



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 27, 2019, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:56 p.m.

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

Vice Chair Norman Dreyfuss and Commissioner Tina Patterson were necessarily absent.

Items 1 through 4, and Items 6, 8, 7, and 9, discussed in that order, are reported on the attached agenda.

Item 12 was removed from the Planning Board agenda.

The Board recessed for lunch at 11:03 a.m. and convened in the 3rd floor conference room at 12:23 p.m. to take up Item 13, a Closed Session Item.

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

The Board convened in Closed Session at 12:23 p.m. in the 3rd floor conference room on motion of Commissioner Cichy, seconded by Fani-González, with Chair Anderson and Commissioners Fani-González and Cichy voting in favor of the motion, and Vice Chair Dreyfuss and Commissioner Patterson absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Director Mike Riley, Brenda Sandberg, and Bob Turnbull of the Parks Department; and James J. Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the proposed acquisition of the Maryland Department of Transportation/State Highway Administration-former Otis Kent property as an addition to the Muddy Branch Stream Valley Park.

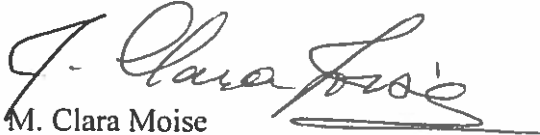
The Closed Session meeting was adjourned at 12:31 p.m.

The Board reconvened in the auditorium at 1:00 p.m.

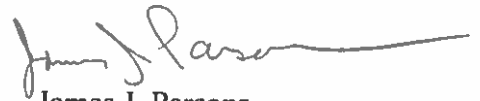
Items 10 and 11 are reported on the attached agenda.

Item 5 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 1:56 p.m. There is no Planning Board meeting scheduled for Thursday, July 4, 2019. The next regular meeting of the Planning Board will be held on Thursday, July 11, 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, June 27, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Flower Hill Parcels A-8&A-9 Site Plan 81985107B – MCPB No. 19-067
2. Strathmore Square Preliminary Plan 120190180 – MCPB No. 19-065
3. VOB Development Sketch Plan 320190040 - MCPB No. 19-061
4. VOB Development Preliminary Plan 120190160 - MCPB No. 19-062

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220190630, Hamilton Farms

R-200 zone; 2 lots; located on the west side of Seven Locks Road, 450 feet north of Glennon Drive. Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

***C. Other Consent Items**

1. Long Branch Corner, Preliminary Plan No. 120180090, Extension Request No. 4---CRT 2.5 C 0.5 R 2.5 H 60 zone, 0.67 acres, Second request to extend review of one lot for a maximum of 6,921 square feet of new non-residential development, and a waiver of the required number of parking spaces, until no later than September 26, 2019; located at the northwest quadrant of the intersection with University Boulevard East and Piney Branch Road; 2013 Approved and Adopted Long Branch Sector Plan.

Staff Recommendation: Approval of Extension

2. Stone Ridge School of the Sacred Heart, Final Forest Conservation Plan Amendment No. SC1995001---R-60 zone, 34.29 acres, Request to abandon and replace portions of the approved Forest Conservation easements; located at 9101 Rockville Pike; 1990 Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

3. Knowles Manor

A. Preliminary No. 120190140, Regulatory Extension Request #2---Request to extend the regulatory review period for two (2) weeks, from June 27, 2019, to July 11, 2019; additional time is required to allow for adequate notice of the public hearing and the 10-day public review for the Preliminary Plan; on 34,597-square foot tract of land in the CRT-2.5, C-2.0, R-2.0, H-75 Zone; located at 3906 and 3910 Knowles Avenue; within the 2012 Kensington Sector Plan.

Staff Recommendation: Approval of the Extension Request

B. Site Plan No. 820190080, Regulatory Extension Request #2---Request to extend the regulatory review period for two (2) weeks, from June 27, 2019, to July 11, 2019; additional time is required to allow for adequate notice of the public hearing and the 10-day public review for the Site Plan; on 34,597-square foot tract of land in the CRT-2.5, C-2.0, R-2.0, H-75 Zone; located at 3906 and 3910 Knowles Avenue; within the 2012 Kensington Sector Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: 1. through 3. CICHY/FANI-GONZÁLEZ

Vote:

Yea: 1. through 3. 3-0

Other: DREYFUSS & PATTERSON ABSENT

Action: 1. & 3A. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

2. Approved staff recommendation for approval of the Final Forest Conservation Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

3B. Approved staff recommendation for approval of the Site Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of June 13, 2019

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved Planning Board Meeting Minutes of June 13, 2019, as submitted.

