



**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, June 13, 2019, at 9:31 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:26 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy, and Tina Patterson.

Vice Chair Norman Dreyfuss joined the meeting at 9:32 a.m. during discussion of Item 1, and Commissioner Natali Fani-González joined at 11:52 a.m. following discussion of Item 3.

Items 1 through 4 are reported on the attached agenda.

Item 1C4 was removed from the Planning Board agenda.

The Board recessed for lunch at 12:04 p.m. and reconvened in the auditorium at 1:50 p.m.

Items 6 through 10 are reported on the attached agenda.

Item 5 was removed from the Planning Board agenda.

Vice Chair Dreyfuss left the meeting at 4:30 p.m. following discussion of Item 8.

The Board recessed for dinner at 5:35 p.m. and reconvened in the auditorium at 7:09 p.m. to take up Item 11, a public forum on the Parks Department proposed FY21-26 Capital Improvements Program (CIP). There was no Technical Writer present for this Item.

Vice Chair Dreyfuss rejoined the meeting at 7:26 p.m.

There being no further business, the meeting was adjourned at 8:26 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 20, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read 'M. Clara Moise'.

M. Clara Moise  
Sr. Technical Writer/Editor

A handwritten signature in black ink, appearing to read 'James J. Parsons'.

James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, June 13, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Layhill Primrose Preliminary Plan 120180250 – MCPB No. 19-060
2. Windridge Winery Preliminary Plan 120180250 – MCPB No. 19-063

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & FANI-GONZÁLEZ ABSENT**

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

**\*B. Record Plats**

Subdivision Plat No. 220190400, Centro Cristiano Internacional Church, RC zone; One lot; located on the north side of Norbeck Road (MD-28), 720 feet east of Whitehaven Road. Olney Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: DREYFUSS & FANI-GONZÁLEZ ABSENT**

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

**\*C. Other Consent Items**

**1. Takoma Junction Extension No. 1**

**A. Preliminary Plan 120190150**, Takoma Junction, NR 0.75 H 50 and Takoma Park/Est Silver Spring Overlay zone, 1.25 acres, Request to extend review period for one lot for up to 40,761 square feet on non-residential uses until no later than January 9, 2020; located on Carroll Avenue, 90 feet west of Sycamore Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval of Extension*

**B. Site Plan 820190090**, Takoma Junction, NR 0.75 H 50 and Takoma Park/Est Silver Spring Overlay zone, 1.25 acres, Request to extend review period for one lot for up to 40,761 square feet on non-residential uses until no later than January 9, 2020; located on Carroll Avenue, 90 feet west of Sycamore Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval of Extension*

**2. Bethesda Downtown Sector Plan, Design Advisory Panel Appointments**

*Staff Recommendation: Approve Re-appointment of Two DAP Members with Expiring Terms*

**3. Administrative Preliminary Site-Plan No. 620190100, 7025 Longwood Dr., Extension No. 1---R-200 zone**, 0.99 acres, Request to extend review period for two one-family lots until no later than September 26, 2019; located on Longwood Drive approximately 280 east of Brooke Drive; 1990 Bethesda-Chevy Chase Master Plan.

**Staff recommendation: Approval of Extension**

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**\*C. Other Consent Items**

CONTINUED

~~4. 9615 Medical Center Drive, Site Plan Amendment No. 82010009C---Request to remove parking, reconfigure landscaping on the east side of Private Road B-8, and increase distance between pedestrian walkway and the building; modify north parking lot area to remove surface parking and expand entry plaza; modify the southern access from Blackwell Road, and modify the loading area and generator area; located on Blackwell Road, 500 feet west of the intersection of Medical Center Drive and Blackwell Road; on approximately 12.52 acres of land zoned LSC-1.5, H-150 T; within the 2010 Great Seneca Science Corridor Master Plan area.---REMOVED  
Staff Recommendation: Approval with Conditions~~

BOARD ACTION

**Motion: 1.A., 1.B., & 2. CICHY/PATTERSON  
3. CICHY/DREYFUSS**

**Vote:  
Yea: 1. through 3. 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: 1.A. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**

