



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, April 25, 2019, at 9:17 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:32 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 9:19 a.m. following discussion of Item 1.

At the start of the meeting, Chair Anderson welcomed all those present who were participating in the Commission “National Bring Your Child to Work Day” event.

Items 1 and 2, Items 4 through 7, and Item 11 are reported on the attached agenda.

Commissioner Fani-González left the meeting at 12:05 p.m. during discussion of Item 11 and rejoined the meeting following the lunch recess.

The Board recessed for lunch at 12:09 p.m. and convened in Closed Session at 12:10 p.m. to take up Item 12, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board’s Closed Session:

The Board convened in Closed Session at 12:10 p.m. in the auditorium on motion of Vice Chair Dreyfuss, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Cichy and Patterson voting in favor of the motion, and Commissioner Fani-González absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation.

Also present for the meeting was Acting Principal Counsel Matthew Mills of the Legal Department and James Parsons of the Commissioners’ Office.


In Closed Session, the Board received briefing on the status of potential litigation regarding the RCCG Jesus House Preliminary Plan request.


The Closed Session meeting was adjourned at 12:15 p.m.

The Board reconvened in the auditorium at 1:17 p.m.

Items 8 through 10 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:32 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 2, 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, April 25, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Potomac Edison Company Forest Conservation Plan CU-19-07 MCPB No. 19-030
2. Potomac Edison Company Water Quality Plan CU-19-07 MCPB No. 19-027
3. Edgemont at Bethesda II Site Plan 82018017A – MCPB No. 19-037
4. Westwood Shopping Center Preliminary Plan 120170170 – MCPB No. 19-032
5. Westwood Shopping Center Site Plan 820180190 – MCPB No. 19-033
6. 850 Sligo Avenue Preliminary Plan 120190090 – MCPB No. 19-038
7. 850 Sligo Avenue Site Plan 820190050 – MCPB No. 19-039
8. North Bethesda Market I Site Plan 82006017H – MCPB No. 19-035
9. Seventh-Day Adventist Headquarters Site Plan 81986078E – MCPB No. 19-031
10. Ripley II Sketch Plan 32015003B – MCPB No. 19-040
11. Ripley II Site Plan 82016007A – MCPB No. 19-041

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

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BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220160620 & 220160910, Cabin Branch -- CRT zone (formerly RMX-1), 15 lots and 4 parcels; located along Woodcock Way and Jaeger Road Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170730, Jordan and Smith addition to Silver Spring -- CR zone, 1 lot; located in the southwest quadrant of the intersection of Wayne Avenue and Fenton Street. Silver Spring CBD Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170740, Warbling Meadows -- RE-2 zone, 1 lot; located on the north side of Warfield Road, approximately 800 feet west of Doubleland Road. Agriculture and Rural Open Space Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

1. Koons Mazda: Adequate Public Facilities Test No. APF 201902---Request for Transportation Adequate Public Facilities determination for the proposed 4,540 square-foot addition to an existing sales building for vehicle sales and service; located on the east side of Automobile Boulevard, approximately ½ mile northeast of Fairland; 5.28 acres; IM 2.5 H-50; Fairland Master Plan area.

Staff Recommendation: Approval with Conditions

2. Montgomery Village Center, Site Plan No. 82018002A---Request to modify condition no. 4 to reflect revised/approved stormwater management concept; reduce building footprint for the main retail building; minor modifications to the three pad sites; altar the shared use path to avoid existing street lights; and reconfigured the property line for the condos; located in the southwest quadrant of the intersection of Montgomery Village Avenue and Centerway Road; on approximately 18.78 acres of land in the CRT-1.5, C-0.75, R-1.0, H-75 Zone; within the 2016 Montgomery Village Master Plan area.