2. Roundtable Discussion

- Planning ~~Parks~~ Director's Report

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

Planning Department Director's Report – Planning Department Director Gwen Wright offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the General Plan Update, specifically the ongoing THRIVE Week community outreach events, including the recent Shady Grove Farmer's Market held June 27 in the rear parking lot on the Rockville campus of Johns Hopkins University and attended by Commissioner Cichy, a dog-friendly Yappy Hour hosted by Montgomery Parks scheduled for tonight at Elm Street Park in Bethesda, outreach at the South Germantown Recreational Park Splash Park and Mini-golf facility scheduled for June 28 in Boyds, live music at the Ellsworth Fountain Plaza Stage scheduled for June 29 in downtown Silver Spring, and a Sunday Funday event scheduled for June 30 at Wheaton Veterans Urban Park; the recent Montgomery County Department of Transportation (MCDOT) Topping Out Ceremony for the new Wheaton headquarters building held on June 27 and attended by Chair Anderson, Planning Department Deputy Director Tanya Stern, and Parks Department Director Mike Riley; the status of the Forest Glen/Montgomery Hills Sector Plan with Planning Board worksessions forthcoming; the status of the Germantown Plan for the Town Sector Zone, which is tentatively scheduled to be completed and presented to the County Council by September; the status of the Shady Grove Minor Master Plan Amendment; the status of the Ashton Village Center Sector Plan; the upcoming Subdivision Staging Policy update scheduled to begin in the fall; the status of the Pedestrian Master Plan; the status of ongoing road classification work; and the status of agritourism in the County, with a recent meeting of the Agritourism Study Advisory Committee meeting held June 26, and a Planning Board briefing scheduled for July 11.

There followed a brief Board discussion with questions to Ms. Wright.

***3. Lauraner Knowles Estate, Preliminary Plan No. 120190080---**Request to create twelve lots, two outlots and one open space parcel; located at 10509 Summit Avenue; on approximately 0.79 acres of land zoned CRT-1.5 C-1.0 R-0.5 H-60; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Denial

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved a deferral of the Preliminary Plan cited above at the request of the applicant’s attorney.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to create 12 lots, two outlots, and three parcels for the construction of a townhouse community. The 0.84-acre site, comprised of Lots 15, 17, and 19 and parts of Lots 21, 23, and 25 of the Copp and Hucks subdivision, is located on the northeast corner of the intersection of Knowles Avenue and Summit Avenue and is zoned Commercial/Residential/Town (CRT) within the Kensington Sector Plan area. The property is currently developed with a single-family house used commercially and an adjoining surface parking lot. Vehicular access is from Summit Avenue and an unused curb cut on Knowles Avenue.

Staff noted that the applicant proposes to subdivide the property into 12 residential townhouse lots for the construction of 12 townhouse units, two outlots for future development, two Homeowners Association (HOA) parcels, and one HOA Common Open Space (COS) parcel. Eight of the townhouses will front on Knowles Avenue, with the remaining four to front on Summit Avenue. All of the townhouses are proposed as rear-loaded units, with access provided by private alleys. Pedestrian access to the surrounding neighborhood and adjacent commercial areas will be provided by five- and seven-foot wide sidewalks along Knowles Avenue and Summit Avenue, respectively. The applicant is also proposing lead-in sidewalks from Summit and Knowles Avenues, including a five-foot wide sidewalk through the property to provide a pedestrian connection from Summit Avenue to Detrick Avenue. The centrally located COS parcel will provide passive recreation opportunities.