**1.B. & 3. Approved staff recommendation for approval of the Site Plan Extension requests cited above.**

**2. Approved staff recommendation for approval of the proposed members for the Design Advisory Panel in coordination with the Bethesda Overlay Zone and the Bethesda Downtown Sector Plan.**

**4. This Item was removed from the Planning Board Agenda.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of May 23 and May 30, 2019

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved Planning Board Meeting Minutes of May 23 and May 30, 2019, as submitted.**

**2. Updated Definitions and Characteristics for Perennial, Intermittent and Ephemeral Streams---**Proposed changes to the definitions of perennial streams, intermittent streams, and ephemeral streams and their associated characteristics. These definitions will replace those currently found in the Guidelines for Environmental Management of Development in Montgomery County (January 2000).

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** FANI-GONZÁLEZ ABSENT

**Action:** Approved staff recommendation for approval of the proposed updates to the Guidelines for Environmental Management of Development in Montgomery County, as submitted.

Planning Department staff offered a multi-media presentation and discussed proposed updates to the Guidelines for Environmental Management of Development in Montgomery County, specifically the definitions and associated characteristics of perennial, intermittent, and ephemeral streams. According to staff, the Guidelines, a Planning Board approved guidance to staff, applicants, and residents regarding appropriate techniques to protect natural resources during the development process, was created in 2000. In 2014, The Ten Mile Creek Master Plan established new environmental standards and buffers for new development in the Ten Mile Creek Watershed within the Plan area. The Montgomery County Council directed staff to make regulatory changes needed to implement the Master Plan recommendations. There are currently three stream types identified in the Guidelines: 1) Ephemeral, with no stream buffers; 2) Intermittent, which are protected via stream buffers; and 3) Perennial, also protected via stream buffers. The Ten Mile Creek Master Plan emphasizes the value of protecting ephemeral streams in the Ten Mile Creek watershed and requires a 50-foot buffer around them to help maintain natural drainage patterns and functions. To that end, staff feels that the current definitions within the Guidelines are inadequate.

The Guidelines currently define an ephemeral stream as a channel at the terminus of an intermittent stream that has flow only in direct response to precipitation. Staff proposes to revise that definition to state that ephemeral streams are above the groundwater table and convey flow only during, and for a short duration, after – generally less than 48 hours – and in direct response to, a precipitation event. Ephemeral streams do not include roadside ditches. Intermittent streams are currently defined as surface waters, contained within a defined channel or bed, that flow at

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**2. Updated Definitions and Characteristics for Perennial, Intermittent and Ephemeral Streams****CONTINUED**

least once per year. An intermittent stream, for purposes of these Guidelines, includes one or more of the following characteristics: (1) Defined or distinct channel; (2) Hydric soils or wetlands within or adjacent to channel; (3) Hydraulically sorted sediments; (4) Removal of vegetative litter; and (5) Loosely rooted vegetation by the action of moving water. Staff proposes to update the definition to include streams that typically have baseflow at least once per year. Typically, in the winter and spring, the groundwater table is elevated, increasing the likelihood that the groundwater level is higher than the bed of a stream channel. A perennial stream is currently defined by the Guidelines as a stream that has baseflow all year. Staff proposes to update the definition to streams that typically have continuous baseflow from the groundwater table, which is generally located above the streambed throughout the year.

Staff also proposes to update the definition of stream to a body of water in a channel that flows at least some of the time, and to add a definition for channel, a linear depression with bed and banks on the land surface created by, and conveying, water that flows at least some of the time. The proposed revisions also include new Appendix E, which will provide guidance for use in classifying stream types, including typically observed characteristics, and identify protected ephemeral streams, which are streams that touch or overlap environmental buffers associated with other downstream hydrologic features, including other ephemeral streams.

The following speakers offered testimony: Ms. Anne James representing the Friends of Ten Mile Creek and Little Seneca Reservoir; Ms. Cathy Wiss representing the Audubon Naturalist Society; Ms. Lowen of Sycamore Lane; and Mr. Matthew Wessel of the Rodgers Consulting firm.

