



**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, July 18, 2019, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:00 p.m.

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

Vice Chair Norman Dreyfuss and Commissioner Natali Fani-González were necessarily absent.

Items 1 through 6, and Items 9, 7, and 8, discussed in that order, are reported on the attached agenda.

The Board recessed for lunch at 11:51 a.m. and convened in Closed Session at 11:53 a.m. to take up Item 18, 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 11:53 a.m. in the auditorium on motion of Commissioner Patterson, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Cichy and Patterson voting in favor of the motion, and Vice Chair Dreyfuss and Commissioner Fani-González absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session meeting was James Parsons of the Commissioners' Office.

In Closed Session the Board approved the Closed Session Minutes of March 7, 21, and 28; April 25; May 16 and 23; and June 27, 2019.

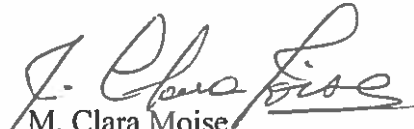
The Closed Session meeting was adjourned at 11:54 a.m.


The Board reconvened in the auditorium at 1:15 p.m.

Items 10 through 15, and Items 17 and 16, discussed in that order, are reported on the attached agenda.

Item 19 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 6:00 p.m. The Planning Board will meet in a special Closed Session meeting via telephone conference on Wednesday, July 24, 2019. The next regular meeting of the Planning Board will be held on Thursday, July 25, 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, July 18, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 9615 Medical Center Drive Site Plan 82010009C – MCPB No. 19-099
2. Avalon Residential Site Plan 820190070 – MCPB No. 19-074

**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. 220141240, Goshen Heritage -- RE-2 zone; 4 lots; located on the west side of Goshen School Road, 450 feet north of Goshen Valley Drive; Agriculture and Rural Open Space 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. 21627 Ripplemead Drive, Laytonsville: Forest Conservation Plan Amendment 11996071C (In response to a Forest Conservation Violation) ---Request to remove 0.36 acres of Category 1 Conservation Easement and to replace with 0.72 acres of credit offsite. Located approximately 2,670 feet east of Riggs Road; Olney Master Plan.**

*Staff Recommendation: Approval with Conditions*

**2. Correction of Resolution for Preliminary Plan 120190020, MCPB No. 19-063, Windridge Winery ---Corrections to this resolution have become necessary to reflect Planning Board revisions, whereby Condition number 8(c) was corrected at the Planning Board to reflect the appropriate site development timing, Condition 11 was not also adjusted to meet the same site development timing.**

*Staff Recommendation: Approval*

**3. Walt Whitman High School Mandatory Referral MR2019022---R-90 zone, 25.16 acres, Request to construct a three-story classroom addition, parking lot, drop-off loop and ADA upgrades; located in the northeast quadrant of existing school site at 7100 Whittier Blvd Bethesda. 1990 Bethesda-Chevy Chase Master Plan.**

*Staff Recommendation: Transmit comments to Montgomery County Public Schools*

**4. Westfield Montgomery, Preliminary Plan 12005018C and Site Plan 82005003E, Regulatory Extension Request #2---Request to extend the regulatory review period from July 18, 2019 to July 16, 2020; for redevelopment of a portion of the property with up to 1,840,421 square feet of commercial development, up to 831,270 square feet of residential development (717 dwelling units), and structured parking; located at 7101 Democracy Boulevard, Bethesda; on approximately 59.45 acres of land zoned GR-1.5, H-45 and Regional Shopping Center Overlay Zone; within the 2018 Rock Spring Sector Plan area.**

*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**5. Rock Spring Centre, Preliminary Plan Amendment No. 11998092C, Regulatory Extension Request #1**---Request to extend the regulatory review period from July 25, 2019 to January 16, 2020; for re-subdivision into 25 lots and parcels for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** 1., 2., & 4. CICHY/PATTERSON  
3. & 5. PATTERSON/CICHY

**Vote:**

**Yea:** 1. through 5. 3-0

**Nay:**

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

**Action:** 1. Approved staff recommendation for approval of the Forest Conservation Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.  
2. Adopted the corrected Resolution cited above, as submitted.  
3. Approved staff recommendation to transmit comments to Montgomery County Public Schools, as stated in the attached transmittal letter.  
4. & 5. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of June 27, 2019

**BOARD ACTION**

**Motion: CICHY/ANDERSON**

**Vote:**

**Yea: 2-0**

**Nay:**

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

**Action: Approved Planning Board Meeting Minutes of June 27, 2019, as submitted.**

**2. Roundtable Discussion**

- Planning Director's Report

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

**Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Board on the following ongoing Planning Department projects: following some brief introductory remarks, Area 1 Planner Coordinator Kathy Reilly and Special Projects & Policy Manager Christine McGrew of the Management Services Division discussed ongoing emergency management coordination work with other agencies. On June 14, staff met with Department of Homeland Security (DHS) Office of Emergency Management staff regarding the development and implementation of a Pre-Disaster Recovery Plan, with staff's presentation focusing on the Planning Department's responsibilities and processes, including the master plan process, regulatory reviews, historic preservation, record plats, and enforcement actions. Following the meeting, staff informed the Office of Emergency Management staff that they will now be included in the process for the ongoing General Plan Update as well as the development review process with their inclusion on the Development Review Committee (DRC) meeting list, which will allow DHS staff to access links to ePlans. Staff will also collaborate with Montgomery County Government staff, allowing them access to the Planning Department's GIS information.

There followed a brief Board discussion with questions to staff.