Staff Recommendation: Approval with Conditions

3. FY20 Capital Budget and FY19-24 CIP: Capital projects funded with State Funding and Enterprise Revenue

Staff Recommendation: Amend the FY20 Capital Budget and FY19-24 CIP to Revise Capital Projects Funded with State Funding (E.G. Program Open Space, Bond Bills, And Grants) and the Enterprise Facilities Improvements (P998773) Capital Project

4. Hillandale Section 2, Administrative Subdivision Plan No. 620190070, Regulatory Extension Request #1---Request to extend the regulatory review period from April 18, 2019, to July 18, 2019. Additional time is required to resolve the on-going property line dispute with the adjoining property owner that precipitated this application. The project is located at 10304 and 10306 Naglee Road, west of the intersection of Naglee Road and New Hampshire Avenue; on approximately 0.46 acres of land in the R-90 Zone; within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval of the Extension Request

5. Adoption of Corrected Resolution for Metro Tower Sketch Plan 320190050 – MCPB No. 19-027

6. Lauraner Knowles Estates – Knowles Station, Preliminary Plan No. 120190080, Regulatory Extension Request No. 2---Request to extend the regulatory review period from April 25, 2019 to June 27, 2019; creation of 19 lots for the purposes of constructing 19 townhouses; 0.84 acres of land in the CRT-1.5 C-1.0 R-0.5 H-60 Zone; located at 10509 Summit Avenue, Kensington; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval of the Extension Request

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***C. Other Consent Items**

CONTINUED

7. 9800 Medical Center Drive, Preliminary Plan Amendment No. 12011008A---Request to modify condition 5 in response to updates to Road Club priorities and funding, and conditions 8, 9, 10 as previously required by Site Plan Amendment No. 81995045E; on approximately 18.08 acres in the LSC-1.0, H-100 T Zone; within the Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

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

Vote:

Yea: 1. through 7. 4-0

Nay:

Other: PATTERSON ABSENT

- Action:**
- 1. Approved staff recommendation for approval of the Adequate Public Facilities finding cited above, subject to conditions, and adopted the attached Resolution.**
 - 2. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, as stated in the attached adopted Resolution.**
 - 3. Approved staff recommendation to amend the FY20 Capital budget, the FY19-74 Capital Improvements Program, and the Enterprise Facilities Improvements Capital Project.**
 - 4. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.**
 - 5. Adopted the corrected Resolution cited above, as submitted.**
 - 6. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**
 - 7. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

***D. Approval of Minutes**

Planning Board Meeting Minutes of March 28 and April 4, 2019

BOARD ACTION

Motion: CICHY/DREYFUSS

Vote:

Yea: 3-0

Nay:

**Other: FANI-CONZÁLEZ ABSTAINED
PATTERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of March 28 and April 4, 2019,
as submitted.**

2. Roundtable Discussion

A. Planning Director's Report

B. FY19 Budget Transfer Request from the Planning Department

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **A. Received briefing.**
 B. Approved staff recommendation to approve the Budget Adjustment Request cited above.

A. 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 recent American Planning Association (APA) National Planning Conference held April 13 through 16 in San Francisco, California, with staff from the Planning and Parks Departments presenting in five sessions; the recent Art Walk event held on April 18 in Downtown Silver Spring, during which attendees visited murals at five different sites, with the next Art Walk event scheduled for May 30; ongoing work with the Better Block Foundation on a placemaking event in Burtonsville, with community meetings scheduled for June; upcoming placemaking events in the Long Branch area scheduled for May 5 and in September; the status of the Veirs Mill Corridor Master Plan, with the County Council approving the Plan on April 23; the status of the MARC Rail Communities Plan, with a County Council worksession scheduled for April 30 and the final Council vote forthcoming; the status of the Forest Glen/Montgomery Hills Sector Plan, which is scheduled to be presented to the County Council in the autumn; the status of the FY20 budgets, and an April 24 meeting with the County Council Planning, Housing, and Economic Development (PHED) Committee and staff from the Planning and Parks Departments, during which the Committee recommended that the Tier 1 and Tier 2 non-recommended reductions for both Departments be placed on the reconciliation list; and an upcoming tour of Baltimore scheduled for May 10 that will focus on how equity is tied in to much of the planning work in the city.