According to staff, though the application being reviewed today has been modified numerous times, many areas of concern remain, including the lack of an approved Fire Department Access Plan; the need for five additional feet of right-of-way (ROW) on Summit Avenue to accommodate Montgomery County Department of Transportation road projects and

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***3. Lauraner Knowles Estate, Preliminary Plan No. 120190080**

CONTINUED

Bicycle Master Plan required improvements; narrow 15-foot internal alleys that do not provide safe and efficient two-way travel for vehicles and do not allow vehicles to park head-in or turn safely into a garage; a lack of clear code compliance for access and safety regarding street and alley widths; and insufficient public noticing. Staff added that the application requires changes to the proposed lot lines, the private alley parcel, and plan details in the final submittal. Staff noted that the number of revisions required for the application to meet code requirements does not allow the applicant to demonstrate to the Planning Board today what the final layout of the plan will be, including configuration of the lots, alleys, open spaces, ROW dedication, and other plan details. For these reasons, staff recommends denial of the proposed Preliminary Plan request.

Mr. Scott Wallace, attorney representing the applicant, offered a multi-media presentation, comments, and did not concur with the staff recommendation for denial.

There followed extensive Board discussion with questions to staff and Mr. Wallace, during which the Board recommended that Mr. Wallace request a deferral.

Mr. Wallace then requested that the Board defer action on the proposed Plan.

***4. Andrus Property, Preliminary Plan No. 120180130---**Request to subdivide seven (7) existing lots, into a total of fifteen (15) lots, for a total of eight (8) new single-family detached lots/houses; located on the west side of Greentree Road between Grubby Thicket Way and Barnett Road; on approximately 5.8 acres of land zoned R-90; within the 1992 North Bethesda/Garrett Park Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide existing lots for new single-family detached houses. The 5.38-acre site, is located on the northside of Barnett Road, bounded by Greentree Road to the east, Interstate 495 (I-495) to the south, Interstate 270 (I-270) to the west, Andrus Road, an unimproved paper street that is currently a wooded area with mature trees, to the north, and is zoned Residential (R-90) within the North Bethesda/Garrett Park Master Plan area. The property is currently developed with seven single-family detached houses, six of which are located on the southern portion of the property and accessed from Barnett Road, with one located on Lot 11 on the northeastern portion and accessed from Greentree Road. The majority of the northern portion of the property is undeveloped, containing 2.87 acres of upland forest.

Staff noted that the applicant proposes to subdivide the rear portions of seven existing lots to create eight new lots, for a total of 15 lots, to accommodate eight new single-family detached houses. Six of the existing houses will remain, with the house located on Lot 11 proposed to be demolished and rebuilt. The already platted Andrus Road will be improved, requiring 5,527 square feet of dedication to create a cul-de-sac at its western terminus and provide access to Greentree Road at its eastern terminus. The proposed lots along the northern portion of the property will be accessed from Andrus Road. The applicant will also provide a five-foot wide sidewalk along Andrus Road, and the frontages of Barnett Road and Greentree Road. Staff then noted one minor correction to Condition 2 of the Plan.

Staff then briefly discussed the Forest Conservation Plan, noting that prior to Certified Preliminary Plan review, the applicant must provide detailed and specific tree protection measures for on and off-site trees affected by the Limits of Disturbance (LOD) on the Final Forest Conservation Plan.

Mr. Marc Smith, member of the applicant's team, offered comments.

There followed a brief Board discussion.

6. Veirs Mill Corridor Master Plan

A. Sectional Map Amendment

B. Designate Veirs Mill Road-Randolph Road Area as Road Code Urban Area

Staff Recommendation: Request to File the Veirs Mill Corridor Master Plan Sectional Map Amendment and to Transmit the Resolution to Designate Veirs Mill Road-Randolph Road as Road Code Urban Area per Master Plan Recommendation

BOARD ACTION

Motion: A. & B. FANI-GONZÁLEZ/CICHY

Vote:

Yea: A. & B. 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: A. Received briefing and approved staff recommendation for approval to file a Sectional Map Amendment for the Adopted Veirs Mill Corridor Master Plan with the District Council.

B. Received briefing and approved staff recommendation for approval to transmit a draft of a County Council Resolution to the County Council designating the Veirs Mill Road-Randolph Road area as a Road Code Urban Area.