Deputy Director Tanya Stern then offered a brief multi-media presentation and discussed the County's Climate Action Plan. Ms. Stern noted that the Planning Department is participating in the County's process to develop a Climate Action Plan to meet greenhouse gas emission reduction goals of 80 percent by 2027 and 100 percent by 2035. Ms. Stern is a member of the Inter -Agency Leadership Team, who will meet quarterly starting in September. In addition to Ms. Stern's participation, Area 1 Senior Environmental Planner Tina Schneider, Lauren Pepe of the Functional Planning and Policy Division, and Area 2 Planner Coordinator Steve Findley will each participate as members of the Buildings, Transportation, and the Clean Energy Technical Workgroups, respectively. These workgroups will meet monthly in the summer and fall.

There followed a brief Board discussion.



**\*3. 8101 Glenbrook Road**

**A. Preliminary Plan No. 12016001A**, 8101 Glenbrook Road, CR 3.0 C 3.0 R 3.0 H 120 and Bethesda Overlay zones, 0.59 acres, Request to replace 21,200 square feet of office uses with 21,200 square feet of child daycare uses, located at the northeast quadrant of the intersection of Glenbrook Road and Rugby Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan No. 81981081A**, 8101 Glenbrook Road, CR 3.0 C 3.0 R 3.0 H 120 and Bethesda Overlay zones, 0.59 acres, Request to replace 21,200 square feet of office uses with 21,200 square feet of child daycare uses, with associated exterior improvements, located at the northeast quadrant of the intersection of Glenbrook Road and Rugby Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A. & B. CICHY/PATTERSON**

**Vote:**

**Yea: A. & B. 3-0**

**Nay:**

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

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

**B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary Plan Amendment and Site Plan Amendment requests to convert existing office space to a child day care facility. The 25,733-square foot property, identified as Lot 671, is located on the northeast quadrant of the intersection of Rugby Avenue and Glenbrook Road and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area and the Bethesda Parking Lot District (PLD). The site is entirely developed with an existing two-story 30,204-square foot commercial office building, which will remain, an underground parking garage for 29 parking spaces, and a surface lot with five parking spaces. The property is accessed from both Rugby Avenue and Glenbrook Road, with private vehicular access from Glenbrook Road, and commercial vehicles using a loading dock on Rugby Avenue. Pedestrian access is provided to the site via sidewalks along Rugby Avenue and Glenbrook Road.

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**\*3. 8101 Glenbrook Road**CONTINUED

Staff noted that the applicant proposes to convert 21,200 square feet of existing office uses to a day care facility for 231 children. While the building's current footprint will remain unchanged under this proposal, the existing five-space surface parking lot at the northern boundary will be removed and replaced with an outdoor play area for the childcare facility. The outdoor play area will be enclosed with a fence and supplemental landscaping along the eastern lot line to further screen the building and use. Vehicular access to the property is proposed directly from Glenbrook Road into an entrance that leads to the 29-space underground parking garage. The loading dock on Rugby Avenue will remain. Pedestrian and bicycle access to the property will be provided by the existing sidewalks along both Rugby Avenue and Glenbrook Road. The applicant also proposes 4,018 square feet of open space, which exceeds the 10 percent requirement by six percent. Staff then briefly discussed minor corrections to the staff report and some of the conditions of approval for the Preliminary Plan and Site Plan Amendments.

Mr. Jody Kline, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**\*4. Metro Tower & One Bethesda Center**

**A. Preliminary Plan No. 120190190** -- Metro Tower, CR 5.0 C 4.0 R 4.75 H 175 and CR 5.0 C 5.0 R 4.75 H 250 zones and the Bethesda Overlay Zone, 1.69 acres, Request for two lots, one existing commercial and residential development to remain and a second lot for up to 366 multi-family residential units and up to 11,000 square feet of non-residential development; located on the south side of Hampden Lane, between Woodmont Avenue and Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan No. 820190110** -- Metro Tower, CR 5.0 C 5.0 R 4.75 H 250 zone and the Bethesda Overlay zone, 0.64 acres, Request for a mixed-use development with up to 400,000 total square feet, including 389,000 square feet of multi-family residential uses in 366 dwelling units, and up to 11,000 square feet of non-residential development and a request for density from the Bethesda Overlay Zone; located in the southwest quadrant of the intersection of Hampden Lane and Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**C. Project Plan Amendment No. 91983005B** -- One Bethesda Center, CR 5.0 C 4.0 R 4.75 H 175 zones and the Bethesda Overlay Zone, 1.05 acres, Request to reduce the site area by approximately 6,815 square feet, remove an existing two story building, modify the existing plaza, including decommissioning of two existing Public Art features; located in the northeast quadrant of the intersection of Woodmont Avenue and Elm Street in Bethesda; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

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**\*4. Metro Tower & One Bethesda Center**

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**D. Site Plan Amendment No. 81984006B**, One Bethesda Center, CR 5.0 C 4.0 R 4.75 H 175 zones and the Bethesda Overlay Zone, 1.05 acres, Request to reduce the site area by approximately 6,815 square feet, remove an existing two story building, modify the existing plaza, including decommissioning of two existing Public Art features; located in the northeast quadrant of the intersection of Woodmont Avenue and Elm Street in Bethesda; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

BOARD ACTION

**Motion: A. through D. PATTERSON/CICHY**

**Vote:**

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

**Nay:**

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

**Action: A. 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.**

**B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, as stated in the attached adopted Resolution.**

**C. Approved staff recommendation for approval of the Project Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.**

**D. Approved staff recommendation for approval of the Site Plan Amendment 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 Preliminary Plan, Site Plan, Project Plan Amendment, and Site Plan Amendment requests to subdivide an existing lot for the construction of a mixed-use development. The 1.46-acre site, consisting of the Metro Tower property on the eastern portion of the block and the abutting One Bethesda Center site to the west, is located on the northwest quadrant of the intersection of Wisconsin Avenue and Elm Street, bounded by Hampden Lane to the north, Woodmont Avenue to the west, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area and the Bethesda Parking Lot District (PLD). The 1.08-acre Metro Tower site is currently developed with a five-story commercial building with structured garage parking and a two-story building that is part of the abutting 67,873-square foot One Bethesda Center development, which is currently developed with 180,396 square feet of existing office and

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**\*4. Metro Tower & One Bethesda Center**CONTINUED

residential uses that will remain on one lot. Staff noted that the applicant proposes to incorporate the 4,490-square-foot portion of the One Bethesda Center site that contains the two-story building into the Metro Tower project.

