



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, March 7, 2019, at 9:28 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:26 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy.

Vice Chair Norman Dreyfuss and Commissioner Tina Patterson were necessarily absent.

Items 1, 5, 7, 6, 9, and 2, discussed in that order, are reported on the attached agenda.

The Board recessed for lunch at 12:03 p.m. and convened in Closed Session at 12:16 p.m. to take up Items 10 and 11, Closed Session Items.

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 12:16 p.m. in the 3rd floor conference room on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Fani-González and Cichy voting in favor of the motion, and Vice Chair Dreyfuss and Commissioner Patterson absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real properties for a public purpose and matters directly related to the acquisitions; and §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the meeting were Director Mike Riley, Deputy Director Mitra Pedoeem, Deputy Director John Nissel, Andy Frank, David Tobin, Brenda Sandberg, Patricia McManus, Susanne Paul, Jai Cole, Hyojung Garland, and Kate Bentley of the Parks Department; Deputy Director Robert Kronenberg, Elza Hisel-McCoy, Stephanie Dickel, and Matthew Folden of the Planning Department; and James Parsons of the Commissioners' Office.

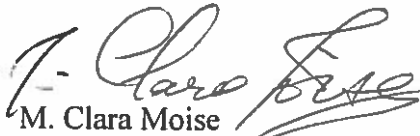
In Closed Session, the Board received briefing and discussed the Park Acquisition Program and approved the Closed Session Minutes of December 13 and 20, 2018, January 24 and 31, and February 7, 2019.


The Closed Session meeting was adjourned at 12:51 p.m.

The Board reconvened in the auditorium at 1:00 p.m.

Items 3, 4, and 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 1:26 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 14, 2019, 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, March 7, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Wildwood Manor Preliminary Plan 11989271C – MCPB No. 19-005
2. Wildwood Manor Site Plan 82008024B – MCPB NO. 19-006
4. Black Hill Viasat Site Plan 82018011A - MCPB No. 19-025
5. The Claiborne Sketch Plan 32017003A - MCPB No. 19-018
6. The Claiborne Preliminary Plan 120170025A - MCPB No. 19-019
7. The Claiborne Site Plan 82017008A - MCPB No. 19-020

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220180970, Highlands of Darnestown

RE-2 zone, 1 lot; located on the south side of Turkey Foot Road, 650 feet east of Gretna Green Drive; Potomac Sub-region Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220180980, R. Holt Easley's Subdivision

CRNF zone, 12 lots & 3 parcels; located immediately northwest of the intersection of Sligo Avenue and Grove Street; Silver Spring East Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

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. Silver Spring Retirement Residence, Preliminary Plan Amendment No. 12016020A-- Request to modify condition no. 9, allowing an additional year to coordinate with the State Highway Administration regarding construction of the side path, reflect revised/approved stormwater management easements and utilities, construct an additional retaining wall, and revise the landscape and lighting plans; located at 13716 New Hampshire Avenue; on approximately 4.46 acres of land zoned R-200; within the 1997 White Oak Master Plan area.
Staff Recommendation: Approval with Conditions and Adoption of Resolution

2. Dowden's Station: Site Plan Amendment No. 82016006B for Forest Conservation Plan Purposes---Amendment to remove a portion of a Category I Conservation Easement along the proposed alignment of Observation Drive to provide a side slope easement for the construction of the future roadway; 24.37 acres; PD-4 Zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.
Staff Recommendation: Approval with Conditions and Adoption of Resolution

3. Corrected Resolution – Churchill Senior Living, Site Plan No. 81997014A---Request to correct Resolution No. 08-97 for Churchill Senior Living, Site Plan No. 81997014A due to discrepancies found within the data table for side and front setbacks for the Phase I building.
Staff Recommendation: Approval of corrected Resolution

4. Lauraner Knowles Estate, Preliminary Plan No. 120190080, Regulatory Extension Request #1---Request to extend the regulatory review period from February 25, 2019 to April 25, 2019; creation of 19 lots for the purposes of constructing 19 townhouses; 0.84 acres of land in the CRT-1.5 H-60 Zone; located at 10509 Summit Avenue, Kensington; within the 2012 Kensington Sector Plan area.
Staff Recommendation: Approval of the Extension Request