Ms. Carol Rubin, Special Project Manager, then offered a multi-media presentation and discussed the ongoing Interstate 495 (I-495) and Interstate 270 (I-270) Managed Lanes Study. According to Ms. Rubin, the Maryland Department of Transportation/State Highway

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2. Roundtable Discussion

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Administration (MDOT/SHA) recently released its recommended Alternatives Retained for Detailed Study (ARDS), as well as an online proposed impact map that will illustrate the worst-case scenarios from impacts for each of the seven retained alternatives. SHA staff will then base an Environmental Impact Study (EIS) on the proposed impacts from the project once the final preferred alignment has been determined. A Mandatory Referral for the project will come before the Planning Board between December 2019 and April 2020. Staff has expressed concerns regarding the limited number of access points from the proposed managed lanes to general purpose lanes, and the specific criteria for a total taking, versus a partial taking, of property, with Ms. Rubin noting that all the properties that SHA has recommended are located along the Montgomery County portion of I-495 in the Silver Spring area. A community meeting regarding the project is scheduled for tonight at Thomas S. Wootton High School.

There followed extensive Board discussion with questions to Ms. Wright and Ms. Rubin, during which Commissioner Patterson recommended mandatory equity training for staff in supervisory positions or above.

B. FY19 Budget Transfer Request from the Planning Department: Planning Department staff briefed the Board regarding an FY19 Operating Budget Adjustment request of \$610,000. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. The Board has authority to transfer appropriations between divisions as long as each divisional appropriation does not exceed 10 percent, which the requested transfer does not. The funds requested today will be transferred from the Personnel Services to Other Services and Charges, Supplies and Materials, and Capital Outlay to accommodate needed funding for the Wheaton Headquarters Leadership in Energy and Environmental Design (LEED) interior design standards at \$100,000; work program initiatives totaling \$94,000; Information Technology initiatives, such as PC replacement, conferencing, and training, totaling \$188,000; and capital equipment debt service payments for FY20-24 at \$228,000.

There followed a brief Board discussion with questions to staff, during which Commissioner Patterson recommended that staff submit more detailed and exact budget requests, and that for the next fiscal cycle, they cut between \$500,000 and \$700,000 in Personnel Services.

4. Forest Conservation Fees: In-lieu Fees and Administrative Civil Penalty Rate

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0-2

Nay: DREYFUSS & PATTERSON

Other:

Action: Approved staff recommendation for approval of the revised Forest Conservation fees, as discussed below.

Planning Department staff briefed the Board and requested approval for an increase of \$0.05 to the forest conservation in-lieu fee for a new rate of \$1.25 per square foot, and an increase of \$0.35 to the maximum administrative civil penalty allowable for forest conservation violations for a new rate of \$11.40 per square foot. Staff noted that the last increases went into effect July 1, 2017. The new rates will become effective July 1, 2019.

There followed extensive Board discussion with questions to staff, during which Vice Chair Dreyfuss expressed opposition to the increased fees, stating his belief that excessive fees hinder new development.

5. General Plan Update—Draft Communication Strategy Framework

Staff Recommendation: Receive briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the proposed Update to the General Plan, specifically the proposed communications strategy. Staff offered background information, noting that the first general plan for the Maryland Regional District, which included 294 square miles in Montgomery and Prince George’s counties, was completed in 1957, updated in 1964, then updated again in 1969 to include revised plan policies and recommendations to account for more rapid population and job growth than the 1964 plan had forecasted. The goals of the original General Plan and subsequent updates remain the same and include efficient land use, the protection of natural resources, and the orderly conversion of undeveloped land to urban use, among others.