Staff noted that the applicant proposes to subdivide the site into two lots, one for the existing One Bethesda Center development to remain, and the second for the new Metro Tower development. For the Metro Tower site, the applicant proposes a 250-foot-tall mixed-use building totaling up to 400,000 square feet, including up to 389,000 square feet of residential development with up to 366 dwelling units and 11,000 square feet of commercial retail. The project includes 15 percent Moderately Priced Dwelling Units (MPDUs) and an allocation of density from the Bethesda Overlay Zone (BOZ) of up to 188,506 square feet. The final amount of density to be purchased from the BOZ, excluding 58,350 square feet of MPDU density exempt from the Park Impact Payment (PIP) calculation, will require a PIP of \$1,301,560. The applicant will provide 2,020 square feet, or 8.2 percent, of public open space on the Metro Tower portion of the site consisting of streetscapes along the frontages. The applicant will also demolish the existing two-story building to expand and improve the immediately adjoining open space plaza on the One Bethesda Center site that connects Hampden Lane to Elm Street at the western edge of the property. The upgraded plaza will increase the size of the existing privately-owned, publicly accessible open space area from approximately 4,672 square feet to approximately 9,183 square feet overall. To facilitate this expansion, existing public art in the current plaza, including a clock tower feature, will be decommissioned per County guidelines and replaced with new art, the final concept for which will be approved by staff and included on the Certified Site Plan. Staff then briefly discussed a minor correction to a condition of approval for the Preliminary Plan.

Staff then discussed ongoing issues with the project as proposed, specifically a PIP waiver requested by the applicant as an offset for the proposed plaza improvements. Staff noted that while the BOZ does allow offset for public spaces, the spaces must be dedicated to the Parks Department. Because the applicant wishes the proposed plaza to remain private, staff does not support the waiver request.

Ms. Mary Beth Avedesian, member of the applicant's team, offered a multi-media presentation and discussed the proposed waiver for the PIP for the implementation of the plaza. Ms. Avedesian also requested that Condition 17b for the Metro Tower Site Plan Site Plan requiring a minimum 600 cubic feet of soil volume for each of two street trees located along the proposed plaza's Elm Street frontage be amended to allow for flexibility and staff's discretion for the soil volume for one of the trees.

Messrs. Eliot Rhodeside and John Collich, members of the applicant's team, also offered comments.

Ms. Judith Koenick of Chevy Chase offered testimony.

There followed extensive Board discussion with questions to staff, Ms. Avedesian, and Mr. Rhodeside, during which the Board denied the applicant's request for the PIP waiver. The Board also instructed staff to revise Site Plan Condition 17b to state that for each of the two trees along the Elm Street frontage, the Certified Site Plan shall provide for approximately 600 cubic feet of soil volume or as approved by staff.

**\*5. 8000 Wisconsin Avenue**

**A. Sketch Plan Amendment No. 32018012A**, 8000 Wisconsin Avenue, CR 3.0 C 3.0 R 2.75 H 175 zone and CR 5.0 C 5.0 R 5.0 H 175 zone, 0.94 acres, Request to update allocation of Bethesda Overlay Zone density to reflect previously exempt MPDU density; located on Wisconsin Avenue approximately 100 feet south of the intersection with Cordell Avenue; Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval*

**B. Preliminary Plan No. 120190060**, 8000 Wisconsin Avenue, CR 3.0 C 3.0 R 2.75 H 175 zone and CR 5.0 C 5.0 R 5.0 H 175 zone, 0.94 acres, Request for 430,000 square feet of development including up to 410,000 square feet of multi-family residential use with 25 percent MPDUS and up to 20,000 square feet of non-residential uses; and a payment of the Park Impact Payment through the Bethesda Overlay Zone; located on Wisconsin Avenue approximately 100 feet south of the intersection with Cordell Avenue; Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**C. Site Plan No. 820190040**, 8000 Wisconsin Avenue, CR 3.0 C 3.0 R 2.75 H 175 zone and CR 5.0 C 5.0 R 5.0 H 175 zone, 0.94 acres, Request for 430,000 square feet of development including up to 410,000 square feet of multi-family residential use with 25 percent MPDUS and up to 20,000 square feet of non-residential uses; and a payment of the Park Impact Payment through the Bethesda Overlay Zone; located on Wisconsin Avenue approximately 100 feet south of the intersection with Cordell Avenue; Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A. through C. CICHY/PATTERSON**

**Vote:**

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

**Nay:**

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

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

**B. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

**C. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan Amendment, Preliminary Plan, and Site Plan requests to create a single lot for a mixed-use project. The 0.94-acre property, consisting of several lots in the Woodmont

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**\*5. 8000 Wisconsin Avenue**CONTINUED

subdivision, is located on the west side of Wisconsin Avenue, bounded by Woodmont Avenue to the west, Cordell Avenue to the north, and zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area and the Bethesda Overlay Zone (BOZ). The site is also located within the Bethesda Parking Lot District (PLD), the High-Performance Area, and the Height Incentive Area. The property is currently developed with commercial and professional uses and a public surface parking lot, identified as Lot 43. Staff then briefly discussed previous approvals, including a 2018 Sketch Plan for a maximum of 430,000 square feet of development with up to 410,000 square feet of residential uses and up to 20,000 square feet of commercial uses, including an allocation of BOZ density of up to 301,048 square feet, subject to binding elements and conditions.

