



**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 14, 2019, at 11:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:57 p.m.

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

Vice Chair Norman Dreyfuss was necessarily absent, and Commissioner Tina Patterson was temporarily absent.


Items 1 and 3, discussed in that order, are reported on the attached agenda.

Commissioner Tina Patterson joined the meeting at 11:28 a.m. before discussion of Item 2.

The Planning Board recessed for lunch at 1:35 p.m. and reconvened in the auditorium at 2:23 p.m. to conclude discussion of Item 2 and take up Item 4.

Items 2 and 4 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:57 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 21, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, March 14, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Black Hill Site Plan 82013025F - MCPB No. 19-017

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & PATTERSON ABSENT**

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

**\*B. Record Plat**

**Subdivision Plat No. 220180950, Chevy Chase, Section 3, R-60 zone**, one lot located on the north side of Bradley Lane, 100 feet west of Georgia Street; Bethesda -Chevy Chase 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 Plat cited above, as submitted.**

**\*C. Other Consent Items**

**A. Corrective Map Amendment H-130**

Correction of a technical error in the zoning classifications of 7201, 7211, and 7221 Carroll Avenue in Takoma Park; 2000 Takoma Park Master Plan.

*Staff Recommendation: Approval of Corrective Map Amendment Application to the District Council*

**B. Poplar Grove: Preliminary Plan No. 120190040 and Site Plan No. 820190060 – Regulatory Review Extension Request No. 1**

Request to extend the 120-day review period for the Preliminary Plan and Site Plan by four months, for up to 1.02 FAR of mixed use development located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; 19.41 net acres; CR 2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of the extension requests*

**C. Nomination of Lori Depies, C.P.A, as a public member on the Commission’s Audit Committee.**

*Staff Recommendation: Approval*

**BOARD ACTION**

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

**Vote:**

**Yea:**                   A. through C. 3-0

**Nay:**

**Other:**               DREYFUSS & PATTERSON ABSENT

**Action:**           A. Approved the Corrective Map Amendment request cited above.  
                          B. Approved the Preliminary Plan and Site Plan Regulatory Review Extension Requests for the Poplar Grove project, as cited above.  
                          C. Approved staff recommendation for approval of the nomination of Lori Depies, C.P.A, as a public member on the Commission’s Audit Committee.

**\*D. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        There were no Planning Board Meeting Minutes submitted for approval.**

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**3. Preliminary Forest Conservation Plan for MHP Forest Glen, Local Map Amendment No. H-129** --- Preliminary Forest Conservation Plan associated with Local Map Amendment H-129, a request to rezone property from the existing R-10 Zone to the CRTF 1.75, C-0.25, R-1.5, H-70 Zone; located at 9920 Georgia Avenue (2106 Belvedere Boulevard); on approximately 2.63 acres of land within the 1996 *Forest Glen Sector Plan* area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** DREYFUSS & PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Preliminary Forest Conservation Plan for the MHP Forest Glen Local Map Amendment Request cited above and adopted the attached Resolution.

Planning Department staff briefly discussed a Preliminary Forest Conservation Plan (FCP) associated with the Local Map Amendment request for the Montgomery Housing Partnership (MHP) Forest Glen project which was discussed at the February 7, 2019 Planning Board meeting. Staff noted that an FCP is required with the Floating Zone, but was omitted by error, and the applicant agreed during the meeting to submit the FCP request to staff as soon as possible. Staff has reviewed the FCP submitted by the applicant and recommends approval, subject to the conditions listed in the March 1 technical staff report.

There followed a brief Board discussion with questions to staff.

**2. Westwood Shopping Center --- Preliminary Plan 120170170 and Site Plan 820180190**

**A. Preliminary Plan No. 120170170, Westwood Shopping Center -- CRT 1.0 C 0.25 R 1.0 H 45, CRT 1.5 C 0.5 R 1.25 H 75 CRT 2.5 C 0.5 R 2.0 H 75, CRT 2.5 C 0.5 R 2.0 H 110 and CRT 2.0 C 0.75 R 1.25 H 60 zones, 23 acres, Request for multiple lots for a maximum of 176,232 square feet of new non-residential development and up to 654,000 square feet of residential development, including 106 one-family attached dwelling units and 410 multi-family dwelling units, with 12.5 percent MPDUs; located along the east and west sides of Westbard Avenue between Ridgefield Road and Westbard Circle and northeast quadrant of Westbard Avenue and Ridgefield Road; 2016 Approved and Adopted Westbard Sector Plan.**

*Staff Recommendation: Approval with Conditions*

**B. Site Plan No. 820180190, Westwood Shopping Center, CRT 2.0 C 0.75 R 1.25 H 60 zones, 12.4 acres, Request for mixed-use development for up to 369,292 square feet of residential uses (up to 200 multi-family units and 72 townhouse units) and up to 171,232 square feet of non-residential uses; located along the east and west sides of Westbard Avenue between Ridgefield Road and Westbard Circle and northeast quadrant of Westbard Avenue and Ridgefield Road; 2016 Approved and Adopted Westbard Sector Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