There followed extensive Board discussion with questions to staff.



**\*3. Park Potomac: Sketch Plan No. 320190020---**Application for up to 2,326,279 sq. ft. of total development (1,693,406 sq. ft. existing), including up to 1,656,651 sq. ft. of residential use (including a minimum 12.5% MPDUs on all new development), and up to 669,628 sq. ft. of commercial uses; Located in the northwest quadrant of the interchange of Montrose Road and I-270, approximately 54.84 acres, CRT 1.25; C-0.5, R-0.75, H-100T; Potomac Sub-region Master Plan.

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

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved staff recommendation for approval of the Sketch 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 Sketch Plan request to construct a mixed-use development. The approximately 54.84-acre property is located mainly on the northwest quadrant of the Interstate 270 (I-270) interchange with Montrose Road, bounded by the City of Rockville southern border to the north, Seven Locks Road to the west, and is zoned Commercial/Residential/Town (CRT) within the Potomac Sub-region Master Plan area. The property is currently developed as a 1,693,406-square foot mixed-use center, with forest conservation and lower density residential in the western portion, multi-family rental and condo buildings centrally located, and office and retail uses adjacent to I-270 to the east. Staff discussed previous approvals, which include a 2003 Preliminary Plan and 2008 Preliminary Plan Amendment for 850,000 square feet of non-residential uses, including a 156-room hotel and 450 multi-family units with Transferable Development Rights (TDRs); a 2004 Site Plan for 150 townhouse units; and a 2004 Site Plan with amendments for 820,000 square feet of office uses, and 145,000 square feet of retail uses.

Staff noted that the applicant proposes to construct a total of up to 2,326,279 square feet of mixed-use development in three buildings with a maximum height of 100 feet, including up to 1,656,651 square feet of residential uses, to include 12.5 percent Moderately Priced Dwelling Units (MPDUs) for all new development, and up to 669,628 square feet of commercial uses. Because 1,693,406 square feet of density has already been built, only 632,873 square feet of new development is proposed, which represents an increase of density above the previously built density but not an increase above the previously approved density, resulting in an

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**\*3. Park Potomac: Sketch Plan No. 320190020**CONTINUED

increase in residential density and a decrease in commercial density from what was originally approved. Building A/B is proposed as a residential multi-family structure with an integrated parking garage, with Building C proposed as an office building adjacent to an expanded public garage. Building F is proposed as a non-residential building to be located above an existing parking garage, with parking for Building F having already been built and accounted for with the existing garage. All three new buildings will be located within the eastern portion of the site. While the Sketch Plan boundary covers the entire Park Potomac property, the only proposed changes are the three new buildings, some modifications to existing open space, and minor changes to circulation, including a proposed new street segment between buildings A/B and C. The remaining buildings, open areas, and circulation will remain largely unchanged. Staff noted that 303,148 square feet of common open space with natural surface trails will be provided within three existing forest conservation areas located along the western and southern portions of the site, a clubhouse/play area just to the east of the northern-most conservation area, and a centrally located neighborhood green. Public open space totaling 81,668 square feet will be provided in three central plazas, as well as an existing green amenity, and proposed enhancements to the landscaping and pedestrian circulation at the entrance of the site.

Staff did receive two requests from neighboring property owners to consider the proposed location of Building F as public open space. Staff addressed these requests, as detailed in the May 31 technical staff report. Following the publication of the staff report, staff also received an email expressing concerns regarding pedestrian safety, particularly along Cadbury Avenue.

Staff noted that Mr. Mark Terry from Montgomery County Department of Transportation (MCDOT) was present and is available to answer any questions regarding pedestrian safety.

Ms. Barbara Sears, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Josh Etter and Ms. Sylke Knuppel, members of the applicant's team, also offered comments.

Mr. Bruce Fonoroff representing the Park Potomac and Brownstones at Park Potomac Homeowners Associations offered testimony.

At the request of Commissioner Patterson, Mr. Mark Terry of MCDOT, briefly discussed traffic adequacy and pedestrian safety, specifically along Cadbury Avenue.

There followed extensive Board discussion with questions to staff and some of the speakers.