Staff noted that the applicant proposes to create one lot for a mixed-use development with a maximum density of 430,000 square feet of development for up to 410,000 square feet of residential uses to accommodate up to 441 residential dwelling units, including 25 percent Moderately Priced Dwelling Units (MPDUs), and up to 20,000 square feet of commercial uses in a 199-foot tall building. The total density also includes 301,048 square feet of BOZ density. Vehicular access is proposed directly from Woodmont Avenue through a consolidated garage access point and loading bay with two separate but adjacent entrances at the southwestern corner of the property. Pedestrian access will be from the established sidewalk network and will be enhanced by streetscape improvements along each of the site frontages. This configuration is intended to restrict vehicular access on Wisconsin Avenue to accommodate a future Bus Rapid Transit Station. Staff then briefly discussed minor revisions to the Preliminary Plan conditions of approval.

Ms. Judith Koenick of Chevy Chase offered testimony.

Mr. Matthew Gordon, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**6. Park Facility Plan: Silver Spring Intermediate Neighborhood Park**---Facility Plan for the renovation of a 3.6-acre park, located at 7801 Chicago Avenue, Takoma Park Master Plan area.

*Staff Recommendation: Approve Facility Plan and Cost Estimate*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** By consensus, the Planning Board deferred action on this Item pending submission of a new staff report with a corrected Cost Estimates table and labels for attachments 7 and 8.

Parks Department staff offered a multi-media presentation and discussed proposed renovations for the Silver Spring Intermediate Neighborhood Park. The 3.6-acre park, formerly the site of the Silver Spring Intermediate School, is located on Chicago Avenue, bounded by Philadelphia Avenue to the southwest, and Boston Avenue to the northeast in Takoma Park. The park currently has four points of access, two from Chicago Avenue and one each from Boston and Philadelphia Avenues. In addition to numerous shade trees, park amenities include a 20-space surface parking lot, two basketball courts, two tennis courts, a playground, and open play fields. Existing park conditions include steeply sloped sidewalks with steps without handrails; three retaining walls along the Chicago Avenue and Boston Avenue frontages that are in poor condition with unsafe guardrails, peeling surfaces, and rotting timber; and ponding due to poor drainage. To address these and other issues in the interim, staff has recently added a new fence, paint, and hoops to the basketball court; built a temporary swale to resolve ponding issues near the tennis court entrance; added additional dog bag stations; and cleared invasive plants to increase walkable space along the Philadelphia Avenue frontage.

Between April 2018 and July 2019, staff held three community meetings, conducted three open townhall on-line surveys to collect more thorough input, and met onsite with community members expressing concerns regarding drainage, maintaining trees and unobstructed open space, potential elimination of surface parking, and potential gated tennis courts. Staff then developed two options for the park, with Option 1 being the preferred option.

In addition to improvements to the existing amenities, proposed improvements to the park include Americans with Disabilities Act (ADA) accessible walkways with ramps, railings, flexible pavement, and wood decking for greater connectivity within the park; a 0.26-mile looped walkway; expanded and regraded open play fields; a permanent swale and inlet at the south end of the basketball courts to facilitate drainage; the replacement of a decaying retaining

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**6. Park Facility Plan: Silver Spring Intermediate Neighborhood Park**CONTINUED

wall with a new seat wall and walkway; the addition of painted pickle ball lines to one of the existing tennis courts, and the conversion of the other to a futsal court; a new storage bin for equipment; replacement of the two remaining retaining walls and guardrails; and two new stormwater management bio-retention facilities. Staff noted that the estimated cost of \$1,623,000 for the improvements will be funded through the FY21-26 Park Refresher Project Description Form (PDF). Staff added that the total annual operating budget impact (OBI) of \$43,000 is associated with the proposed new stormwater management facilities, improved open lawn area, additional walkway, and furniture.

The following speakers offered testimony: Mr. Sat Jiwan Ikle-Khalsa of Conway Avenue; Mr. Dave Grossman of Richmond Lane; Mr. Gregor Wallace of Dundalk Road; Ms. Nancy Nickell of Violet Place; and Ms. Judith Koenick of Chevy Chase.

There followed extensive Board discussion with questions to staff, during which Commissioner Patterson noted that the cost estimate offered in the staff presentation was \$40,000 more than the estimate included in the staff report. Commissioner Patterson then stated that she would not approve the request without clarification of the cost estimates, and the inclusion of labels for attachments 7 and 8 in the staff report.

Chair Anderson then recommended that the Board defer action on the proposed facility plan until the cost estimate discrepancies have been addressed.

Staff noted that they were amenable to deferral and would submit a revised cost estimate and staff report.