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

**Vote:**

**Yea:                    A. & B. 4-0**

**Nay:**

**Other:                 DREYFUSS ABSENT**

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

In keeping with the March 4 technical staff report, Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plan requests for the Westwood Shopping Center project. Staff noted that the proposed project is located on a 23-acre site along the east and west sides of Westbard Avenue between Ridgefield Road and Westbard Circle and

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**2. Westwood Shopping Center --- Preliminary Plan 120,170170 and Site Plan 820180190**CONTINUED

in the Westbard Sector Plan area. The applicant request includes multiple lots for a maximum of 176,232 square feet of new non-residential development and up to 654,000 square feet of residential development, including 106 one-family attached dwelling units and 410 multi-family dwelling units, with 12.5 percent Moderately Priced Dwelling Units (MPDUs); mixed-use development for up to 369,292 square feet of residential uses up to 200 multi-family units, 72 townhouse units, and up to 171,232 square feet of non-residential uses. Staff noted that the Preliminary Plan proposes an overall total of 852,915 square feet, including up to 410 new multi-family units and 104 single-family-attached units, 12.5 percent of which will be MPDUs in accordance with the requirements of Chapter 25A of the Montgomery County Code, and up to 205,537 square feet of non-residential uses, including 29,305 square feet of existing commercial uses to remain on the Bowlmor site. The total Preliminary Plan includes three areas to be conveyed to The Maryland National Capital Park and Planning Commission (M-NCPPC) for use as new parkland: two for the future Willett Branch Greenway on the Westwood II and Bowlmor sites; and a third for the Springfield Neighborhood Green Urban Park at the Westwood Shopping Center.

Staff also noted that the Site Plan is limited to the Westwood Shopping Center site and proposes 540,524 square feet of total development, with up to 129,163 square feet of commercial development, including a supermarket, on the south end of the site; up to 411,361 square feet of mixed residential and commercial development with up to 200 multi-family units above street-level retail on the north side of the site; and 70 townhouse units on the west side of the site, adjacent to the Kenwood Place condominium property and underground parking. Later phases of the project include an additional 210 apartment building and 34 townhomes, as well as 34,000 square feet of commercial space. The second phase of the project includes the redevelopment of the Manor Care and Westwood II properties, and a timeline for completion has not yet been set.

In response to a question from Commissioner Fani-González, staff stated that the lawsuit by Save Westbard Group aiming to stall development of the site was dismissed last year and the developers say they have worked closely with the community to ease concerns about traffic, school crowding, and the new park site and location. Save Westbard Group has filed an appeal that is scheduled to be heard next month. Staff added that the pending lawsuit does not affect approval of this project, even though many of the correspondence received by staff mention postponing approval of the project until the case has been resolved.

Staff then discussed the conditions of approval and minor corrections.

Ms. Erin E. Girard, attorney representing the applicant, Equity One, LLC., introduced Mr. Sam Stiebel, member of the applicant's team, who offered brief comments.

At the request of Commissioner Fani-González, Mr. Mark Etheridge, Manager of the Water Resources Plan Review Division at the Montgomery County Department of Permitting Services (DPS), offered comments and clarification regarding the proposed stormwater management plan compliance.

The following speakers offered testimony: Ms. Marnie Shaul, Town of Somerset Council President; Ms. Patricia Kolesar of Jordan Road and President of SaveWestbard; Ms. Celia Martin

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**2. Westwood Shopping Center --- Preliminary Plan 120,170170 and Site Plan 820180190**CONTINUED

of Falmouth Road and representing the District 1 Neighbors; Ms. Anne Ashburn Cianni of Westbard Circle and member of the Kenwood Place Condominiums; Ms. Elizabeth Twomey Groven of Westbard Circle; Mr. Karl Bandilla of Westbard Circle and representing the Council of Unit Owners of Kenwood Place Condominiums; Ms. Michele Rosenfeld, attorney, of Research Court; Ms. Elizabeth Nicholson of Wood Way; Ms. Susan Spock of Albermarle Street; Ms. Diane Cameron of Edgewood Road; Mr. Harold Pfohl of Winnebago Road and representing the Citizens Coordinating Committee of Friendship Heights (CCCFH); Ms. Lynne Battle of Westbard Avenue; Ms. Patricia Johnson of Oakland Road and member of the Kenwood Citizens Association; Ms. Cynthia Green of Westbard Avenue and representing the Springfield Civic Association (SCA); Mr. Llyod Guerci of Hunt Avenue; Ms. Jenny Sue Dunner of Dorset Avenue; Mr. Carl Petty of Westbard Circle; Mr. Darryl Trupp of Floral Park Drive; Ms. Sarah Morse of Dorset Avenue and representing the Little Falls Watershed Alliance; Mr. Jack Sobel of Earlston Drive, President of the Little Falls Watershed Alliance; Ms. Mikel Moore of Westport Road; Mr. Robert C. Weaver of Newington Road; and Ms. Sara Robinson of Ontario Circle.