***8. Adequate Public Facilities Validity Extension, Preliminary Plan No. 11998091D, Rock Spring Creek Park**---Request to extend the Adequate Public Facilities (APF) validity period by five (5) years, for 117,175 square feet of previously approved, but unbuilt, office space (known as the Lincoln Building); located between Fernwood Road and Rockledge Drive, approximately 500 feet north of Democracy Boulevard; on approximately 12.52 acres of land zoned CR; in the Rock Spring Sector Plan area.

Staff Recommendation: Approval of a Five (5)-year APF with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to extend the Plan’s Adequate Public Facilities (APF) validity period. The 12.52-acre property consists of four lots, identified as Lots 2AA, 2AB, 5AA, and 5AB, and is located on the east side of Fernwood Road, bounded by Rockledge Drive to the east, and zoned Commercial/Residential (CR) within the Rock Spring Sector Plan area. Lots 5AA, 5AB, and 2AB are currently developed with 346,477 square feet of general office and medical uses. Lot 2AA is currently developed as a surface parking lot but was approved for 117,175 square feet of office space that has yet to be built. The property is accessed from Fernwood Road.

Staff noted that the applicant proposes to extend the APF validity period by five years in order to develop Lot 2AA with the approved but unbuilt office uses. According to staff, the Planning Board can extend a development’s APF validity period for 2.5 years if there is no additional development, public improvements, or traffic impacts; all required infrastructure has been completed; a new development schedule has been submitted; 40 percent of the total approved gross floor area (GFA) has been constructed; and 10 percent of the total GFA approved has been permitted and built within the last four years. The Planning Board can also extend the APF validity period for an additional 2.5 years if 30 percent or less of the total approved gross floor area for the project remains to be built. Staff noted that these requirements have been satisfied.

Mr. Steve Robins, attorney representing the applicant, offered brief comments. There followed a brief Board discussion.

7. **A. Mario Loiederman Middle School -Addition of a Performing Arts Center - Mandatory Referral No. MR2019018---**Request to build the addition on the 17-acre school site, located at 12701 Goodhill Road, Silver Spring; in the R-60 Zone; in the 1989 Master Plan for the Communities of Kensington-Wheaton.

Staff Recommendation: Transmit comments to Montgomery County Public Schools

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation to transmit comments to Montgomery County Public Schools, 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 Mandatory Referral request by Montgomery County Public Schools (MCPS) to construct a new addition and associated stormwater management facilities, parking, sidewalk, and landscape improvements at an existing middle school. The 17.08-acre property, the former site of the Joseph Belt Junior High School, is located on the east side of Goodhill Road, bounded by Weller Road to the south, Dean Road to the east, and is zoned Residential (R-60) within the Master Plan for the Communities of Kensington-Wheaton area. The property is currently developed with the 130,135-square foot A. Mario Loiederman Middle School for the Creative and Performing Arts, part of the Middle School Magnet Consortium (MSMC), and 80 surface parking spaces, five of which meet the requirements of the Americans with Disabilities Act (ADA). The main building entrance and primary vehicular access are from Goodhill Road, with a secondary access point from Weller Road. The school currently serves grades six through eight from 6:20 a.m. to 4:00 p.m., with afterschool activities running until 5:30 p.m.

Staff noted that the applicant proposes to build a 17,500-square foot single-story performing arts facility as an addition to the school, which will be located on the on the Weller Road frontage and will replace three currently under-utilized basketball courts and two portable classrooms. The new facility will function independently from the main school building but will be connected by two enclosed corridors. In addition to the removal of the basketball courts, other modifications to the site include six new ADA compliant parking spaces and a marked crosswalk located near the front entrance of the new facility, a new concrete sidewalk connecting to the existing sidewalk on Weller Road and extending along the east side of the new addition to

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7. A. Mario Loiederman Middle School -Addition of a Performing Arts Center - Mandatory Referral No. MR2019018

CONTINUED

connect to an existing sidewalk and stairs leading to the athletic fields, and new stairs leading from the existing parking area to the new addition's entrance. Staff noted that the proposed addition will not increase the existing school student enrollment capacity.