According to staff, the proposed communications strategy was developed through stakeholder interviews; meetings with Montgomery Planning leadership, outreach planners, communications team members, and Ms. Anne Boyle from Rhodeside and Harwell consulting firm; a review of best practices from other jurisdictions; guidance from Planning Department staff; available data from internal audiences, such as Planning Department staff, Planning Board Members, and County Government officials; and available data from external audiences, such as residents, businesses, and other organizations. The communications goals proposed in the strategy will shape the outreach and marketing efforts for the General Plan Update and include a special focus on reaching historically under-represented audiences to ensure a reflection of community values and priorities such as economic health, community equity, and environmental resilience. The process will be broken down into four phases for reaching and engaging external audiences: 1) the Visioning Phase from June through October 2019, with the intent of bringing a level of excitement to audiences; 2) the Analysis Phase from June through December 2019, with the purpose of educating audiences; 3) the Feedback Phase from January through December 2020, with the goal of engaging audiences; and 4) Submission Periods from January through December 2021, where audiences can endorse and advocate for the plan.

Staff then discussed the implementation of the communications strategy campaign, identified as THRIVE Montgomery 2050, which will include the Thrive Week five-day kick-off event in five locations throughout the County scheduled for June; implementation of an

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5. General Plan Update—Draft Communication Strategy Framework

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interactive online quiz tool; outreach events, including pop-up visual recording visioning events at regional service centers, community centers, religious institutions metro stations, and malls; promotional events, including a video series, on-the-street interviews, and blogs; and the implementation of an online visioning tool that will include polls, photo contests, and quotes from presentations, studies, and the community.

There followed extensive Board discussion with questions to staff, during which Commissioner Patterson recommended that staff include middle school-aged children in their outreach efforts.*

6. McCormick’s Addition to Horizon Hill: Preliminary Plan Amendment No. 12007021A—Request for a 1-year extension to the validity period for the Preliminary Plan, which approved the creation of 2 lots for single-family detached residential housing; located on the south side of Red Barn Lane at the intersection with Glen Mill Road, approximately 2 1/2 miles north of Potomac; 5 acres; RE-2 Zone; Potomac Sub-region Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to extend the validity period of an approved Preliminary Plan. The 5-acre property is located on the southwest quadrant of the intersection of Red Barn Lane and Glen Mill Road and is zoned Residential Estate (RE-2) within the Potomac Sub-region Master Plan area. The site is currently developed with an existing single-family detached home, an accessory dwelling, and a large barn, and is accessed from Red Barn Lane via a single access point. Staff noted that the original Preliminary Plan subdivided the property and created two lots for two single-family detached residential units. Prior to platting, the original owner of the property, Ms. Anne Hale Johnson, sold three acres encompassing proposed Lot 1 to Dr. Robert Do, the co-applicant in the proposed request, while retaining two acres as proposed Lot 2.

Staff noted that the applicant is seeking a 12-month extension of the validity period for the existing Preliminary Plan, stating that following the unexpected death of Ms. Johnson in early 2018, the extension is needed to provide additional time for completion of the platting process, which has already been initiated. Staff noted that a condition of the Preliminary Plan required the provision of public water and the sealing of a well on the property for the two lots, to which Dr. Do originally objected but later relented prior to Ms. Johnson’s death. Additional difficulties arose after lienholders filed liens on proposed Lot 1, the resolution of which is still ongoing. The proposed extension will allow the applicant to continue the platting process following months of necessary pause as the estate continued to be settled, and to resolve lienholder issues on proposed Lot 1.

Mr. Patrick O’Neil, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Charles Rabkin offered testimony.

There followed a brief Board discussion.

7. Centro Cristiano Internacional Church: Preliminary Plan Amendment No. 12006124A---Request to add a new condition to extend the Plan validity by 12 months, located on the north side of Norbeck Road (MD 28), approximately 200 feet west of the intersection with Layhill Road (MD 182); 8.36 acres; RC Zone; 2005 Olney Master Plan area.

