



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 25, 2019, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:33 p.m.

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

Item 1 and Items 3 through 6 are reported on the attached agenda.

Item 2 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 1:33 p.m. The Planning Board will be in recess during the month of August and will reconvene on Thursday, September 5, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

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, July 25, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Montgomery Knolls Elementary Forest Conservation Plan MR2009743- MCPB NO. 19-079
2. Knowles Manor Preliminary Plan 120190140 – MCPB No. 19-101
3. Knowles Manor Site Plan 820190080 – MCPB No. 19-102
4. Erb enforcement Order – MCPB No. 19-105

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220130020 - 220130040, Brookeville Preserve

RE-2/TDR-4 zone; 16 lots, 2 parcels; located immediately southeast of the intersection of Georgia Avenue (MD- 97) and Owen Road; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190050, Brooke Park

R-30 zone; 1 parcel; located immediately west of the intersection of Sangamore Road and MacArthur Boulevard; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190240, Edgemoor

CR zone; 1 lot; located in the northeast quadrant of the intersection of Arlington Road and Edgemoor Lane; Bethesda Downtown Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190490, Edgemoor

CR zone; 1 lot; located in the northwest quadrant of the intersection of Woodmont Avenue and Edgemoor Lane; Bethesda Downtown Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190680, William H. Wheatley’s Subdivision of part of Joseph’s Park

R-60 zone; 2 lots; located on the west side of Wheatley Street, 200 feet north of Oberon Street; Kensington Sector Plan 2010.

Staff Recommendation: Approval

Subdivision Plat No. 220190750, Cloverleaf Center

CR zone; 2 lots, 1 parcel; located on the west side of Stol Run, 250 feet north of Provider Way; Germantown Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Poplar Grove

A. Preliminary Plan No. 120190040 – Regulatory Review Extension Request No. 2---

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

Staff Recommendation: Approval of the Extension Request

B. Site Plan No. 820190060 – Regulatory Review Extension Request No. 2---

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

Staff Recommendation: Approval of the Extension Request

2. Correction of Resolution for Preliminary Plan No. 120190180, MCPB No. 19-065, Strathmore Square---

Corrections to this resolution are necessary to address two clerical errors and to reflect an updated letter from the State Highway Administration.

Staff Recommendation: Approval of the Resolution

BOARD ACTION

Motion: 1. CICHY/FANI-GONZÁLEZ
 2. CICHY/DREYFUSS

Vote:
 Yea: 1. & 2. 5-0

Nay:

Other:

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

 1B. Approved staff recommendation for approval of the Site Plan Extension request cited above.

 2. Adopted the corrected Resolution cited above, as submitted.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

~~2. Roundtable Discussion~~ — REMOVED

- ~~Parks Director's Report~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***3. Wilgus, Sketch Plan No. 320190070---**Sketch Plan No. 320190070: Proposed mixed-use project with up to 1,274,489 square feet of total development, with up to 1,025,789 square feet of residential uses (townhouse and multi-family) and up to 248,709 square feet of commercial uses; located at the northwest quadrant of the intersection of Montrose Parkway and Towne Road; on approximately 16.64 acres of land zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75, and CRN-0.75, C-0.0,R-0.75,H-50; within the 2018 White Flint 2 Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Sketch 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 a proposed Sketch Plan request to construct a mixed-use development. The 16.64-acre, five-parcel property, identified as Wilgus East Parcels N174 and N231 on the eastern portion of the site, Parcels N208, N279 on the central portion, and Parcel N273 on the western portion, south of the adjacent Cherington townhouse development, is located on the southwest quadrant of the intersection of Montrose Road and Towne Road, bounded by Montrose Parkway to the south, East Jefferson Street to the east, and is split-zoned Commercial/Residential/Neighborhood (CRN) on the western portion and Commercial/Residential (CR) on the middle and eastern portions within the White Flint 2 Sector Plan area. Staff noted that the Wilgus East portion of the site falls within the White Flint Special Taxing District. Except for a 3,120-square foot automobile service station located on Parcel N208 that is accessed from Montrose Road, the property is unimproved. There is currently one existing main access point from Montrose Parkway via Stonehenge Place, which will be extended north to Montrose Road, and an existing 10-foot wide shared use path along Montrose Parkway.