9. **Wheaton Urban Recreational Park**---Authorization to acquire 3.83 acres, more or less, unimproved, from WMATA located at 11507 Georgia Avenue, Wheaton, MD 20902

*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 proposed land acquisition cited above, as stated in the attached adopted Resolution, and to enter into negotiations for a Land Exchange with Montgomery Housing Partnership.**

Parks Department staff offered a multi-media presentation and discussed the proposed acquisition of a Washington Metropolitan Area Transit Authority (WMATA) property for use in a potential land exchange with Montgomery Housing Partnership, Incorporated (MHP) for land for the future Wheaton Urban Recreational Park. The 3.83-acre WMATA Parcel P920, located on the east side of Georgia Avenue (MD97) in Wheaton, Maryland, is proposed to be purchased at the negotiated price of \$8,760,000 to be funded through County General Obligation (GO) bonds. One condition of the purchase is that the parcel will be subject to a perpetual WMATA easement over a small designated area for a vent shaft and other mechanical equipment that supports Metro Rail subway system operations. Staff then proposed to enter into a Land Exchange agreement with MHP to exchange the site for the 3.3-acre Amherst Parcel B, currently part of the Amherst Square apartment complex. Parcel B is currently developed with 72 multi-family apartment units, which will be replaced with new affordable units on the WMATA parcel and then demolished to accommodate the future park. Staff noted that the acquisition is not contingent on the Land Exchange agreement. Staff added that the Planning Board was briefed in Closed Session on July 11 regarding the proposed acquisition and exchange.

There followed a brief Board discussion.

**7. Amendments to the FY20 Capital Budget and FY19-24 Capital Improvements Program, WMATA Property Acquisition**

**A. Transfer of Montgomery County GO Bond Appropriation from Legacy Open Space (P018710) to Acquisition: Non-Local Parks (P998798) for \$6,800,000**

*Staff Recommendation: Approval*

**B. Special Appropriation: Acquisition: Non-Local Parks (P998798) for \$1,960,000**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: A. & B. CICHY/PATTERSON**

**Vote:**

**Yea: A. & B. 3-0**

**Nay:**

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

**Action: A. Approved staff recommendation to transmit to the Montgomery County Executive and County Council a request to amend the Parks Department FY20 Capital Budget and FY19-24 Capital Improvements Program for the transfer of \$6,800,000 of Montgomery County General Obligation Bond appropriation from Legacy Open Space to Non-Local Parks Acquisition for the proposed land acquisition cited above.**

**B. Approved transmittal of the proposed FY19 Special Appropriation Request to the County Executive and County Council.**

Parks Department staff offered a multi-media presentation and discussed proposed amendments to the FY20 Capital Budget and the FY19-24 Capital Improvements Program (CIP), as well as a Special Appropriations request, to provide funding for the acquisition of land for the future Wheaton Urban Recreational Park. Staff is requesting to purchase the approximately 3.8-acre WMATA Parcel P920 at the negotiated price of \$8,760,000 through transfers of \$6,800,000 of existing, appropriated County General Obligation (GO) Bonds from the Legacy Open Space Project Description Form (PDF), and a Special Appropriation request of \$1,960,000 in GO Bonds to the Acquisition: Non-Local Parks capital project fund. Staff added that the Planning Board was briefed in Closed Session on July 11 regarding the proposed transfer and Special Appropriations request.

There followed a brief Board discussion.

**8. McCrillis Gardens Special Park**---Authorization to acquire 0.97 acres, more or less, improved, from The Janet E. Lanman Revocable Trust, located at 9120 Burdette Road, Bethesda, MD 20817.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PATTERSON/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Approved staff recommendation for approval to add the McCrillis Gardens Special Park and the Janet E. Lanman Revocable Trust property to the Legacy Open Space Functional Master Plan in the Urban Open Space category, and approval of the proposed land acquisition cited above, as stated in the attached adopted Resolution.**

Parks Department staff offered a multi-media presentation and discussed the proposed addition of both the existing McCrillis Gardens Special Park and the Janet E. Lanman Revocable Trust property, identified as the Lanman Property, to the Legacy Open Space Functional Master Plan (LOS FMP) in the Urban Open Space category and the subsequent acquisition of the Lanman Property as an addition to the McCrillis Gardens Special Park. The 42,389-square foot Lanman Property is located on the west side of Burdette Road in Bethesda, Maryland, abutting the 5-acre McCrillis Gardens Special Park along the Park’s southeastern property line. The Lanman Property is currently developed with the historic Lanman House, a driveway, a parking pad, stone walkways, and an in-ground pool that will be removed. Staff intends to use LOS Site Improvements funds for interim improvements to incorporate the site into the existing park, such as increased access, onsite parking, and a new access point from Burdette Road. In addition to greater access, the acquisition will improve the park functionality, expand natural resources and garden experiences, preserve the park setting, and add recreation and programming benefits. A contract has been secured to purchase the Lanman Property for \$1,300,000, which will be funded through the LOS Capital Improvements Program (CIP) Maryland-National Capital Park and Planning (M-NCPPC) Bonds. Staff added that the Planning Board was briefed in Closed Session on July 11 regarding the proposed acquisition.

There followed a brief Board discussion.

**18. CLOSED SESSION**

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

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

~~19. Community Gardens Program Briefing and Site Suitability Strategy~~ **REMOVED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*10. 7000 Wisconsin Avenue, Sketch Plan No. 320190090---CR 3.0 C 3.0 R 2.75 H 120 zone and the Bethesda Overlay zone, 0.46 acres, Request for up to 182,000 square feet of total development with up to 200 multi-family residential dwelling units, up to 15,000 square feet of non-residential uses with a request of density from the Bethesda Overlay Zone; located at 7000 Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.**

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

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

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

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

In keeping with the July 8 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request to build up to 182,000 square feet of total mixed-use development with up to 200 multi-family residential dwelling units, and 15,000 square feet of non-residential uses, including an allocation of Bethesda Overlay Zone (BOZ) density and a Park Impact Payment (PIP). The 0.71-acre property is currently improved with a single-story retail building with approximately 25,000 square feet of leasable area as well as a surface parking lot with 15 parking spaces, with current tenants including Mattress Firm, Orvis, and a martial arts studio, and is located on Wisconsin Avenue, approximately 500 feet south of Woodmont Avenue, in the Bethesda Downtown Sector Plan area.