Messrs. Dennis F. Cross, representing MCPS, and Jim Determan, member of the applicant's team, offered comments.

There followed a brief Board discussion with questions to staff and Mr. Cross, during which the Board instructed staff to include an additional comment recommending that bicycle racks be located near the entrance of the proposed new building.

9. Proposed Zoning Text Amendment: Bicycle Parking –Requirements & Design Standards---The proposed legislation amends the Montgomery County Zoning Ordinance to amend the bicycle parking requirements and the bicycle parking design standards to implement the general recommendations of the Bicycle Master Plan to improve the bicycle parking and end-of-trip bicycle facility requirements.

Staff Recommendation: Transmit to County Council for Introduction

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA) that would amend the bicycle parking requirements; amend the bicycle parking design standards; and generally amend the provisions concerning bicycle parking and parking design. Staff noted that the adopted Bicycle Master Plan recommends that the Montgomery County Zoning Ordinance be amended to improve the bicycle parking and end-of-trip bicycle facility requirements. To that end, the updates recommended in the proposed ZTA are needed to clarify existing requirements and to meet the industry best practices.

The proposed revisions include incentivizing bicycle rooms as the preferred form of long-term bicycle parking in residential and commercial buildings, disallowing bicycle lockers and bicycle racks as long-term bicycle parking in residential and commercial buildings, identifying performance standards for stacked bike racks, establishing certain requirements for providing and locating bicycle repair stations, and providing a portion of long-term bicycle parking to accommodate larger bicycles, including tandems, bicycles with trailers, and cargo bikes. Staff noted that they have removed a recommended revision to establish a standard bicycle rack as an inverted-U rack unless another design is approved by either the Planning Director, or his or her designee, as performing as well as an inverted-u rack.

There followed a brief Board discussion with questions to staff, during which the Board instructed staff to explore the feasibility of expanding the language of the ZTA to include electronic scooters and other modes of personal mobility.

~~12. — CLOSED SESSION~~

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

13. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

The topic to be discussed is the proposed acquisition of the Maryland Department of Transportation/State Highway Administration-former Otis Kent property as an addition to the Muddy Branch Stream Valley Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. Briefing on Complete Streets Design Guide Project*Staff Recommendation: Received Briefing***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing followed by discussion.**

Planning Department staff and Mr. Andrew Bossi of the Montgomery County Department of Transportation (MCDOT), offered a multi-media presentation and briefed the Planning Board on the Complete Streets Design Guide Project for Montgomery County. Staff noted that in June 2018, The Maryland National-Capital Park and Planning Commission and MCDOT signed a Memorandum of Understanding (MOU) in which the two agencies agreed to pool their resources to conduct a joint study to develop a complete Streets Design Guide to design and operate roads to provide safe, accessible and healthy streets for all users of the roadway system in support of the County's Vision Zero policy; and to propose a replacement for the County's roadway functional classification system that organizes and categorizes streets based on how they are used by people and their land use context, rather than the current approach which largely categorizes streets based on how vehicles use them.

Staff noted that the MOU merged separate projects that each agency has been pursuing independently. The Planning Department FY18 budget included a project to evaluate the options for replacing Montgomery County's existing roadway functional classification system. Concurrently, MCDOT was pursuing the development of a Complete Streets Design Guide to comply with requirements established as part of a 2013 law (Bill 33-13) which modified the provisions for urban streets in Section 49 of the County Code and is identified as an initiative in the County's Vision Zero Two-Year Action Plan. The purpose of establishing a roadway functional classification system is to categorize streets for consistent design and application. The Federal Highway Administration (FHWA) classifies roadways based on two primary travel needs for motor vehicles: access to/from specific locations; and mobility. Staff also added that in the State of Maryland, all roads are classified by the Maryland Department of Transportation using the FHWA functional classification system. Montgomery County also maintains its own separate functional classification system, which originated in the 1930s and predates the FHWA functional classification system. This system is formalized in the Master Plan of Highways and Transitways and includes designations such as major highways, arterials, primary residential streets and business streets, among others. While this system was most recently modified in 2008

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10. Briefing on Complete Streets Design Guide ProjectCONTINUED

to provide more land use context (the County is divided into urban, suburban and rural areas) and to include new street types such as the minor arterial classification, it continues to largely describe the street network based on how motor vehicles use them and does not fully accommodate all of the land use contexts in the County. For example, the urban area designation does not adequately distinguish between downtowns, town centers and other commercial areas. This project proposes a new functional classification system to replace Montgomery County's existing system with one that provides more nuances in classifying roads based on the land use context and how people use them.

