



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

**APPROVED
MINUTES**

Following a scheduled tour of the Forest Glen/Montgomery Hills Sector Plan area and lunch, the Montgomery County Planning Board met in regular session on Thursday, May 30, 2019, at 2:28 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:22 p.m.

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

Vice Chair Norman Dreyfuss was necessarily absent.

Items 1, 3, 5, and 6 are reported on the attached agenda.

Items 2 and 4 were removed from the Planning Board agenda.

The Board recessed for dinner at 4:40 p.m. and convened in Closed Session at 4:45 p.m. to take up Item 8, 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 4:45 p.m. in the 2nd floor conference room on motion of Commissioner Patterson, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor of the motion and Vice Chair Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(1)(ii), to discuss any other personnel matter that affects one or more specific individuals.

Also present for the meeting was Acting Principal Counsel Matthew Mills of the Legal Department.

There was no technical writer present during discussion of Item 8.

The Closed Session meeting was adjourned at 5:12 p.m.

The Board reconvened in the auditorium at 7:00 p.m. to receive testimony for Item 7 – Public Hearing for the Forest Glen/Montgomery Hills Sector Plan.

There being no further business, the meeting was adjourned at 8:22 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 6, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.



James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, May 30, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Francisco Landscaping – Forest Conservation Plan CU-19-04 – MCPB No. 19-001

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220190390, Ayrlawn

R-60 zone; 1 lot; located on the north side of Johnson Avenue, 220 feet east of Ewing Drive. Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190530 - 220190580, West Side at Shady Grove Metro

CRT (formerly TOMX-2.0/TDR) zone; 246 lots and 28 parcels; located in the area bounded by Shady Grove Road, the CSX railroad tracks and the Shady Grove Metro Station. Shady Grove Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***C. Other Consent Items**

1. Resolution of Adoption of MCPB No. 19-059---Appointment of Lori L. Depies as Public Member of the Audit Committee of the Maryland-National Capital Park and Planning Commission.

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to appoint Lori L. Depies as a Public Member of the Audit Committee of The Maryland-National Capital Park and Planning Commission.

***D. Approval of Minutes**

Planning Board Meeting Minutes of May 16, 2019

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of May 16, 2019, as submitted.

2. ~~Roundtable Discussion~~

~~Parks Director's Report~~ — REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***3. VOB Development**

A. Sketch Plan No. 320190040---Request to transform the existing car dealership, bank, retail building and associated surface parking lots into mixed-use development with a maximum of 1,051,012 square feet of development, with up to 110,169 square feet of non-residential uses and up to 940,843 square feet of residential uses, with up to 13% MPDU including 4% bonus density; on approximately 5.9 acres of land in the CR-4.0: C-2.0, R-3.5, H-250 Zone; located in the southeast quadrant of the intersection of Old Georgetown Road and Executive Boulevard; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions

B. Preliminary Plan No. 120190160---Request to consolidate Lots 5, 9, and 10, and Parcels 613 and 614, and the ROW referred to as S-21 and SHA-32 into two (2) lots, Lot 1 to be approximately 145,712 square feet in size and Lot No. 2 to be approximately 21,490 square feet in size with Lot 2 proposed to be dedicated to the Parks Department; for a maximum of 1,051,012 square feet of development, with up to 110,169 square feet of non-residential uses and up to 940,843 square feet of residential uses for up to 1,000 units, with up to 13% MPDU including 4% bonus density; on approximately 5.9 acres of land in the CR-4, C-2.0, R-3.5, H-250 Zone; located in the southeast quadrant of the intersection of Old Georgetown Road and Executive Boulevard; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. CICHY/PATTERSON

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: A. 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.