5. Primrose Layhill Preliminary Plan No. 120180250, Regulatory Extension Request #1---Request to extend the regulatory review period from February 28, 2019 to May 23, 2019; one lot for a Day Care Center for up to 200 children; located at the southeast corner of the intersection of Layhill Road and Queensguard Road; on approximately 4.22 acres zoned R-200; within the 1994 Aspen Hill Master Plan area.
Staff Recommendation: Approval of the Extension Request

6. Park Potomac: Sketch Plan No. 320190020 – Regulatory Review Extension Request No. 2---Request for a four-month extension to the regulatory review of the Sketch Plan, for up to 2,986,085 square feet of density including up to 1,791,651 square feet of residential and 1,194,434 square feet of commercial uses; located on the east side of Seven Locks Road, North side of Montrose Road and west side of I-270; 54.84 acres, CRT 1.25, C-0.5 R-0.75 H-100T; 2002 Potomac Sub-region Master Plan.
Staff Recommendation: Approval of the Extension Request

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***C. Other Consent Items**

CONTINUED

7. Ripley II, Sketch Plan Amendment No. 32015003B, Regulatory Extension Request No. 1- Request to extend the regulatory review period from March 7, 2019 to April 11, 2019; Amendment to increase maximum building height from 200 feet to 270 feet, with associated with façade revisions and minor landscaping revisions; located on Dixon Avenue, approximately 150 feet south of Ripley Street; 1.66 acres, CR 5.0: C 4.0, R 4.75, H 200T Ripley/South Silver Spring Overlay Zone; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: 1., 3. through 5., & 7.: FANI-GONZÁLEZ/CICHY
2. & 6. CICHY/FANI-GONZÁLEZ

Vote:

Yea: 1. through 7.: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: 1. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

2. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

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

4 & 5. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

6 & 7. Approved staff recommendation for approval of the Sketch Plan Extension requests cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of February 14 and 21, 2019

BOARD ACTION

Motion: FANI-GONZÁLEZ/ANDERSON

Vote:

Yea: 2-0

Nay:

**Other: CICHY ABSTAINED
DREYFUSS & PATTERSON ABSENT**

Action: Approved Planning Board Meeting Minutes of February 14 and 21, 2019, as submitted.

5. **Edith Throckmorton Park PP2019001**---Request to renovate Edith Throckmorton Park by adding play areas, terraces, boardwalks, and associated stormwater management facilities; located at 3925 Hampden Street, Kensington; on approximately 0.19-acres of land zoned R-60; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Forest Conservation Plan (FCP) request by the Montgomery County Parks Department. According to staff, the proposed FCP is associated with the renovation of the existing Edith Throckmorton Neighborhood Park, the facility plan for which was presented and approved at the February 7 Planning Board meeting. The 0.19-acre park is located on the north side of Hampden Street, confronting the northern terminus of Vaughn Street in the Kensington Sector Plan area and the Rock Creek watershed. There are 0.02 acres of existing forest, but no streams, wetlands, floodplains, or environmental buffers on the site. The main entrance to the park is from the Hampden Street frontage. A secondary informal entrance is provided from a private driveway at the terminus of Mertford Street via a timber stairway, a portion of which is located on an abutting Housing Opportunities Commission (HOC) property, along the edge of the adjacent Rock Creek Stream Valley Park.

Staff noted that as part of the improvements to the park, the applicant proposes to clear 0.02 acres of on-site forest and 0.08 acres of off-site forest, and plant 0.13 acres of forest on the adjacent parkland. The applicant has also submitted a variance request to remove one tree and impact, but not remove, four others, which will be mitigated with the planting of three native shade trees onsite. Staff recommends that the variance be granted.

There followed a brief Board discussion.