Staff then added that developing a Complete Streets Design Guide and a Roadway Functional Classification System is a highly technical endeavor and typically involves substantial collaboration among county agencies and a targeted approach to public engagement involving key stakeholders. On May 21, 2019, a roundtable meeting was conducted with members of the development community and in November 2019, an open house will be conducted with the broader public and other stakeholders. The next steps a Planning Board Public Hearing in December 2019; and Planning Board worksessions to take place in January 2020, with transmittal of the report to the County Council scheduled for April 2020

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

11. Bethesda Downtown Sector Plan -- Park Impact Payment Adjustment

Staff Recommendation: Approve Adjustment of the Park Impact Payment

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation to approve the proposed Adjustment to the Park Impact Payment for the Bethesda Downtown Sector Plan, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and discussed a proposed Park Impact Payment Adjustment for the Bethesda Downtown Sector Plan. Staff noted that the Bethesda Overlay Zone (BOZ) established the Park Impact Payment (PIP) to fund the acquisition and development of public open space in the Bethesda Downtown Sector Plan area. The BOZ set the PIP at \$10 per square foot of approved BOZ density but requires the Planning Board to adjust the payment rate on July 1 of each odd-numbered year by the annual average increase or decrease in a published construction cost index for the two most recent calendar years.

Staff noted that it proposes the same approach used by the Montgomery County Director of Finance to adjust Development Impact Taxes for Transportation Improvements and Public Schools Improvements, published on May 1, 2019 in the County Register I. This approach averages the change in construction costs as measured by the *Engineering-News Record's* Baltimore Construction Cost Index for the two most recent calendar years. For the two-year period encompassing calendar years 2017 and 2018, the increase is 10.83 percent. Applying this index to the \$10.00 per square foot PIP rate results in an increase of \$1.08 to \$11.08 per square foot. The new PIP rate will become effective July 1, 2019. Since the BOZ does not include a "grandfathering" provision for the revised PIP rate, Sketch Plans and Site Plans approved by the Planning Board after July 1, 2019, that require a PIP will be assessed at the increased rate of \$11.08 per square foot of BOZ density. A Site Plan approved prior to July 1, 2019, that is amended after this effective date will be subject to the new rate only for any BOZ density above the previously approved amount.

The following speakers offered testimony: Ms. Heather Dlhopsky of Linowes & Blocher; Ms. Mary Beth Avedesian, Senior Vice President for Realty Development for Saul Centers Developers; and Mr. Robert Brewer, attorney.

There followed a brief Board discussion with questions to staff and the speakers and the Planning Board instructed staff to include a grandfather provision for projects that are pending.

~~*5. Knowles Manor, Preliminary No. 120190140 & Site Plan No. 820190080
REMOVED~~

~~A. Preliminary No. 120190140: Request to consolidate Lots 3, 4, and 5, into one (1) lot, approximately 28,357 square feet in size; for a maximum of 100,000 square feet of residential development, for up to 94 units, with a minimum 30% Moderately Priced Dwelling Units (MPDUs); located at 3906 and 3910 Knowles Avenue; on approximately 34,597 square feet of land zoned CRT 2.5, C 2.0, R 2.0, H 75; within the 2012 Kensington Sector Plan area.
Staff Recommendation: Approval with Conditions~~

~~B. Site Plan No. 820190080: Request to construct a five-story senior living facility with up to 100,000 square feet of total development, with up to 94 units, including up to 30,805 square feet exempt from Gross Floor Area as MPDUs or affordable housing units; located at 3906 and 3910 Knowles Avenue; on approximately 34,597 square feet of land zoned CRT 2.5, C 2.0, R 2.0, H 75; within the 2012 Kensington Sector Plan area.
Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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