Staff noted that the applicant proposes to demolish the existing gas station and redevelop the property in five stages with up to 1,025,789 square feet of multi-family and townhouse residential uses, including 15 percent Moderately Priced Dwelling Units (MPDUs), and up to 248,709 square feet of commercial uses. The residential uses will consist of 68 townhomes on the southwest portion of the site along Montrose Parkway, west of existing Stonehenge Place,

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***3. Wilgus, Sketch Plan No. 320190070**CONTINUED

and south of the adjacent Cherington townhouse community to the north; 145 townhomes, including some two-over-two units, on the central portion of the site just east of Stonehenge Place and Stonehenge Place Extended; one 200-foot multi-family building for up to 126 units on the northwest quadrant of Montrose Parkway and proposed Private Road C; and two 250-foot multi-family buildings with ground-floor retail uses on the eastern portion of the site. In addition to Stonehenge Place Extended and Private Road C, which will connect Montrose Road to Montrose Parkway east of Stonehenge Place, internal circulation will also be provided by proposed Private Street B, which will connect East Jefferson Street and Stonehenge Place, and proposed Private Street A, which will run east from Stonehenge Place to its terminus between the two proposed high-rise buildings east of Private Street C. Parking for 260 vehicles will be provided in a structured below-grade garage. The applicant will provide 1.4 acres of public open green space in three separate locations, identified as the 0.44-acre East Urban Plaza on the southeast portion of the site, the 0.75-acre Central Public Park, and the 0.21-acre western park. The applicant also proposes a 20-foot wide landscape buffer between the townhouse units and the Cherington community, which will not be counted toward the 10 percent open space requirement. Staff then briefly discussed minor corrections to the staff report and some of the conditions of approval.

Staff then noted that they had received several letters of objection to the proposed project from the Cherington Homeowners Association (HOA) and residents of the adjacent Cherington community expressing concerns regarding the number of townhouses behind Cherington, the design of the proposed townhouses, the feasibility of increasing the proposed buffer south of the Cherington community, preservation of the existing on-site trees, stormwater management, more specific open space plans, and potential safety issues from increased traffic and new circulation patterns. Staff addressed each of these issues as detailed in the July 15 technical staff report.

The following speakers offered testimony: Mr. Peter Fosselman of the Office of the County Executive; Ms. Judith Koenick of Chevy Chase; and Ms. Roslyn Needle representing the Cherington Homeowners Association.

Ms. Barbara Sears, attorney representing the applicant, offered a multi-media presentation and concurred with the staff recommendation with the exception of the requirement to underground utilities along the Montrose Road and Towne Road frontages. Ms. Sears recommended a new condition that allows the applicant to defer the undergrounding of utilities until Preliminary Plan review.

Mr. Richard Cohen, member of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff to include a new condition of approval that allows the applicant to defer the undergrounding of utilities until Preliminary Plan review.

4. **10619 Connecticut Ave, Conditional Use No. CU 19-03**---Request to redevelop the property with a ~~77,185~~ 126,955 square foot self-storage facility (subject to conditional use approval), 8,141 square feet of artisan manufacturing and production, and 6,337 square feet of restaurant space; located at the southeast corner of the intersection of Connecticut Avenue and Plyers Mill Rd, Kensington; on approximately 1.11 acres of land zoned CRT-2.5, C-2.0, R-2.0, H-75; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Denial

(NOTE: Action required for Hearing by Hearing Examiner on August 9, 2019)

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 2-0-3

Nay: ANDERSON, CICHY, & PATTERSON

Other:

Action: Following the motion cited above recommending approval of the project as submitted, approved staff recommendation to transmit comments to the Hearing Examiner recommending denial, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to redevelop a property with commercial and restaurant uses. The 1.06-acre property, identified as part of Lot 2, is located at the southeast quadrant of the intersection of Connecticut Avenue (MD185) and Plyers Mill Road and is zoned Commercial/Residential/Town (CRT) within the Kensington Sector Plan area. The property is currently developed with a vacant gas and auto service station and surface parking area.

Staff noted that the applicant proposes to demolish the existing gas station and construct an approximately 141,433-square foot, 75-foot tall building for a 126,955-square foot self-storage facility, which is the subject of the application; 6,337 square feet of restaurant uses on the ground floor; and 8,141 square feet of artisan manufacturing and production space on the second floor. Parking and loading will be accommodated with 57 surface parking spaces and two loading spaces. Primary vehicular access will be from MD185 via a right-in, right-out driveway at the southwest corner of the site, with additional access proposed for the eastern side of the site via a new drive aisle leading from the adjacent commercial parking lot to the east, which is accessed from Metropolitan Avenue near its intersection with Plyers Mill Road.