Staff Recommendation: Approval with Conditions and adoption of Resolution

BOARD ACTION

Motion: **PATTERSON/CICHY**

Vote:

Yea: **5-0**

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to extend the validity of an approved Preliminary Plan. The 8.36-acre site, identified as Parcels 905, 907, and 909, is located on the north side of Norbeck Road (MD28), approximately 200 feet west of its intersection with Layhill Road (MD182), and is zoned Residential/Commercial in the Olney Master Plan area and the Northwest Branch watershed. The property is developed with a single-family dwelling unit, which will be removed, contains 4.63 acres of forest located on its northern and western portions, and is accessed directly from MD28. Staff noted that the original Preliminary Plan, which was approved by the Planning Board in January 2008, subdivided the property into one lot for a 702-seat place of worship with no on-site weekday educational, daycare, or school uses.

According to staff, the original Preliminary Plan granted a 36-month validity period, with the County Council later granting four separate two-year automatic extensions to the Plan, bringing the validity expiration date to February 23, 2019. The applicant is seeking a 12-month extension of the validity period for the Plan, which will extend the validity until February 23, 2020, due to changes to the 2018-2027 Comprehensive Water Supply and Sewerage Plan, and compliance with the Montgomery County Department of Environmental Protection (DEP) Private Institutional Facilities (PIF) Concept Plan Change Verification Letter, which together resulted in unanticipated delays in plat recordation.

Ms. Carolyn Dean of Whitehaven Road offered testimony.

Mr. Don Rohrbaugh, consultant to the applicant, Mr. Nelson Melendez, also present, offered comments.

There followed a brief Board discussion, during which Commissioner Patterson instructed staff to engage the Maryland Department of Transportation/State Highway Administration (MDOT/SHA) to evaluate the segment of MD28 near the site for any existing safety issues.

11. Bethesda Downtown Sector Plan---Appointment of a new implementation Advisory Committee member for the Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of Recommendation to Fill Recent Vacancy for Implementation Advisory Committee

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation to appoint the recommended applicant to the Implementation Advisory Committee for the Bethesda Downtown Sector Plan.

Planning Department staff briefed the Planning Board and discussed the proposed appointment of a business community representative to replace an outgoing member of the Implementation Advisory Committee (IAC) for the Bethesda Downtown Sector Plan. According to staff, the Planning Department created a representative and balanced IAC to coordinate and monitor the progress of development and address implementation of the recommendations in the Bethesda Downtown Sector Plan, as outlined in the approved and adopted Plan. On March 19, the IAC Co-Chair representing the business community was informed that business community member Mr. Ramsey Meiser was planning to step down from the IAC. On April 4, 2019, the IAC nominated Mr. Mark Hendrickson from Federal Realty to complete Mr. Meiser's term. Staff then recommended the appointment of Mr. Hendrickson as Mr. Meiser's replacement.

There followed a brief Board discussion.

12. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***8. Cabin John Village: Site Plan No. 820190020** ---To construct 45,000 square feet (29,000 net new square feet) of commercial uses and 48 single-family attached units including 12.5% MPDU's, located at the northeast corner of Seven Locks Road and Tuckerman Lane; 25.32 acres, CRT-0.75, C-0.5, R-0.25, H-35 and R-90 Zone, 2002 Potomac Master Plan.

Staff Recommendation: Approval with Conditions and adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

In keeping with the April 12 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request for the Cabin John Village project. Staff noted that the request is to build+ 45,000 square feet of commercial uses and 48 single-family attached units, including 12.5 percent Moderately Priced Dwelling Units (MPDUs). The site is located at the northeast corner of Seven Locks Road and Tuckerman Lane in the Potomac Master Plan area. Staff noted that the applicant will make a financial contribution to M-NCPPC Parks for offsite improvements at the Cabin John Regional Park. As part of the Site Plan request the applicant will extend a sidewalk and bike lane offsite along the north side of Tuckerman Lane down to the northern entrance of Cabin John Regional Park. The proposed request also includes demolishing part of the existing shopping center to enhance the street grid and connectivity. As stated in the Site Plan conditions of approval, the applicant has offered several traffic mitigation measures, such as bike sharing, promotion of transit information, to address Master Plan guidance, and is requesting an exception to allow a narrower Common Open Space, which staff supports. Staff also added that it has received one letter from a citizen pertaining to this request.