\*4. **Flower Hill Parcels A-8 & A-9, Site Plan No. 81985107B**---Request to allow for 15,659 square feet of commercial restaurant and retail/service uses to be developed on Parcel A-9, which includes 7,829 square feet of restaurant uses and 7,830 square feet of retail/service uses, which will feature a green roof and roof top restaurant bar; located in the southeast quadrant of the intersection of Woodfield Road and Muncaster Mill Road; on approximately 3.27 acres of land in the PNZ Zone; within the 1996 Gaithersburg Vicinity Master Plan.

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

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request to allow for an additional 15,659 square feet of non-residential uses on one parcel of a partially developed property. The approximately 3.269-acre site, identified as Parcel A-9, is located on the southeast quadrant of the intersection of Woodfield Road (MD124) and Muncaster Mill Road and is zoned Planned Neighborhood Zone (PNZ) within the Gaithersburg Vicinity Master Plan area. The site is currently undeveloped and accessed from adjacent Parcel A-8.

Staff noted that the applicant is requesting to develop only Parcel A-9 with 7,829 square feet of restaurant uses and 7,830 square feet of retail/service uses. The application also proposes 80 new surface parking spaces, a right-in vehicular access point from MD124 through adjacent Parcel A-8 to Parcel A-9, and seven new retail/commercial store fronts. The proposed building will also provide 11,800 gross square feet for a green roof, which will include a roof-top bar & restaurant.

Mr. Richard Pettit, member of the applicant’s team, offered comments.

There followed a brief Board discussion.

~~5. — Zoning Text Amendment No. 19-04: Animal Boarding and Care—Residential Zones  
— ZTA 19-04 amends the Montgomery County Zoning Ordinance to allow Animal Boarding and  
Care as a limited and conditional use in all residential detached zones. — REMOVED  
Staff Recommendation: Transmit Comments to County Council~~

~~(NOTE: Action required for County Council public hearing of 6/18/19)~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**6. Roundtable Discussion**

- Parks Department Director’s Report

**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 Planning Department events and activities: Mr. Riley introduced Ms. Erica Jenkins as his newly-hired Administrative Assistant replacing his previous assistant who left seven months ago for a new opportunity. Ms. Jenkins is a graduate of the University of Maryland with a Bachelor’s degree in Education and Math, and is a former Washington D.C. Public Schools teacher; briefing on Deputy Director Mitra Pedoeem’s retirement party, after 16 years of service with the Parks Department, held at Brookside Gardens last Friday; annual Awards Gala held on May 16 during which the Potomac Chapter of the American Society of Landscape Architects recognized 15 projects with professional awards, with two of these awards going to the Parks Department for the Kemp Mill Urban Park and the Greenbriar Local Park, which each won a Merit Award for Design Excellence; brief report on bike-to-work day events; the Breewood Watershed Restoration event held on June 8 by the Montgomery County Department of Environmental Protection (DEP) in the Breewood community of Silver Spring to mark the completion of the first watershed restoration project of its scope in Montgomery County. County Executive Marc Elrich and many other officials and community members present at the event recognized the many efforts to restore the areas and reduce the amount of polluted water.

Mr. Riley then briefly talked about the Parks Department upcoming events: the ongoing Wings of Fancy Live Butterfly & Caterpillar Exhibit at Brookside Gardens, which will close on September 22; the Women’s World Cup viewing party at the Wheaton Sports Pavilion scheduled for June 16; the Mudfest scheduled for June 22 from 11 a.m. to 3:00 p.m. at the Woodstock Equestrian Park at Black Hill Regional Park; another Yappy Hour for dog owners scheduled for June 27 at Elm Street Urban Park in Bethesda; Independence Day Celebrations scheduled for Thursday, July 4, from 7:00 to 9:45 p.m. at the South Germantown Recreational Park and the Germantown Glory and Mid-County Sparkles; and the Food Matters and Food Recovery and Community Impact event scheduled for July 26 from 6:30 to 8:30 p.m.