Staff noted that the proposed project includes an assemblage of properties located at 6936 through 7000 Wisconsin Avenue and the Sketch Plan includes land that was part of the Koseian Property. The applicant is seeking an additional 12 feet of building height beyond 110 feet, for a total height of 122 feet, through the provision of greater than 17.5 percent Moderately Priced Dwelling Units (MPDUs), as authorized by Section 59.4.9.2.C.3.b of the Zoning Ordinance. The project also includes an allocation of BOZ density of up to 117,681 square feet. The proposed Plan will redevelop the site with a mixed-use building, including a minimum of 17.5 percent MPDUs, minimum parking, a through-block connection, structured parking, and exceptional design. In accordance with Section 59.7.3.3.C of the Zoning Ordinance, the Sketch Plan received a Planning Director’s extension postponing the hearing from June 20, 2019 through July 19, 2019. Staff also confirmed an existing Forest Conservation Exemption for this project approved on April 1, 2019, through Section 22A-5(s)(1) of the Montgomery County Forest Conservation Law. The project qualifies for the small property exemption because the net tract area is less than 1.5 acres with no existing forest or existing specimen or champion trees, and the afforestation requirements would not exceed 10,000 square feet.

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**\*10. 7000 Wisconsin Avenue, Sketch Plan No. 320190090**CONTINUED

Staff added that the proposed development substantially conforms to recommendations of the 2017 *Bethesda Downtown Sector Plan*. It will increase the supply of housing to serve a variety of income levels, redevelop under-utilized properties, provide activating ground-floor retail, and provide streetscape improvements that enhance the safety and character of the existing streets. Staff also noted that with a site area of 19,966 square feet, the applicant is not required to provide public open space. However, the project proposes 7 percent of the site, or 1,440 square feet, as public open space along the northern portion of the property that will ultimately allow for the through-block connection envisioned by the Sector Plan. The details and design of the open space will be determined at the time of Site Plan review.

The following speakers offered testimony: Mr. Barney Rush of Willow Lane and Mayor of the Town of Chevy Chase, Mr. Steven Seelig of Wisconsin Avenue and President of the Council of Unit Owners at the Adagio Condominiums, and Dr. Gerald Robin of Wisconsin Avenue, and owner at Adagio Condominiums.

Mr. Bob Dalrymple, attorney representing the applicants, Starr Capital LLC and Woodfield Development Company, introduced Mr. Dennis E. Connors, Senior Associate at AIA, LEED Green Associates, member of the applicant's team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Dalrymple, during which Chair Anderson instructed staff to refer to the Bethesda Downtown Design Advisory Panel recommendations regarding the proposed setbacks.



**11. MARC Rail Communities Sector Plan—Sectional Map Amendment**

*Staff Recommendation: Approval to Transmit the Marc Rail Communities Sector Plan Sectional Map Amendment (SMA) to the County Council*

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Approved staff recommendation to transmit the MARC Rail Communities Sector Plan Sectional Map Amendment (SMA) to the County Council.**

Planning Department staff briefly discussed the MARC Rail Communities Sector Plan – Sectional Map Amendment (SMA) and requested Planning Board approval of the SMA for transmittal to the County Council. Staff noted that this request is to file Sectional Map Amendment H- 133, with the technical staff report, to implement the recommendations of the Approved and Adopted 2019 *MARC Rail Communities Sector Plan*.

There followed a brief Board discussion with questions to staff.

**\*12. Pleasant Grove Community Church, Site Plan No. 820190010---**Application for the construction of an 8,600 square foot religious institution with up to 200 seats; located 700 feet west of Johnson Drive; 4.02 acres; R-200 zone; 2006 Damascus Master Plan.

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

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

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

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

Planning Department staff offered a multi-media presentation and discussed a Site Plan request for the construction of an 8,600-square foot religious institution with up to 200 seats, as discussed in detail in the July 3 technical staff report. The 4.02-acre site is located 700 feet west of Johnson Drive in the Damascus Master Plan area. Staff noted that a Site Plan is required because the proposed church is within the Rural Village Overlay Zone. The site distance evaluation for visibility at the proposed entrance has not been approved by Montgomery County Department of Transportation (MCDOT) because the full analysis requires removing a number of trees that contribute to the rustic character of Mountain View Road, a rustic road. As identified in the Montgomery County Department of Permitting Service’s letter attached to the staff report, prior to record plat, the applicant must submit a revised site distance evaluation to verify adequate site distance exists.

Staff added that the property is within the Purdum Locational Atlas Historic District, which requires all trees with a Diameter at Breast Height (DBH) of one inch or greater to be located and any impacts to these trees, including impacts to the critical root zone, to be subject to a tree variance. The applicant must comply with the conditions of approval for the Final Forest Conservation Plan approved as part of this Site Plan, subject to the conditions cited in the staff report. The Application satisfies the requirements of Chapter 22A, Forest Conservation Law, by meeting the entire afforestation requirements off-site at a forest mitigation bank. The Planning Board granted two regulatory review extensions, valid until July 25, 2019.

Staff has not received any resident correspondence regarding this application.

Mr. Stephen Crum, engineer representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Crum.

**\*13. Congressional Country Club: Final Forest Conservation Plan Amendment No. CBA 1206---**Amendment to make modifications to the “Blue Course”, including site grading, limits of disturbance, and forest conservation, resulting in the removal of existing conservation easements and a tree variance request, located at 8500 River Road, in the southeast quadrant of the intersection of River Road and Bradley Blvd., Bethesda; 357.80 acres, RE-2 Zone, 2002 Potomac Sub-region Master Plan.