7. Zoning Text Amendment No. 19-03: Commercial/Residential Zones - Animal Boarding and Care---ZTA 19-03 amends the Montgomery County Zoning Ordinance to allow Animal Boarding and Care as a limited use in CR zones

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council public hearing of March 12, 2019)

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that would allow Animal Boarding and Care as a limited use in Commercial/Residential (CR) zones. Staff noted that under the current Zoning Code, Animal Boarding and Care is allowed as a limited use in the General Retail (GR), Light Industrial (IL) and Moderate Industrial (IM) zones. It is also permitted with conditional use approval in the Agricultural (AR), Rural Residential, Residential Estate (RE-2), Rural Estate (RE-1), Residential, CR, Commercial/Residential/Town (CRT), Commercial/Residential/Neighborhood (CRN), and Neighborhood Retail (NR) zones. ZTA 19-03 proposes to allow this use under the limited use standards in all CR zones.

According to staff, where Animal Boarding and Care is currently allowed as a limited use, it must satisfy specific standards, including implementation of soundproofing for any part of a building being used for animal boarding or care; site plan approval if an abutting or confronting property is zoned Agricultural, Rural Residential, or Residential Detached and is vacant or improved with an agricultural or residential use; a minimum setback distance of 50 feet from any property zoned Residential for fenced-in outdoor exercise/play yards; and the prohibition of any outdoor animal activity between the hours of 9:00 p.m. and 7:00 a.m. Similarly, where Animal Boarding and Care is allowed as a conditional use in the CR zones, any part of a building used for animal boarding or care must also be soundproofed. In the CRT, CR, and NR zones, fenced outdoor exercise/play yards must also be setback at least 50 feet from a Residential zone, and animals must remain indoors from 9:00 p.m. to 7:00 a.m.

Because the objective standards of the limited use requirements are similar to the objective-specific requirements under the conditional use provisions, staff believes that the limited use provisions governing Animal Boarding and Care are sufficient to mitigate any

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7. Zoning Text Amendment No. 19-03: Commercial/Residential Zones - Animal Boarding and Care

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potential impacts to adjacent properties when allowing the use in the CR zones. To that end, staff recommends modifying the current Zoning Ordinance by removing any reference to the CR zones under the conditional use standards for Animal Boarding and Care as the use would only be allowed under the limited use provisions.

There followed a brief Board discussion with questions to staff.

6. **Metro Tower, Sketch Plan No. 320190050**---CR 5.0 C 5. R 4.75 H 250 and Bethesda Overlay zones, 1.13 acres, Request for up to 400,000 square feet of mixed-use development including up to 389,000 square feet of residential uses and up to 11,000 square feet of non-residential uses, with up to 188,491 square feet of BOZ density and associated PIP; located on the west side of Wisconsin Avenue between Elm Street and Hampden Lane; Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Sketch 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 Sketch Plan request to construct a mixed-use project on a 1.16-acre site located on the northwest quadrant of the intersection of Wisconsin Avenue (MD355) and Elm Street, and zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area, the Wisconsin Avenue District, and the Bethesda Parking Lot District (PLD). The site is currently developed with a five-story commercial building with a structured parking garage, and a two-story building that is part of the abutting One Bethesda Center development, which was previously approved for up to 9,873 square feet of retail and 140,743 of commercial uses, which the applicant is seeking to incorporate into the project.

Staff noted that the applicant proposes to redevelop the property with a 250-foot tall mixed-use building for 389,000 square feet of residential development, including 15 percent Moderately Priced Dwelling Units (MPDUs), and 11,000 square feet of commercial retail uses. The existing buildings on the overlapping One Bethesda Center site will be demolished to allow an existing plaza space to be expanded on the east side and provide a larger building envelope for the Metro Tower site. The proposed project includes an allocation of up to 188,491 square feet of density from the Bethesda Overlay Zone (BOZ), which will require a Park Impact Payment (PIP). The applicant will provide 2,000 square feet of public open space consisting primarily of streetscape along the site frontages, and make improvements to the immediately adjoining but off-site plaza that connects Hampden Lane to Elm Street at the western edge of the property. The upgraded plaza will increase the size of the existing privately-owned but publicly

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6. Metro Tower, Sketch Plan No. 320190050**CONTINUED**

accessible open space area from approximately 4,672 square feet to approximately 9,183 square feet overall. Vehicular access to the property is proposed directly from both Hampden Lane and Elm Street, with loading access proposed from Hampden Lane, and Elm Street providing resident vehicle parking access, which is proposed to be contained within a structured below-grade garage. Pedestrian and bicycle access to the site will also be provided along both Hampden Lane and Elm Street. Staff then noted a minor modification to one of the conditions of approval.