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

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**6. Roundtable Discussion -- Parks Department Director's Report**CONTINUED

Commissioner Patterson asked Mr. Riley if he was aware of the American Public Gardens Association Conference scheduled for June 19 at Brookside Gardens, which she and Commissioner Fani-González will attend as members of the panel to speak about public service, diversity, equity and inclusion. Mr. Riley noted that he was invited but will not be in town.

Commissioner Patterson also requested that Mr. Riley return to the Planning Board with some answers regarding a resident's request regarding significant erosion in one of the parks, which name escapes her. Ms. Patterson requested that Mr. Riley instruct his staff to work with the Department of Environmental Planning to address this issue.

Commissioners Cichy and Fani-González also mentioned their attendance at a Park Police event and praised Chief McSwain for his leadership and good work, which was echoed by Mr. Riley.

7. **Takoma-Langley Recreation Center**---Authorization to exchange land with the City of Takoma Park to implement the recommendations of the 2012 Takoma-Langley Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 5-0**

**Nay:**

**Action: Approved staff recommendation to authorize the proposed land exchange with the City of Takoma Park related to the Takoma-Langley Recreation Center, in order to implement the recommendations of the 2012 Takoma-Langley Sector Plan.**

Parks Department staff briefly discussed a proposed land exchange with the City of Takoma Park related to the Takoma-Langley Recreation Center, as recommended in the 2012 Takoma-Langley Sector Plan. Staff noted that the intent of this proposed land exchange between The Maryland National-Capital Park and Planning Commission (M-NCPPC) and the City of Takoma Park is to allow the City to redevelop the recreation center site with a newer and larger recreation center while removing from Montgomery County Parks the ongoing liability for the maintenance and repair of an outdated structure. In addition, this land swap will benefit the Commission by consolidating the ownership of a down-county Stream Valley Park, thus facilitating the creation of trails and other future park improvements.

Staff also noted that the Takoma Langley Recreation Center property consists of 1.8 acres and includes a 6,894 square-foot recreation building, parking for approximately 30 cars, and a wooded buffer area to the south. The exchange parcel, Parcel P259, consists of 0.9 acres of forested stream valley land located as an in-holding within the Long Branch Stream Valley Park, Unit 1A. The Commission will transfer all responsibilities for the existing recreation center building and land to the City at the time of the land exchange, resulting in measurable operating budget savings to the Commission. In conformance with the Master Plan recommendations, the City of Takoma Park intends to partner with a developer to build a new 20,000 square-foot recreation center with housing and/or neighborhood retail and will operate the new recreation center.

Staff added that in April 2019, the City of Takoma Park and Montgomery County Department of Parks signed a non-binding Letter of Intent (LOI) outlining the proposed terms for the future land exchange agreement, which has been submitted to the Planning Board as part of the May 31 memorandum.

Ms. Suzanne Lavaux, representing the City of Takoma Park, offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff during which Commissioner Fani-González expressed her support for, and delight, at this acquisition, stating that this was overdue.

**8. Park Facility Plan: Capital Crescent Trail Crossing at Little Falls Parkway Safety Improvements---**Facility plan for safety improvements at the Capital Crescent Trail crossing at Little Falls Parkway in Bethesda, Maryland, Westbard Sector Plan area.

*Staff Recommendation: Approve Facility Plan and Cost Estimate*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/DREYFUSS**

**Vote:**

**Yea: 4-0-1**

**Nay: ANDERSON**

**Other:**

**Action: Approved Alternative B of the Park Facility Plan for Safety Improvements at the Capital Crescent Trail Crossing at Little Falls Parkway, including the feasibility of adding a pedestrian bridge, contrary to staff's recommendation to approve Alternative A.**

In keeping with the May 23 technical staff report, Parks Department staff offered a multi-media presentation and discussed a proposed Park Facility Plan for safety improvements for the Capital Crescent Trail (CCT) crossing at Little Falls Parkway (LFP) in Bethesda, in the Westbard Sector Plan area. The crossing is located between the intersection of Little Falls Parkway and Arlington Road to the north and Little Falls Parkway and Hillandale Road to the south. The Capital Crescent Trail is an 11-mile hard surface shared use trail extending from Silver Spring to Georgetown in the District of Columbia. Approximately 5.5 miles of the trail are in Montgomery County. The Trail was created in the 1990s from the conversion of the Georgetown Branch of the B&O Railroad, as part of the ongoing nationwide "Rails to Trails" efforts to create off-road trails from abandoned railroad rights-of-way. The Capital Crescent Trail is the most heavily used trail in Montgomery County, approximately 2,000 to 5,000 users daily, and experiences both recreational and commuter traffic.