B. Approved staff recommendation for approval of the Preliminary 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 proposed Sketch Plan and Preliminary Plan requests to create two lots for the construction of a mixed-use development. The 5.9-acre site is located on the northeast quadrant of the intersection of Old Georgetown Road (MD187) and Executive Boulevard, with a small portion extending

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***3. VOB Development**CONTINUED

onto the southeast quadrant, and is zoned Commercial/Residential (CR) within the White Flint Sector Plan area. The property, identified as Lots 5, 9, and 10, is currently developed with a 44,508-square foot former VOB Saab automobile dealership, currently a T-Mobile retail store; a 39,989-square foot former Capital One Bank; and an 82,243-square foot former VOB dealership. The site also includes the 6,618-square foot parcel P613, 9,763-square foot P614, 14,787-square foot Montgomery County Department of Transportation (MCDOT) right-of-way (ROW) S-21, and the 22,430-square foot Maryland Department of Transportation State Highway Administration (MDOT/SHA) ROW SHA-32.

Following the consolidation of the property into two lots, identified as 145,712-square foot Lot 1 and 21,490-square foot Lot 2, the applicant proposes to redevelop the existing car dealership, bank, retail use, and associated surface parking lots with up to 1,051,012 square feet of mixed-use development to provide up to 1,000 residential units for a total of up to 940,843 square feet of residential uses and up to 110,169 square feet of non-residential uses, including retail and restaurant uses, within three buildings. A minimum of 13 percent Moderately Priced Dwelling Units (MPDUs) will be provided, which allows the applicant to increase the density by four percent and the height to 262 feet. As proposed, the project will provide less parking than the maximum parking permitted by the Zoning Ordinance, which will be accommodated by one level of underground parking and five levels of above-ground structured parking within each building. The proposed project will also incorporate road improvements for the White Flint Western Workaround (WFWW) by providing the required dedication of land and reconfiguration of existing ROW to create Grand Park Avenue and Market Street, and the realignment of MD187, which will be achieved through the dedication of 51,504 square feet of land and the transfer of 37,308 square feet from MDOT/SHA and MCDOT from abandoned portions of Executive Boulevard and MD187. A proposed interior circulation network that will connect to two garage entries and a central main service corridor will be accessed via an access point along the north-south segment of MD187, one along Grand Park Avenue, and two along the east-west segment of MD187. The applicant will also dedicate proposed Lot 2 located east of Grand Park Avenue to the Parks Department for the Sector Plan envisioned Civic Green.

Staff then briefly discussed minor corrections to the Sketch Plan, Preliminary Plan, and the staff report.

Staff did receive one letter from a neighboring property owner expressing concern regarding the commercial uses proposed for Lot 2. Staff addressed the concern, as detailed in the May 20 technical staff report.

Ms. Suzanne Hudson of Waycross Way and Ms. Wendy Calhoun, representing the Walter Johnson Cluster of Parent Teacher Associations, offered testimony.

Ms. Patricia Harris, attorney representing the applicant, offered comments, and concurred with the staff recommendation with the exception of Sketch Plan Condition 6 and Preliminary Plan Condition 18, both of which concern the road improvements for the WFWW. For Condition 6, Ms. Harris requested the inclusion of the phrase "or to be constructed," to which staff was

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***3. VOB Development**CONTINUED

amenable. Regarding Preliminary Plan Condition 18, Ms. Harris requested that either the Adequate Public Facilities (APF) Validity Period be extended from five years to seven and a half years or that the APF period not begin until MCDOT and MDOT/SHA have begun their portion of the WFWW road improvements.

Messrs. Sean Pichon and Bradley Dockelbaum, and Ms. Nancy Randall, members of the applicant's team, also offered comments.

Following extensive Board discussion regarding Ms. Harris' request to amend the APF Validity Period, Chair Anderson instructed staff and the applicant's team to meet and continue their discussion in order to reach an agreement during discussion of Item 5.

Following discussion of Item 5, staff and the applicant's team returned, noting that they had reached an agreement regarding the APF validity period. According to staff, a new Preliminary Plan condition was added that requires the applicant to submit a revised phasing plan prior to Certified Preliminary Plan review in order for the Planning Board to approve an APF Validity Period longer than the minimum recommended.

There followed extensive Board discussion during which the Board instructed staff to note in the Resolution that the application was submitted prior to current requirements for a minimum of 15 percent MPDUs.