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

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Approved staff recommendation for approval, subject to revised conditions, as discussed during the meeting, and adopted the attached Resolution.**

In keeping with the July 8 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed amendment to the Final Forest Conservation Plan (FFCP) for the Congressional Country Club (CCC) located on River Road in the southeast quadrant of the intersection of River Road and Bradley Boulevard in the Potomac Sub-region Master Plan area. The proposed request is to amend the FFCP to allow for a redesign of the Blue Course to improve playability and to bring the course up to Professional Golf Association (PGA) standards for hosting tournaments. Staff noted that the proposed amendment will allow for the removal of 3.70 acres of on-site Category I and 13.18 acres of Category II conservation easements, removal and impacts to trees subject to the Tree Variance provision of the Forest Conservation Law, impacts within the on-site stream buffers to allow for a redesign of the Blue Course to improve playability by alleviating conflicts between the course and existing conditions and to bring the course up to PGA standards. The amendment will correct the forest conservation worksheet to comply with Chapter 22A of the Forest Conservation Law.

Staff also noted that the 57.61-acre property is currently developed with two 18-hole golf courses, tennis courts, pools, a club house, and other recreational amenities for Country Club’s members, as well as structures associated with the maintenance of the facilities. The two golf courses are known as the Blue Course and the Gold Course. A tributary stream to Cabin John Creek enters the Property near the northwestern corner and flows in a southeasterly direction along the property boundary before entering a series of ponds that are centrally located on the site. After exiting the ponds, the stream flows in a westerly direction before leaving the site and

**CONTINUED ON NEXT PAGE**

**\*13. Congressional Country Club: Final Forest Conservation Plan Amendment -- CBA 1206**

CONTINUED

ultimately joining the mainstem of Cabin John Creek within the nearby Cabin John Stream Valley Park. The amendment request also includes on-site and off-site mitigation to comply with Chapter 22A of the Forest Conservation Law and does not change the existing approval under Special Exception CBA-1206-G.

Staff added that the request to amend the Final FCP is based on the need to rectify existing drainage issues on the course that are caused by the current design of the course, as well as the maturation of many of the trees located along the course that shade and block the flow of air to the playable areas. The conditions on the course have changed over time due to the growth of trees that block sunlight and air flow to the course. That combined with changing weather patterns and the topography of the current course have resulted in drainage issues that leave the course unplayable by members for days at a time and prohibit the ability to host events. In addition to the inconveniences to members when the course is not playable, the CCC has been advised to redesign the course to meet current standards expected of courses that host PGA and other high-level professional golf tournaments.

Staff also briefly discussed revisions to the Conditions of approval.

Ms. Ginny Barnes of Glen Road and representing Conservation Montgomery offered testimony.

Mr. Jody Kline, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Ms. Bev Lane, President of CCC, and Mr. Andrew Green, Architect for CCC, members of the applicant's team, offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff and Mr. Kline.

**\*14. Washington Adventist Hospital, Site Plan Amendment No. 82008021J**---Request to amend multiple conditions of the previous Site Plan approval regarding the timing of the completion of amenities; addition of the approved Grade Establishment Plan for Master Plan Street B-5 to the Site Plan; location of the two initial bus shelters to be installed along Plum Orchard Drive; located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive; on approximately 44.86 acres, zoned LSC; within the 2014 White Oak Science Gateway Master Plan area.

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

**BOARD ACTION**

**Motion: PATTERSON/CICHY**

**Vote:**

**Yea: 3-0**

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

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

In keeping with the July 8 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan amendment request, which would amend multiple conditions of the previous Site Plan approval regarding the timing of the completion of amenities, addition of the approved Grade Establishment Plan for Master Plan Street B-5 to the Site Plan, and location of the two initial bus shelters to be installed along Plum Orchard Drive. The 44.86-acre hospital site is located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive within the White Oak Science Gateway Master Plan area. Staff noted that the proposed amendment would modify Conditions of approval 6, 7, 8, 11, 13, 15 and 26 of existing Site Plan 82008021F to change the timing of various required items such as the way finding system, roadway improvements on Plum Orchard Drive, and the courtyard between the main hospital and Building “A.” The proposed amendment would also modify Conditions 9 and 12 of Site Plan 82008021E and 82008021F to change the timing for the completion of required roadway improvements, and Conditions 10, 14 and 30 of Site Plan 82008021G to change the timing for the completion of the transportation improvements, revise the bike lane buffer, require exact roadway lane dimensions as approved by Montgomery County Department of Transportation (MCDOT), and to require the new name for Building “A” on certified plans.

Mr. Patrick O’Neil, attorney representing the applicant, introduced Messrs. Geoff Morgan, Phil Perrine, Daniel Park, and Justin Dickens, members of the applicant’s team, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. O’Neil during which Chair Anderson instructed staff to add a condition specifying that the roads should be completed by a date certain, i.e. December 31, 2020, to which Mr. O’Neil was agreeable.

**\*15. East Village at North Bethesda Gateway, Site Plan No. 82014018A**---Request to reduce the number of Phase 1A dwelling units from 382 to 335 and retail space from up to 20,000 square feet to 5,000 square feet; revise streetscape of Nicholson Lane; reduce the number of Phase 1A parking spaces from 416 to 244 and change parking from underground to above-ground within the envelope of the building; update stormwater, green area, and public benefit points; located at the southeast quadrant of Nicholson Lane and Huff Court, Rockville; on approximately 5.12 acres of land zoned CR-3.0, C-1.5, R-2.5, H-200, within the 2010 White Flint Sector Plan area.