Ms. Erin Girard, attorney for the applicant, offered comments and clarifications regarding the stormwater management plan and the applicant's proposed \$500,000 contribution for creation of the new park.

Planning Department staff then discussed issues raised by many of the speakers regarding the environmental impact of the proposed project, the stormwater management plan, traffic increase in the neighborhood; green space, the proposed park size and location, the future of the existing small businesses, and timing of the project.

At the Planning Board's request, Parks Department staff also offered comments and provided clarification regarding the location of the proposed park.

There followed extensive Planning Board discussion with questions to staff and Ms. Girard.

Mr. Mark Etheridge of DPS answered additional questions from the Planning Board.

Commissioner Patterson recommended a revision to Conditions 4c and 4d of the Site Plan to require the Civic Green public open space area completion prior to the issuance of the first and the final Use and Occupancy Certificates for the Multi-Family Building or issuance of the Use and Occupancy Certificate for the 46<sup>th</sup> townhouse. The applicant was agreeable to the proposed revisions.

Staff then discussed conditions of approval related to the landscape plan and the tree conservation and proposed additional planting.

Mr. Kevin Johnson, Landscape Architect for the applicant, answered questions from the Planning Board.

Planning Department staff also answered questions from the Board regarding Montgomery County Department of Transportation (MCDOT) proposed improvements on Westbard Avenue and Ridgfield Road discussed in MCDOT's letter included with the staff report.

**4. Roundtable Discussion****A. Planning Director's Report****B1. Operating Funds Five-Seven-Month Financial Report, including Projections to June 30, 2019****B2. Enterprise Funds Five Seven-Month Financial Report, including Projections to June 30,2019****BOARD ACTION****Motion:****Vote:****Yea:****Action: Received Briefing.**

**A. Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Planning Board on the following ongoing and upcoming Planning Department events and activities: her message sent to all Commissioners regarding the latest update on the existing auditorium video equipment, as per Commissioner Patterson's request; upcoming Parks Department speaker series with Mr. Joe McAndrew, Director of Transportation Policy for the Greater Washington Partnership scheduled for tomorrow in the auditorium; upcoming meeting and discussion next Monday with the County Council Transportation and Environment (T&E) Committee on the need to update the Planning Department's program on Transportation Demand Management; the County Council's action on the Veirs Mill Sector Plan on Monday; upcoming meeting on Monday afternoon with the County Council Committee on Planning, Housing, and Economic Development (PHED) regarding accessory dwelling and affordable housing; the upcoming Annapolis meet and greet, or the Commission-wide Better Together event, to work with state legislators to introduce them to the work of the Commission in Montgomery and Prince George's counties on Wednesday, March 28 from 3:30 to 5:30 p.m. at the House Office building, including a small reception. Ms. Wright added that General Counsel Adrian Gardner and his legislative staff will also be present at the event to assist the Commissioners, if needed; the upcoming Planning Department Winter Speaker Series on Wednesday, March 28 at 6:00 p.m. in the auditorium with the Greater Washington Partnership Group speaking on Transportation Plans for the region; upcoming second PHED Committee worksession on Monday, March 25 on the MARC Rail Communities Plan, following a good first session; the upcoming Women History Month event scheduled for Monday, March 25; the upcoming County Council vote on the Veirs Mill Corridor Sector Plan on Tuesday March 26; Planning Department staff working on the working draft of the Forest Glen/Montgomery Hills Sector Plan, which will be reviewed by the Planning Board in April; technical update to the Germantown Plan for the Churchill Town Sector area to be reviewed by the Planning Board in late April, early May; and a Planning Board tour of downtown Silver Spring murals scheduled for April 2.

Ms. Wright added that staff is aware of Planning Board spring break week with no meeting scheduled on Thursday, April 18, and is updating the agenda accordingly.

There followed extensive Board discussion with questions to Ms. Wright.

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**4. Roundtable Discussion**

CONTINUED

**B1. Operating Funds Seven-Month Financial Report, including projections to June 30, 2019** – In accordance with the March 14 memorandum to the Montgomery County Planning Board, the Commission’s Secretary-Treasurer Joseph C. Zimmerman briefly discussed the Seven-Month Financial Report for the FY19 Operating Funds, including projections to June 30, 2019.

There followed a brief Board discussion with questions to Mr. Zimmerman.

**B2. Enterprise Funds Seven-Month Financial Report, including projections to June 30, 2019** – In keeping with the March 14 memorandum to the Montgomery County Planning Board, Parks Department staff briefly discussed the Enterprise Funds Seven-Month Financial Report, including projections to June 30, 2019.

There followed a brief Board discussion with questions to staff.