Staff received numerous letters regarding the project, both in support and in opposition. The letters in support noted that a self-storage facility could subsidize desirable uses, and that restaurant uses are needed in Kensington. Those in opposition expressed concern regarding inconsistency with Sector Plan recommendations, existing self-storage facilities nearby, and increased traffic. Staff added that the Town of Kensington issued a Resolution of Opposition to the project.

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4. 10619 Connecticut Ave, Conditional Use No. CU 19-03

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Staff then recommended denial of the proposed request, stating that it is inconsistent with the overall vision for a lively and active mixed-use town center as recommended in the Kensington Sector Plan because self-storage facilities are inherently low-activity, auto-centric uses that will only serve to perpetuate the status quo development pattern in the Plan area. Also, due to its proximity to an already busy intersection, staff feels that the proposed eastern access point has the potential to be problematic.

The following speakers offered testimony: Ms. Tracey Furman, Mayor of the Town of Kensington; Ms. Suellen Ferguson, attorney representing the Town of Kensington; Ms. Molly Hauck of Decatur Avenue; Ms. Christiane Graham of Decatur Avenue; Ms. Mary Means of Pendleton Drive; Ms. Julia O'Malley of Frederick Avenue; Ms. Judith Heartsong of Parklawn Drive; and Mr. Peter Fosselman of Monroe Street.

Ms. Erin Girard, attorney representing the applicant, offered a multi-media presentation, discussed the proposed project's design elements, and did not concur with staff's recommendation for denial.

Mr. Patrick Phillips, member of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff and some of the speakers, during which Vice Chair Dreyfuss and Commissioner Fani-González expressed their support for the proposed project as submitted.

5. MNCPPC FY21-26 CIP Strategy Session 2---Strategy Session for the M-NCPPC Capital Improvements Program for FY21-26

Staff Recommendation: Obtain Feedback from the Planning Board on CIP Development

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Parks Department staff offered a multi-media presentation and discussed the FY21-26 proposed Capital Improvements Program (CIP), specifically to obtain guidance and feedback regarding overall direction and implementation strategies for the CIP. According to staff, the current approved CIP as of this month is \$235,809,000, of which 16 percent is allotted for funding new parks and facilities, 29 percent for land acquisition, and the remaining 55 percent for renovation and maintenance projects, with the majority of funding coming from current revenue, Maryland-National Capital Park and Planning Commission (M-NCPPC) bonds, Program Open Space (POS), and General Obligation (GO) bonds. However, the County Council is reducing funding from GO bonds for the current CIP from \$330,000,000 to \$290,000,000 and has recommended that the Parks Department not increase GO bond spending for the FY21-26 CIP. To offset this reduction, staff is coordinating with the Secretary-Treasurer to determine the affordability of a potential increase in the use of M-NCPPC bonds. Staff added that for FY20, the County plans to slow down debt and expenditures, increase reserves, and focus mainly on maintenance and infrastructure.

Staff then discussed their initial funding request of \$268,234,000 for the FY21-26 CIP, which includes funding for increases for Level-of-Effort (LOE) projects and new Stand-alone projects, including a proposed new Black Hill Sustainable Energy Every Day (SEED) classroom, permanent safety improvements for the Capital Crescent Trail/Little Falls Crossing, and a proposed second cricket field at the South Germantown Recreational Park. Staff noted that the request does not include funding for FY19-24 unfunded standalone projects, including improvements to Elm Street Urban Park, completion of the Magruder Branch Trail Extension, completion of the Little Bennett Regional Park Trail Connector, Northwest Branch Recreation Park Athletic Area improvements, work on the proposed new Seneca Crossing Local Park, Phase I of Warner Circle Special Park, and Wheaton Regional Park improvements. Staff added that the Evaluation Committee comprised of Directors and Division Chiefs who meet five times a year from April through July recommend applying initial priority funding to Planned Life-cycle Asset

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5. MNCPPC FY21-26 CIP Strategy Session 2CONTINUED

Replacement (PLAR) projects, Park Refreshers, hard surface trail renovation, and ballfield initiatives. Staff added that with proper measures, these projects could potentially be added back to the CIP.