Staff also noted that the Trail crosses Little Falls Parkway, a four-lane roadway consisting of two lanes in each direction with a grass median, approximately one-third of a mile south of Bradley Boulevard near the Bethesda Pool. Little Falls Parkway was originally constructed in the 1960s to provide access to Little Falls Park and has provided a connection between MD 190 (River Road) and MD 191 (Bradley Boulevard), as well as to the residential communities in the area. The Capital Crescent Trail crossing at Little Falls Parkway has historically been the site of frequent conflicts between trail users and motorists. The four-lane cross-section on Little Falls Parkway allowed for the multiple-lane threat scenario, a recognized traffic safety problem occurring along road sections that are more than two lanes wide and have an uncontrolled crossing and no traffic signal or stop sign.

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**8. Park Facility Plan: Capital Crescent Trail Crossing at Little Falls Parkway Safety Improvements**CONTINUED

Staff added that following a bicyclist fatality at the crossing in October 2016, Montgomery Parks in coordination with Park Police and the Montgomery County Department of Transportation implemented a Vision Zero-based interim road diet along Little Falls Parkway between Arlington and Hillandale Roads. Montgomery County is the first suburban county in the United States to commit to Vision Zero, a national initiative to eliminate pedestrian and bicyclist traffic fatalities and conflicts, while increasing safe, healthy, and equitable mobility for all pedestrians. The interim road diet condition reduced the cross-section of Little Falls Parkway from four lanes to two lanes at the Trail crossing by closing the outside travel lane in each direction. The travel lanes were closed off with chains and flexible posts, and the speed limit was reduced to 25 mph. The grass median dividing the northbound and southbound travel lanes remained. In late 2017, Montgomery Parks initiated the Capital Crescent Trail Crossing at Little Falls Parkway Safety Improvements project to develop a facility plan recommendation for permanent safety improvements at the crossing. Sabra & Associates, Inc., a multi-disciplinary engineering consulting firm specializing in transportation engineering was contracted to assist with the project.

The following three alternatives were discussed: Alternative A- Permanent Road Diet Alternate A has many advantages: it is an extension of the interim road diet that has been in place for over two years which has demonstratively increased safety at the crossing, it is the least expensive to maintain and construct, and has negligible environmental impacts; Alternate B: Trail Reorientation to Arlington Road Signal; Alternative B - controls the crossing by shifting the Trail to the Arlington Road intersection traffic signal. There would be a full pedestrian phase for the signal where all traffic is stopped, and Trail users have the right of way to cross. The pedestrian phase results in increased delay for both motorists and trail users compared to other alternatives. This may result in increased frustration among trail users and vehicles; and Alternative C - An overpass trail bridge is a very popular option amongst the community because it completely separates vehicle traffic and trail users. It is the only alternative which would decrease motorist travel times while still maintaining safety for trail users. However, Alternative C has significant disadvantages, including substantial construction, approximately 6 million dollars, and maintenance costs. It was also noted that Alternative C has significant impacts to adjacent environmental features.

Staff then added that an online Open Town Hall forum was opened by Montgomery Parks in November 2018 and closed in February 2019. The format allows for on-line comments and was identical to the survey distributed at the October 2018 community meeting. Montgomery County Parks received the following 318 individual positions on the proposed alternatives: Alternative A: 51 votes (16%); Alternative B: 94 votes (30%); Alternative C: 156 votes (49%); and No position: 17 votes (5%). Many Town Hall users supported a pedestrian overpass bridge, and many commented that the existing interim road diet could be confusing. Some users also requested a return to four lanes of travel on Little Falls Parkway, and some indicated that the interim road diet had resulted in increased traffic on adjacent neighborhood roadways.