Staff further added that the applicant must comply with the conditions of approval for the Final Forest Conservation Plan, which was approved as part of this Site Plan.

Ms. Erin Girard, attorney representing the applicant, stated that she has no comments and concurred with the staff recommendation.

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

***9. One Discovery Place**

A. Project Plan Amendment 92000002B -- CBD-2 (CR-5.0 C-4.0 R-4.75 H-200T), 3.5 acres, Amendment to update maximum density consistent with the original Site Plan Amendment 82000032A, increase total square footage from 545,429 square feet of office and child care uses to a total of 554,429 square feet of office and retail/restaurant uses (with no more than 8,000 square feet of retail/restaurant uses), redesign exterior space and reduce public use space from 83,785 square feet to 36,116 square feet, and make minor revisions to building design; located within the triangle formed by the intersections of Georgia Avenue, Colesville Road and Wayne Avenue; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions and adoption of Resolution

B. Site Plan Amendment 82000032D --- CBD-2 (CR-5.0 C-4.0 R-4.75 H-200T), 3.5 acres, Amendment to update maximum density consistent with the original Site Plan Amendment 82000032A, increase total square footage from 545,429 square feet of office and child care uses to a total of 554,429 square feet of office and retail/restaurant uses (with no more than 8,000 square feet of retail/restaurant uses), redesign exterior space and reduce public use space from 83,785 square feet to 36,116 square feet, and make minor revisions to building design; located within the triangle formed by the intersections of Georgia Avenue, Colesville Road and Wayne Avenue; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions and adoption of Resolution

BOARD ACTION

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

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

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Project Plan Amendment request cited above, subject to conditions, and adopted the attached Resolution.**

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

Planning Department staff offered a multi-media presentation and discussed Project Plan Amendment and Site Plan Amendment requests for One Discovery Place project, in accordance with the April 12 technical staff report. Staff noted that the proposed amendments are to update the maximum density consistent with the original Site Plan Amendment and to increase total

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***9. One Discovery Place -- Project Plan Amendment 92000002B & Site Plan Amendment 82000032D**CONTINUED

square footage from 545,429 square feet of office and child care uses to a total of 554,429 square feet of office and retail/restaurant uses, with no more than 8,000* square feet of retail/restaurant uses; redesign the exterior space and reduce public use space from 83,785 square feet to 36,116 square feet; and make minor revisions to the building design. The property totals 3.5 acres in size and is located within a triangle formed by Colesville Road, Georgia Avenue and Wayne Avenue. A heavily utilized pedestrian accessway runs from Ellsworth Place, across Georgia Avenue and through the site to Wayne Avenue and the Silver Spring Metro within the *Silver Spring Central Business District Sector Plan* area. Staff noted that the property has been used as Discovery Communications headquarters since its construction in 2003. The applicant purchased the property in 2018 after Discovery announced the relocation of its headquarters. The proposed Amendments are intended to make limited changes to the site and existing building to achieve a desirable space for new tenants and to reposition the property in the office marketplace.

Staff then noted that since the original Project Plan and Site Plan were approved in 2000, under the provisions of Section 59.7.7.1.B.3 of the Zoning Ordinance, these Amendments were reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Following the initial approval, the Planning Board administratively approved Site Plan 82000032A to increase allowable square footage from 478,898 square feet to 545,429 square feet, which led to a discrepancy between maximum square footage included in previous Resolutions and shown on the Certified Site Plans. This Site Plan Amendment resolves this discrepancy. In 1995, the Planning Board approved a Preliminary Plan to allow up to 673,514 square feet of development and with these Amendments, a balance of 119,085 square feet remains for future expansion.

Mr. Todd Brown, attorney representing the applicant, noted that he has no comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

10. Forest Glen/Montgomery Hills Sector Plan --- Presentation of Working Draft

Staff Recommendation: Approve Working Draft as Public Hearing Draft and Set Public Hearing Date

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Action: Approved staff recommendation for approval of the Forest Glen/Montgomery Hills Sector Plan Working Draft as the Public Hearing Draft and set the Public Hearing date for May 30, 2019.