~~*4.— Strathmore Square, Preliminary Plan No. 120190180—Request for multiple lots and parcels for up to 317,537 square feet of non-residential uses and up to up to 1,746,451 square feet of residential uses (with total density not to exceed 1,905,219 square feet) and an additional 22% bonus density based on 15% MPDUs, allowing up to 2,149 total units; located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane adjacent to the Grosvenor Strathmore Metro Station, Rockville; on approximately 14.6 acres of land zoned CR-3.0 C-0.5 R-2.75 H-300, CR-0.5 C-0.25 R-0.5 H-300, and R-60; within the 2017 Grosvenor Strathmore Metro Area Minor Master Plan area.—REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. General Plan Update - Scope of Work*Staff Recommendation: Approve Scope of Work***BOARD ACTION****Motion: FANI-GONZÁLEZ/PATTERSON****Vote:****Yea: 4-0****Nay:****Other: DREYFUSS ABSENT****Action: Approved staff recommendation for approval of the General Plan Update Scope of Work.**

Planning Department staff offered a multi-media presentation and discussed the proposed Scope of Work for the Update to the General Plan, THRIVE Montgomery 2050. Staff offered background information, noting that the first General Plan for the Maryland Regional District 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. Although the 1969 update was the last comprehensive update, the goals and objectives for the General Plan were refined in 1993, such as confirmation of the wedges and corridors concept. Staff added that the strategic framework of the current update will focus on economic health, community equity, and environmental resilience.

Staff then discussed the implementation of the Plan, noting that the Plan is currently in the outreach and engagement phase, which will lead up to the Draft Plan. Staff plans to kick-off the Plan with the Thrive Week event – five events over five days in each of the five County Council Districts from June 26 through June 30. Thrive Week events will include the Shady Grove Farmer’s Market from 11:00 a.m. to 2:00 p.m. in the rear parking lot on the Rockville campus of Johns Hopkins University; a dog-friendly Yappy Hour, hosted by Montgomery Parks, from 6:00 to 8:00 p.m. at Elm Street Park in Bethesda; outreach at the South Germantown Recreational Park Splash Park and Mini-golf facility from 3:00 to 6:00 p.m. in Boyds; live music at the Ellsworth Fountain Plaza Stage from 6:30 to 8:30 p.m. in downtown Silver Spring; and a Sunday Funday at Wheaton Veterans Urban Park from 10:00 a.m. to 4:00 p.m. in Wheaton. Staff noted that inter-agency coordination has included a briefing for Montgomery County Department heads on September 26, 2018; a briefing for Montgomery County Department of Environmental Protection (DEP) Chiefs on November 7, 2018; and a second County Department heads briefing on May 22, 2019. Staff added that a County Technical Advisory Group is expected to be established in the future.

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5. General Plan Update - Scope of Work

CONTINUED

In addition to the June Thrive Week event, the next steps for the Plan include the Visioning Phase from June through October 2019, the Analysis Phase from June through December 2019, development of the Plan from January through September 2020, Planning Board review from October 2020 through March 2021, and County Council review beginning in April 2021.

There followed extensive Board discussion with questions to staff during which the Board recommended exploring different venues for the June 28 Thrive Week event, such as the Germantown Town Center Urban Park or the Maryland SoccerPlex facility, and consulting with the American Planning Association to learn how other jurisdictions are developing their General Plans. Commissioner Patterson also instructed staff to share a list of influential and expert individuals in the County with the Planning Department Communication Team.

6. MARC Rail Communities Sector Plan--Resolution of Adoption

Staff Recommendation: Adopt Planning Board Resolution and Transmit to Full Commission of the M-NCPPC

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to approve and adopt the Planning Board Resolution for the MARC Rail Communities Sector Plan, as submitted, and to transmit it to the Full M-NCPPC Commission for adoption.

8. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(1)(ii), to discuss any other personnel matter that affects one or more specific individuals.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

7. Forest Glen/Montgomery Hills Sector Plan, Public Hearing

Staff Recommendation: Receive Public Testimony on the Public Hearing Draft Forest Glen/Montgomery Hills Sector Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION IN SILVER SPRING, MARYLAND.