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**8. Park Facility Plan: Capital Crescent Trail Crossing at Little Falls Parkway Safety Improvements**

CONTINUED

The following speakers offered testimony: Mr. Jeffrey Slavin, Mayor of the Town of Somerset; Ms. Jenny Sue Dunner of Dorset Avenue; Mr. David Kathan of Dorset Avenue; Mr. Harold Pfohl of Chevy Chase; Ms. Patricia Johnson of Oakland Road and representing the Kenwood Citizens Association; Ms. Mary Eileen Morrissey of Kennedy Drive and representing the Kenwood Neighborhood - Kennedy Drive Coordinating Committee; Mr. Jackson Bennett of Kennedy Drive; Ms. Joan Wathen of Fairfax Road; Ms. Lynn Balzer-Martin of Hillandale Road and representing the Kenwood Forest II Condominium Association; Mr. Peter Gray of Brisbane Street and representing the Washington Area Bicyclist Association; Mr. Franklyn Linton of Dorset Avenue and representing the Coalition for the Capital Crescent Trail; Mr. David Barron of Highland Drive and representing the Kenwood Citizens Association; Mr. Richard Hoye of Lucas Lane; Ms. Bethany Drehman of Hillandale Road; Mr. Scott Sacknoff of Chevy Chase; Mr. Mark Flugge of Rosedale Avenue; Mr. Peter Burr of Highland Drive; and Mr. Daniel Noland of Hillandale Road.

There followed extensive Board discussion with questions to staff.

9. **SoccerPlex 2018 Annual Report**---Executive Director Matt Libber will present the SoccerPlex 2018 Annual Report.

*Staff Recommendation: Accept the Maryland Soccer Foundation (MSF) 2018 Year-End Report as Submitted*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing on the Maryland Soccer Foundation, Inc (MSF) SoccerPlex 2018 Annual Report.**

Mr. David Tobin, Manager of Public/Private Partnerships for the Parks Department, offered brief comments and introduced Mr. Matt Libber, the recently appointed Soccerplex Executive Director, replacing Ms. Trish Heffelfinger, who retired in December 2018 after twenty years. Mr. Libber offered a multi-media presentation and briefed the Planning Board on the Maryland Soccer Foundation, Inc (MSF) SoccerPlex 2018 Annual Report.

Mr. Libber noted that the MSF has a forty-year lease with The Maryland National-Capital Park and Planning Commission (M-NCPPC) to manage and maintain the Discovery SoccerPlex, located in South Germantown Recreational Park (SGRP). The lease expires in 2039. The SoccerPlex is a 162-acre soccer facility consisting of 24 outdoor soccer fields, one championship tournament stadium field with stadium seating, one indoor multi-purpose facility, and three artificial turf fields with lights. The SoccerPlex is one of the M-NCPPC's Public-Private Partnership projects, originally developed in 1999, with a total initial project development cost of \$28,081,000, of which 39 percent was public funding and 61 percent was private. Since 2000, the MSF has invested over \$7 million in general capital improvements, creation of three turf fields and stadium improvements. The Montgomery County Parks Department Capital Improvements Program (CIP), and operating funds that maintain and operate SGRP in its entirety, also serve to facilitate the successful operation of Soccerplex by maintaining the infrastructure, sharing the use of Parks facilities and equipment, and other critical services. In addition, Parks Department staff provide special event support, maintain trails and roadways, and support multiple other partnerships and enterprise facilities located at SGRP.

Mr. Libber also added that as part of the MSF's amended lease agreement terms, the MSF provides the Montgomery County Planning Board with an annual report consisting of: the programmatic benefits and services offered to the public during the year; a financial statement describing their operating and capital budget expenditures, income and reserve funding

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**9. SoccerPlex 2018 Annual Report**

CONTINUED

management during the year; the identification of any new initiatives and any updates to their business plan; information on the Soccer Association of Montgomery County (SAM); and community outreach and events.