Staff added that one letter in opposition was received expressing concern regarding a potential lack of compatibility with the Bethesda Downtown Sector Plan Design Guidelines Dark Skies standards. Staff addressed this issue, as detailed in the technical February 25 staff report.

Ms. Mary Beth Avedesian, member of the applicant's team, offered a multi-media presentation and discussed the design elements of the proposed project, specifically the proposed new plaza, and requested that the applicant be allowed to apply for and receive early demolition permits for the existing two-story building on the abutting One Bethesda Center site.

Messrs. Chris Ruhlen, attorney representing the applicant, and John Torti, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff and the applicant's representatives, during which the Board instructed staff to include an additional condition of approval allowing for the early demolition of the two-story building on One Bethesda Center site.

9. **Mixed-Use Trip Generation Evaluation Tool Testing**---The Planning Board will be briefed on the status of collaborative work underway by Fehr & Peers DC and Toole Design Group to evaluate the performance of an analysis tool to evaluate trip generation from mixed-use development in Montgomery County.

Staff Recommendation: Receive Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

Following some introductory remarks from Planning Department staff, Mr. Alex Rixey from Fehr and Peers DC traffic consultants, offered a multi-media presentation and discussed an ongoing performance evaluation of analysis tools to estimate trip generation for mixed-use development. According to Mr. Rixey, the goals of the evaluation, a collaboration between Fehr and Peers DC and the Toole Design Group, engineering consultants, are to assess how well trip generation tools evaluate implications of parking supply, perform in a range of different settings, and understand how these can support/enhance site-level transportation impact studies and long-range sub-area master plan studies. The tools evaluated include an adjusted version of The Maryland-National Capital Park and Planning Commission (M-NCPPC) Local Area Transportation Review (LATR), methods from the Ninth and Tenth Editions of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the Mixed-Use Development (MXD)+ tool based on the ITE Ninth and Tenth Edition Manual methods, and TripsDC, a custom tool developed by Fehr and Peers DC, which was designed to collect person trip generation data by mode at selected mixed-used, office with retail development sites in the District, but could be modified for use in Montgomery County. The tools were used to analyze vehicle trip generation; person trip generation; pedestrian, bicycle, and transit trip generation; and vehicle trip reduction at 12 residential-over-retail and eight office-over-retail sites within the County.

Ms. Emily Koehle from Toole Design then briefly discussed the evaluation of the ITE Ninth Edition Manual methods, noting that real-world land uses in the County were matched to land uses identified in the Manual. Vehicle trips were then calculated using a weighted average rate or a regression equation, with vehicle trip reductions taken for internal capture within multi-use developments.

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9. Mixed-Use Trip Generation Evaluation Tool TestingCONTINUED

Mr. Rixey also briefly discussed the remaining traffic analysis tools that were evaluated, noting that while the accuracy of the LATR and the ITE Ninth and Tenth Edition Manual methods were comparable, the MXD+ test based on the ITE Tenth Edition Manual method were found to be the most accurate and capable overall, with improved person and vehicle trip accuracy, mixed-use sensitivity, site-specific context sensitivity, no parking sensitivity, generalized mode estimates, and modest localization effort.

Staff recommendations include the implementation of the MXD+ 10th Edition with local calibration for person and vehicle trip estimation, the consideration of the use of a modified TripsDC, or the development of a different custom tool.

There followed extensive Board discussion with questions to staff and Mr. Rixey, during which the Board recommended that staff solicit input from other area jurisdictions with comparable land use, and explore the development of a custom tool that also includes parking data.