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

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

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

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

In accordance with the July 8 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request. Staff noted that the request is to reduce the number of Phase 1A dwelling units from 382 to 335; reduce the retail space from up to 20,000 square feet to 5,000 square feet; revise streetscape on Nicholson Lane; reduce the number of Phase 1A parking spaces from 416 to 244 and change parking from underground to above-ground within the envelope of the building; and update stormwater, green area, and public benefit points. The 5.12-acre site is located at the southeast quadrant of Nicholson Lane and Huff Court within the White Flint Sector Plan area.

Staff noted that Under Chapter 22A of the Montgomery County Code, the applicant has provided a Final Forest Conservation Plan (FFCP) that is in compliance with Chapter 22A. FFCP 82014018A covers all disturbance associated with demolition of the existing structures, improvements to the surrounding vehicle and pedestrian network, and construction of the proposed development. The net tract area is 5.57 acres and reflects the disturbance associated with Phases I and II. The previous FFCP was approved on September 16, 2016. The revised FFCP is changing the locations of street trees and other landscaping features but is not changing the extent of the limits of disturbance. Staff also discussed revisions to the conditions of approval.

Mr. Scott Wallace, attorney representing the applicant, introduced Mr. Josh Etter of Foulger-Pratt Development Co., offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Wallace.

**\*16. 12500 Ardennes Avenue, Sketch Plan No. 320180200**---Request for a 149,134 square foot multi-family building (198,718 square feet with replacement MPDU and WFHU density, 225 units, 15% MPDUs), including structured parking, street activating public open space and private amenity uses; located at the southwest quadrant of the intersection of Ardennes Avenue and Twinbrook Parkway; on approximately 1.73 acres of land zoned CR-2.0, C-1.5, R-2.0, H-145T; within the 2009 Twinbrook Sector Plan area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

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

**Action: Approved staff recommendation for approval of the Sketch Plan request cited above, subject to revised conditions, as stated in the attached Resolution.**

In accordance with the July 8 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request to build a 198,178-square foot, 225-unit multi-family residential building with 15 percent Moderately Priced Dwelling Units (MPDUs) and ten percent Work Force Housing Units (WFHU), including structured parking, street activating public open space and private amenity uses. The 1.73-acre site is located at the southwest quadrant of the intersection of Ardennes Avenue and Twinbrook Parkway within the Twinbrook Sector Plan area. Staff noted that the applicant is required to provide five percent of the site, or 2,862 square feet, as Public Open Space. The applicant is proposing up to 3,207 square feet of open space at this time. The public open space is located at the northeast corner of the site, at the intersection of Ardennes Avenue and Twinbrook Parkway. The public open space will be designed using a mixture of hard space and greenspace and will provide a welcoming transition from the busy intersection.

Staff also briefly discussed revisions to the Conditions of approval and a National Champion Crabapple tree on the site and the efforts to preserve it and minimize any impact to it. Staff is amenable to the applicant’s suggestion to relocate the tree to a suitable nearby property.

Legal Counsel to the Planning Board noted that consideration to relocate the National Champion Crabapple tree will be included in the Forest Conservation Plan at Site Plan review.

The following speakers offered testimony: Ms. Ginny Barnes of Glen Road and representing Conservation Montgomery; and Ms. Brigitta Mullican of Lewis Avenue.

Mr. Dennis E. Connors, architect for the project, discussed the Champion Crabapple tree and the reasons for relocating the tree.

Ms. Erin E. Girard, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

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

**17. Draft Urban Design Guidelines for Rock Spring and White Flint 2 Sector Plans – Worksession # 2**

*Staff Recommendation: Review and Approve the Draft Urban Design Guidelines for the Rock Spring and White Flint 2 Sector Plans*

**BOARD ACTION**

**Motion: PATTERSON/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

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

**Action: Received Briefing and Approved the Draft Urban Design Guidelines for the Rock Spring and the White Flint 2 Sector Plans.**

Planning Department staff offered a multi-media presentation and discussed the Draft Urban Design Guidelines for Rock Spring and White Flint 2 Sector Plans. Staff noted that design issues that are encountered with developments in Rock Spring and White Flint are emblematic of a transformational change from suburban land use patterns to more compact, pedestrian-oriented, interconnected developments that emphasize a high-quality public realm. Redevelopment presents challenges, as well as opportunities, for the stakeholders involved with these projects. One of the reasons the Planning Department undertakes master/sector plans is to provide a vision for the future, and a roadmap for changes over time.

Staff released a draft of the Urban Design Guidelines for public review in March 2019 and hosted separate open houses in the two plan areas that were well attended by residents, civic association leaders, property owners and developers. Staff posted the entire draft document on the Planning Department’s website to solicit feedback and received comments by email and phone as well as several in-person meetings. The Draft Urban Design Guidelines build on the recommendations in the 2017 *Rock Spring Sector Plan* and the 2018 *White Flint 2 Sector Plan* with the intent of providing additional details to guide the transformation of the plan areas, particularly the public realm. The guidelines should help stakeholders achieve high quality building design, exemplary open spaces, and streets that provide ample pedestrian comfort and multimodal connectivity. The guidelines contain overall design principles applicable to both sector plan areas, as well as specific guidance for districts and individual sites.

Staff added that the revisions outlined in the table attached to the July 11 staff memorandum, have all been incorporated into the revised draft of the Urban Design Guidelines, and any additional revisions recommended by the Planning Board during this meeting will be included before finalizing the Guidelines.

The following speakers offered testimony: Ms. Patricia Harris and Mr. Steven Robins, attorneys from Lerch, Early and Brewer; and Ms. Nancy Randall of Wells & Associates.

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