing curb cuts to one, and eliminates vehicular access to Norfolk Avenue. This design will promote a more pedestrian oriented streetscape experience. Parking and loading will be accommodated internally on site. Further, a mid-block connection provides public access through the site, which links Auburn Avenue pedestrians to Battery Lane Urban Park. Additionally, the proposed two-to three-story retail or mixed-use building on Norfolk Avenue will be consistent with both existing buildings on that street and future mixed-use building within the vicinity.

- *Increase environmental innovation, including more energy efficient buildings, better stormwater management, improved sidewalks and bicycle routes, and other measures to enhance community health and quality of life.*

The Project will result in significant improvements to the treatment of stormwater management on-site, as there are no known stormwater management facilities located on the Property. The Project is located within the Plan High Performance Area and will incorporate and meet the requirements in the Sector Plan and Bethesda Overlay Zone for exceeding

current energy efficiency standards for buildings, comply with the requirements of the County's adoption of the 2015 International Green Construction Code (IGCC), and provide a through-block connection.

The Project is in general conformance with the 2017 *Bethesda Downtown Sector Plan*.

3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Subject Property is not subject to any development plan or schematic development plan.

4. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The Sector Plan identifies this area as a priority for mixed-use projects and as an area of transition from the higher density downtown Bethesda core to the surrounding lower density residential neighborhoods. The Project will provide a mix of uses on-site as well as a height and density that is compatible with the desired character of the Woodmont Triangle District.

Lot 1 contributes to the Site's compatibility with adjacent uses by providing a transition between the adjacent residential community and higher-density downtown by providing a commercial or mixed-use building of no more than 50 feet in height, along Norfolk Avenue, and a public open space that improves the connection between Battery Lane Urban Park/ Norfolk Avenue and the Imagination Stage.

Lot 2 contributes to the Site's compatibility with adjacent uses by providing a mixed-use building containing residential and commercial uses up to 122 feet in height along Auburn Avenue, and a through block connection that improves the Site's relationship with the surrounding public spaces.

5. *The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. Vehicular access and loading for the Site will be provided from Auburn Avenue, via the new shared driveway/ mid-block pedestrian connection. Long-term bicycle parking will be provided within the garage and short-term bicycle parking will be provided along the

Property's frontage, the final location of which will be determined at time of Site Plan.

Pedestrian access to the site will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the Property frontages, consistent with the Bethesda Streetscape Standards. Additionally, the Project provides a mid-block pedestrian connection that will serve as the missing link between the Bethesda Trolley Trail, which provides a pedestrian/cyclist connection through Battery Lane Urban Park, and the through-block pedestrian connection between Auburn Avenue and Del Ray Avenue, adjacent to Imagination Stage. Final details of the through-block connection, including the safe integration of pedestrian and vehicular traffic, will be determined at the time of Site Plan.

6. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. Final determination of public benefit point values will be determined at Site Plan(s).

Table 2: Public Benefits Summary		
Public Benefit	Incentive Density Points	
	Maximum Allowed	Requested
59.4.7.3C: Connectivity and Mobility		
Minimum Parking	20	11.49
Through-block Connection	30	10
59.4.7.3D: Diversity of Uses and Activities		
Affordable Housing	n/a	37
59.4.7.3E: Quality of Building and Site Design		
Exceptional Design	30	20
Structured Parking	20	20
Public Open Space	30	9.04
59.4.7.3F: Protection and Enhancement of the Natural Environment		
Building Lot Terminations (BLTs)	30	3.41
Cool Roof	15	5
Energy Conservation and Generation	25	15
Vegetated Wall	10	5
Total		135.94

Connectivity and Mobility

Minimum Parking: The Applicant requests 20 points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site spaces to 20 points for providing no more than the minimum number of spaces on site. Based on the formula set forth in the Guidelines, the applicant is eligible for 11.49 public benefit points in this category. Final determination will be made at Site Plan and Staff supports use of this category.

Through-block Connection: The Applicant requests 10 points for providing a through-block connection between Norfolk Avenue and Auburn Avenue. This connection will link the Battery Lane Urban Park, to the north, and Imagination Stage, to the south. Points for this incentive are granted on criteria such as public access, minimum width, and minimum hours of operation, as determined by the Guidelines. Final determination will be made at Site Plan and Staff supports the Applicant’s request.

Diversity of Uses and Activities

Affordable Housing: The Applicant requests 37 points for providing 17.7% Moderately Priced Dwelling Units. The final percentage and number of

affordable units will be determined at Site Plan. Staff supports the Applicant's request at this time.

Quality of Building and Site Design

Exceptional Design: The Applicant requests 20 points for building or site design that enhances the character of a setting. As a site receiving an allocation of Bethesda Overlay Zone density, the Project is subject to the Design Advisory Panel review, which will award points based on the quality of the design.

The Applicant asserts that the Project provides innovative solutions in response to the immediate context; creates a sense of place and serves as a landmark; enhances the public realm in a distinct and original manner; introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way; provides a compact infill development on a problematic site; and integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, and heights. Based on the conceptual materials submitted with the Application and because this category is a priority in the Sector Plan, staff supports the Applicant's request at this time and believes there may be potential to exceed the requested 20 points at the time of Site Plan.

The Design Advisory Panel recommended the following during their meeting on July 25, 2018:

1. Ensure the ground floor uses activate the through-block connection. Also, provide ground floor transparency on both sides of the building and the through-block connection.
2. Consider access and safety of the through-block connection. Create a node or focal point at the fence to draw people into the space such as public art or lighting. Create a pedestrian hierarchy because of the service access and vehicles. In the covered pedestrian passes, lighting is critical, including lighting during the day, to be welcoming.
3. Coordinate your side of the fence on the through-block connection for a continuous look and feel.
4. Show existing trees on your site plan.
5. Further develop the articulation on the Auburn Avenue façade. How this is detailed is critical as an alternative treatment to step-backs.
6. Consider more contemporary paving to relate to the contemporary design of the building

7. **Public Benefit Points:** The project is on track to achieve at least the minimum 10 Exceptional Design points required in the Bethesda Overlay Zone. The panel is very supportive of the massing and direction of the design.
8. **Exceptional Design Points:** The design concept satisfies at least the minimum requirement of 10-points and will likely exceed 10 points at the time of Site Plan.

Structured Parking: The Applicant requests 20 points for providing all parking within a below-grade parking structure. Staff supports this request at this time.

Public Open Space: As a Site with less than 1.00 acre and two public roadway frontages, the Project is not required to provide public open space. The Applicant, however, is proposing approximately 9% of the Site, or 2,500 square feet, as public open space and requests 9.04 points for so providing. Staff supports this request at this time.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 3.41 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. Staff supports the Applicant's request at this time.

Cool Roof: Roof areas not covered by green roof or mechanical equipment will incorporate a mixture of materials that will collectively meet or exceed a solar reflectance index (SRI) of 75. The Applicant is requesting 5 points and Staff supports this request at this time.

Energy Conservation and Generation: The Applicant is requesting 15 points for providing a building that exceeds applicable energy efficiency standards by 17.5%. Staff supports this request at this time.

Vegetated Wall: The Applicant is requesting 5 points for providing a vegetated wall on at least 30% of the 2-3 story commercial or mixed-use building on Lot 1. Staff supports this request at this time.

7. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project will be built in one phase.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the *Sector Plan*, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan No. 320180170, "4915 Auburn Avenue," received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is DEC 13 2018 (which is the date that this Resolution is mailed to all parties of record); and

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, November 29, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board