2. Roundtable Discussion

- Parks Planning Director's Report - Wheaton Headquarters Update

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

Parks Department Director's Report – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent publishing of *Sharp Flashes of Lightning Come from Black Clouds: The Life of Josiah Henson*, a biography written by Jamie Ferguson Kuhns, History Coordinator and Museum Manager; the recent 2019 Green Matters Symposium held on February 22 at Brookside Gardens, which featured keynote speaker Dr. Doug Tallamy, professor of entomology at the University of Delaware, who spoke on the ongoing destruction of insect habitat and populations and the dire consequences for humanity if the trend is not reversed; the recent tour of some of the County Purple Line construction sites, which was held on February 14 and attended by members of the Planning Board and Parks Department staff; the recent 2019 Parks Department Annual Service Award Ceremony held on February 14 at Brookside Gardens; the recent Superhero Code of Conduct in-service training session, "How to Avoid Career-Ending Collisions and Consequences," held on February 27 at the Saddlebrook Park Police Headquarters building, which featured presentations from Inspector General Renee Kenney and Captain Nicole Adams from the Montgomery County Park Police; the recent Trail Volunteer Recognition Dinner event held on March 5 at the Agricultural History Farm Park, during which Mr. Bob Turnbull, Natural Surface Trail Program Manager, was named Trail Builder of the Year; the February 26 presentation of the Park Speaker Series, which featured speakers Ms. Sangita Chari, Program Manager of the National Park Service (NPS) Office of Relevancy, Diversity, and Inclusion, and Mr. Mikah Meyer, who has nearly completed his three-year quest to visit all 428 NPS sites; the status of an ongoing Dog Park Suitability Study, which is scheduled to be completed later this year and proposes Wall Local Park, Timberlawn Local Park, Fleming Local Park, North Chevy Chase Local Park, Elm Street Urban Park, Norwood Local Park, and Willard Avenue Neighborhood as candidates for future dog exercise areas; the status of the Northwest Branch Trail Reforestation Project, with volunteers planting 230 trees in four days; the status of the Enterprise Division summer camps program, with 61 percent of available registrations filled as

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2. Roundtable Discussion

CONTINUED

of last week; and the recent Maple Sugaring demonstrations held throughout February at Brookside Nature Center, which drew more than 2,500 attendees to see firsthand how maple syrup is produced.

Parks Department and Planning Department staff then offered a multi-media presentation and discussed the ongoing work on the new Wheaton Headquarters building. According to Parks Department staff, the concrete slab for the fifth floor has been laid, with completion of the top floor scheduled for July, substantial completion of the building scheduled for May 2020, completion of a proposed town square scheduled for spring 2020, furniture installation scheduled to be completed in July 2020, and move-in scheduled for late summer 2020. Sustainability design features for the Leadership in Energy and Environmental Design (LEED) Platinum certified building include high performance exterior walls, a geothermal environmental control system, solar panels, green roof, high efficiency water fixtures, and the use of graywater for the toilets and the irrigation system for the green roof. Staff parking, which will be provided on a pay-to-park basis, will be located in Garage 45 on Amherst Avenue, and Garage 13, located below the Headquarters building. Fleet vehicle parking will be located in the Washington Metropolitan Area Transit Authority (WMATA) Garage on Veirs Mill Road. Staff added that the Development Agreement between the County and the Commission is currently being finalized.

Planning Department staff also discussed the proposed daycare center, which will be located on the third floor of the building. According to staff, a Request for Proposal (RFP) for a daycare service provider was issued in September 2018, for which staff received few responses. Staff has scheduled a supplier outreach event for March 29 and will issue another RFP later in the spring. Staff then discussed the audio/visual (AV) system for the new auditorium, noting that an RFP for the system will be issued in the spring, with installation, integration, testing, and training scheduled for summer 2020, and completion of the system with the ability to go live scheduled for September 2020.

Parks Department staff added that there is also ongoing work to address issues regarding furniture design, second-floor intake issues, security, parking management, wayfinding signage, and moving.

There followed extensive Board discussion with questions to staff.