Mr. Libber then briefly discussed recent and proposed upgrades at the SoccerPlex Discovery Sports Center, including replacement of the arena floor, exploring solar and geothermal options, drainage upgrades; technology upgrades, and landscaping projects, and also noted proposed future plans to improve all the facilities.

There followed a brief Board discussion with questions to Messrs. Tobin and Libber, as well as Parks Department Director Mike Riley.

10. **Site Suitability Study for Dog Parks**---The purpose of the Suitability Study for Dog Parks is to identify M-NCPPC Parks suitable for future dog park facilities in higher-density parts of the County.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PATTERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** DREYFUSS ABSENT

**Action:** Approved staff recommendation for approval of the Suitability Study for Future Dog Parks Facilities in the County.

Parks Department staff offered a multi-media presentation and discussed a Site Suitability Study for Dog Parks. Staff noted that the purpose of the study is to identify existing Montgomery County parks suitable for future dog park facilities in higher-density parts of the County. Staff recognizes that dog parks are some of the most desired social gathering places in our park system, yet there are currently only six dog parks in operation on Montgomery County parkland. More of these facilities are needed to keep up with high demand, particularly in higher-density areas where residents in townhouses or multi-family housing are less likely to have a yard. National trends indicate that dog parks are one of the fastest growing segments of parks and recreation, particularly in urban areas. In the Trust for Public Land’s (TPL) annual “City Parks Facts” analysis, TPL staff rank cities according to a number of factors, including dog parks. The American Veterinarian Medical Association estimates that approximately 40 percent of U.S. household have at least one dog. Forbes Magazine recently reported that there are now more pet-owning households than there are those with children, and numerous popular media articles and scholarly papers on the social, emotional, and physical health benefits of dog parks discuss the importance of dog park facilities as community gathering spaces, and that having these facilities may encourage pet owners to get out for a walk, meet their neighbors, and form new connections.

Staff also noted that Montgomery County Parks Department staff receives many requests for new dog park facilities, particularly in the highest-density parts of the County. In addition, the last two Parks, Recreation, and Open Space (PROS) Plans approved by the Planning Board in 2012 and 2017, document a need for additional dog park facilities in the park system over the next decade. The PROS Plan estimates an overall number of facilities needed in the County based on the percentage of population in each of the seven “PROS Service Areas.” As stated in the PROS, these facilities should be delivered in proportion to the County’s population in each of those seven service areas.

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**10. Site Suitability Study for Dog Parks**CONTINUED

Staff further added that the Dog Parks Site Suitability Study is an initiative of the PROS Plan. Using the service delivery strategy and needs estimates outlined in the PROS Plan, this primarily data-driven study will serve as a reference tool for Parks Department staff and decision-makers in locating new dog park facilities, and within future park design and development projects. It may also help identify locations for temporary, pop-up dog park events such as “Yappy Hour,” recently held at Elm Street Park. Sites identified in this study do not guarantee the construction of a future dog park facility, nor limit the possibility of a dog park facility at other parks in the County.

Staff then briefly discussed the recommended parks, i.e., North Chevy Chase, Elm Street Urban Park; Norwood Local Park; Willard Avenue Local Park; Wall Local Park; Jessup-Blair Local Park; South Four Corners Neighborhood Park; Layhill Village Park; Washington Square Local Park; Ovid Hazen Wells Recreation Park; Calverton-Galway Local Park; and South Germantown Recreational Park. The recommended parks are locations that met the physical evaluation criteria of the Site Suitability Study, improved geographic distribution, and received favorable input from both Park Managers and Operations staff, as well as County residents, via the Open Town Hall forum. Using the PROS Plan and the target of 25 facilities by 2030, staff estimated the number of facilities needed per PROS Service Area. The sites are recommended for future M-NCPPC Dog Park facilities in the County and for programming in the Montgomery County Parks Department Capital Improvements Program (CIP).

The following speakers offered testimony: Mr. Ralph Wooden of River Road; and Mr. Stephen Lane of River Road.

There followed a brief Board discussion with questions to staff.

**11. M-NCPPC FY21-26 Parks Department Capital Improvements Program (CIP) --  
Public Forum**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Comments from the Public.**