Planning Department and Parks Department staff briefed the Planning Board on the Forest Glen/Montgomery Hills Sector Plan Working Draft and requested the Planning Board approval of the Working Draft as the Public Hearing Draft and to set the Public Hearing date for May 30, 2019. Staff noted that the Forest Glen/Montgomery Hills Sector Plan provides an opportunity to reassess and enhance the character of the plan area, leverage public investment and analyze alternative redevelopment and connectivity solutions. It is a timely analysis in that two related, important initiatives are underway: the MD97 study initiated by Maryland State Highway Administration (SHA) and the Washington Metropolitan Transit Authority (WMATA) feasibility analysis of the Forest Glen Metro Station. The plan explores new, creative approaches to longstanding transportation concerns and other land use and design-related issues within the corridor. Most importantly, Vision Zero policy to eliminate traffic-related fatalities and severe injuries is part of plan through measures to improve pedestrian and bicyclist safety and accessibility, while balancing vehicular mobility along the Georgia Avenue corridor.

Staff also added that utilizing the themes of *Reconnect, Reinvest, Reimagine*, the Forest Glen/Montgomery Hill Sector Plan offers recommendations that encourage equitable, attractive development, provide for housing choices at all levels and improve connectivity, ecological functions and open space. Internal research and information obtained during the extensive community engagement process guided the creation of this three-pronged approach and the resulting sector plan. The Sector Plan was initiated by the Planning Department in Spring 2017 and the Scope of Work for the Forest Glen/Montgomery Hills Sector Plan was approved by the Planning Board on November 2, 2017. As a part of the process, staff organized eight community meetings and participated in community driven public events and civic association led meetings (within and adjacent to the plan area) since plan initiation. Staff also utilized social media to increase community engagement efforts. The MCR React Map generated more than 300 plus comments which were used to shape preliminary plan recommendations.

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10. Forest Glen/Montgomery Hills Sector Plan --- Presentation of Working DraftCONTINUED

Staff further added that the preliminary working draft recommendations were presented to the community on December 4, 2018, and to the Planning Board on December 6, 2018. After receiving input from stakeholders and the Planning Board, Staff refined these preliminary recommendations which were presented to the community on March 18, 2019 for comment and feedback. On March 21, 2019, Maryland Department of Transportation/State Highway Administration (MDOT/SHA) staff presented a briefing on the status of the MD 97 Georgia Avenue Montgomery Hills project to the Planning Board. The purpose of the project is to establish a balanced approach to multimodal transportation within the MD 97 Corridor, between MD 192 (Forest Glen Road) and MD 390 (16th Street), such that it improves pedestrians and bicyclists safety and accessibility, while balancing vehicular mobility. The proposed project directly relates to the Forest Glen/Montgomery Hills Sector Plan, which includes the entirety of the project inside the sector plan boundary. MDOT/SHA staff indicated at the March 21 briefing that the project is continuing to be refined, but the key elements are not expected to change. The planning phase is expected to reach completion in the summer of 2019, which will include final Section 4(f) approval and approval from the Federal Highway Administration (FHWA) of the Categorical Exclusion. After those approvals, the project will move into the next phase which includes detailed engineering.

Planning Department staff continues to work with MDOT/SHA to determine the recommended cross-section of Georgia Avenue between Forest Glen Road and 16th Street, and any associated roadway and intersection projects, in both the short- and long-term, to be reflected in the Sector Plan.

Parks Department staff also briefly discussed proposed park improvements and potential acquisition of additional parks and open space.

Planning Department staff then noted that Historic Preservation Division staff could not be present today, but a summary of their findings is included in the Working Draft which staff briefly discussed, with Planning Department Director Gwen Wright offering some clarifications and additional information.

Staff then added that following the Public Hearing on May 30, Planning Board worksessions will be scheduled in June and July with transmittal of the Planning Board Draft to the County Council scheduled to take place prior to the August recess. There followed a brief Board discussion with questions to staff.