10. CLOSED SESSION

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

The topic to be discussed is Park Acquisition Program

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

11. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

The topic to be discussed is the approval of Closed Session Minutes

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Westbard Urban Recreational Park

A. Authorization to acquire 4,973 feet, more or less improved, from Frederick Burrows Norris Revocable Trust, located at 5200 River Road, Bethesda MD 20817.

B. Authorization to acquire 65,796 square feet, more or less improved, from River Road Associates, L.P., located at 5200 River Road, Bethesda MD 20817.

Staff Recommendation: Approval

BOARD ACTION

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

Vote:

Yea: A. & B. 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: A. Approved staff recommendation to approve the purchase of 4,973 feet of land, more or less improved, from Frederick Burrows Norris Revocable Trust, located at 5200 River Road, Bethesda, Maryland, which will create the future Westbard Countywide Urban Recreational Park, as envisioned in the Westbard Sector Plan, and adopted Resolution 19-22.

B. Approved staff recommendation to approve the purchase of 65,796 square feet of land, more or less improved, from River Road Associates, L.P., located at 5200 River Road in Bethesda, Maryland, which will create the future Westbard Countywide Urban Recreational Park, as envisioned in the Westbard Sector Plan, and adopted Resolution 19-21.

Parks Department staff briefly discussed the proposed acquisition of two properties, for a total of 1.6 acres, located on River Road in Bethesda, Maryland, which will be the first parcels of the future Westbard Countywide Urban Recreational Park to be located adjacent to the Capital Crescent Trail in the Westbard community. Staff noted that these acquisitions were previously discussed in detail in executive session with the Planning Board and are now submitted for approval, including two Resolutions, 19-21 and 19-22, submitted for adoption.

4. **Amendment to the FY19 Capital Budget and FY19-24 Capital Improvements Program, Acquisition: NL Parks (P998798), Increased appropriation for Program Open Space and Contributions---**Increased appropriation for Program Open Space for Westbard Urban Recreational Park (River Road Associates Parcel and Frederick Burrows Norris Revocable Trust Property) and increased appropriation for Contributions (Chanchien Acquisition).

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation for approval of proposed amendments to the FY19 Capital Budget and the FY19-24 Capital Improvements Program as presented by Parks Department staff.

Parks Department staff noted that following the earlier approval by the Planning Board of the two properties slated to be part of the future Westbard Urban Recreational Park, staff is recommending and requesting approval of proposed amendments to the FY19 Capital Budget and the Capital Improvements Program (CIP), which would make the approved acquisitions possible, as well as the need for a minor budget and CIP amendment to receive the developer’s contribution related to the Chanchien property acquisition of 2014. Staff will transmit the following documents to the County Executive and the County Council: the approved FY19 Capital Budget to include an additional \$2,853,000 in appropriation in the acquisition of Non-Local Parks Capital Project; the FY20 Capital Budget proposed reduction of \$2,500,000 in appropriation for the acquisition of Local Parks Capital Project; and the FY19-24 Capital Improvements Program (CIP).

8. Energized Public Spaces Design Guidelines -- Planning Board Worksession #2

Staff Recommendation: Present and Seek Approval on Revisions to the Working Draft Document

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation for approval of the proposed revisions to the Working Draft of the Energized Public Spaces Design Guidelines.

Parks Department staff noted that this worksession will focus on how the Planning Board’s comments from the January 31 worksession have been incorporated into the working draft of the Energized Public Spaces (EPS) Design Guidelines, as discussed in detail in the February 28 technical staff report. Staff also noted that following the January 31 worksession, staff met with the Advisory Group members and Designers Team to respond to the comments received from the Planning Board.

Staff added that the draft EPS Design Guidelines provides design guidance for the urban park typology described in the 2017 Parks, Recreation, and Open Space (PROS) Plan, and focuses on the design quality of existing and proposed parks and public spaces in the *EPS Plan Study Area*. The *EPS Design Guidelines* will provide overall direction for the urban park typologies design including the function, type of experiences, key features, size, context, and site access and connectivity. The expected outcome is to create inviting, easily accessible, attractive, comfortable, and safe urban parks and public spaces.

There followed a brief Board discussion with questions to staff.