Staff recommendations for CIP strategies include obtaining Planning Board feedback regarding the priority of unfunded projects that potentially could be added back to the CIP, determining a target percentage by which the Planning Board would like staff to reduce the initial overall request for GO bonds, continuing to work with the bi-county accounting staff to determine if the Commission's current M-NCPPC bond strategy would allow a higher Spending Affordability Guideline (SAG) that the Board could consider amending in September while maintaining affordability, utilizing current revenue to incorporate an increase to the initial staff request without any target reductions, and keeping POS as a tool to offset M-NCPPC bonds while maintaining a reasonable level of risk and reserving some set aside for municipal pass-throughs.

Following today's strategy session, the next steps for the CIP include worksessions scheduled for September 5 and 12, and an adoption session scheduled for October 3. In the interim, staff will continue to prepare funding recommendations for the September worksessions that will consider the Planning Board evaluation criteria, strategy, feedback, equity lens, Evaluation Committee Recommendations, public feedback, and fiscal constraints.

There followed extensive Board discussion with questions to staff, during which the Board recommended that staff develop an Average Median Income overlay for the existing Equity tool base map. The Board also recommended that when in discussions with County Office of Budget and Management staff regarding the CIP, staff should note the number of projects that the Parks Department assists in or completes for the County.

6. Forest Glen/Montgomery Hills Sector Plan, Worksession #3

Staff Recommendation: Approve Planning Board Draft and Transmit to County Executive and County Council

BOARD ACTION

Motion: DREYFUSS/ANDERSON

Vote:

Yea: 4-0-1

Nay: PATTERSON

Other:

Action: Approved staff recommendation for approval of the Planning Board Draft of the Forest Glen/Montgomery Hills Sector Plan, and transmittal of the Plan to the County Executive and County Council.

Planning Department staff offered a multi-media presentation and discussed the Planning Board Draft of the proposed Forest Glen/Montgomery Hills Sector Plan, specifically approval of the revisions recommended by the Board during the June 20 and July 11 worksessions, as well as minor technical revisions made since the July 11 worksession. Staff discussed the more substantive revisions to the Plan, including removal of the Urban Ecology Center category from the list of potential new Civic Gathering Spaces; language limiting the expansion of the Urban Road Code boundary to Tilton Drive rather than Dennis Avenue; additional language regarding the proposed 40-second increase to the current 80-second Average Vehicle Delay Standard, which states that the current Subdivision Staging Policy (SSP) will supersede the sector plan if this recommendation conflicts with the SSP; revised language that includes Dexter Avenue as a future Bus Rapid Transit (BRT) station location; additional language regarding green cover recommendations; a recommendation for the creation of a civic gathering space at or near the Forest Glen Metro Station, and the use of the Montgomery County Health and Human Services site as a school, park, or for building affordable housing when the site becomes vacant; removal of the recommendation for a new park facility adjacent to Woodside Urban Park; minor revisions to the Park and Open Space Hierarchy chart; an additional recommendation for childcare and Montgomery County Public Library facilities at or near public transit facilities; rezoning the Dennis Avenue Medical Center Commercial/Residential/Town (CRT) rather than the recommended Employment Office (EOF) zone; additional recommendations to adjust building heights, reduce parking, and to consolidate a proposed Civic Green into one contiguous space at the Forest Glen Metro Station parking lot and entrance; and additional recommendations to provide an accessible drop-off area, reduce parking, and maintain compatible building scale and size at the Forest Glen Medical Center.

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6. Forest Glen/Montgomery Hills Sector Plan, Worksession #3CONTINUED

Staff then requested Planning Board approval for proposed additional language regarding stormwater management recommendations for the Snider's Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12 sites; additional language regarding the proper application of state and county ordinances for burial sites if the Seminary Place Shopping Center, Shell Gas Station, and Montgomery Hills Car Wash sites are redeveloped; and minor corrections to the Public Schools Projections chart. Staff then briefly discussed technical and editorial revisions to some maps, graphics, images, and text.

There followed extensive Board discussion with questions to staff, during which the Planning Board, with the exception of Commissioner Patterson, approved the proposed revisions. Commissioner Patterson stated that she would prefer that staff submit a draft Plan that incorporates all the technical revisions.