



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 11, 2019, at 9:31 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 9:00 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Tina Patterson.

Gerald R. Cichy joined the meeting prior to discussion of Item 1. Vice Chair Norman Dreyfuss was necessarily absent.

The Board recessed at 9:31 a.m. and convened in Closed Session at 9:34 a.m. to take up Items 1 and 2, Closed Session Items.

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 9:34 a.m. in the 3rd floor conference room on motion of Commissioner Patterson, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Fani-González and Patterson voting in favor of the motion, with Commissioner Cichy temporarily absent, and Vice Chair Dreyfuss 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 Closed Session meeting were Director Mike Riley, Acting Deputy Director of Operations Bill Tyler, Dean Turnbull, David Tobin, Phil Normandy, Stephanie Oberle, Brenda Sandberg, Carl Morgan, Jai Cole, and Andy Frank of the Parks Department; Senior Counsel Megan Chung of the Legal Department; Joshua Kaye of the Planning Department; Mr. Artie Harris of the Montgomery Housing Partnership; and James Parsons of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the proposed acquisition of land for the future Wheaton Urban Recreational Park, and the proposed acquisition of land as an addition to the McCrillis Gardens Special Park.

The Closed Session meeting was adjourned at 10:05 a.m.

The Board reconvened in the auditorium at 10:12 a.m.

Items 3 and 16, Items 4 through 8, and Item 10, discussed in that order, are reported on the attached agenda.


Items 15 and 9 were removed from the Planning Board agenda.


The Board recessed for a lunch meeting with the Montgomery County Agricultural Producers at 12:56 p.m. and reconvened in the auditorium at 2:33 p.m.

Items 11 through 13 are reported on the attached agenda.

The Board recessed for dinner at 5:25 p.m. and reconvened in the auditorium at 6:28 p.m. to take up Item 14, a discussion on the Maryland Route 355 Bus Rapid Transit (BRT) alternatives.

There being no further business, the meeting was adjourned at 9:00 p.m. The Planning Board will hold a Public Hearing for the Germantown Town Sector Plan on Wednesday, July 17, 2019, in the Upcounty Regional Services Center in Germantown, Maryland. The next regular meeting of the Planning Board will be held on Thursday, July 18, 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 11, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. 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 land for the proposed Wheaton Urban Recreational Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

2. 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 the proposed acquisition of land as an addition to the McCrillis Gardens Special Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

15. — ~~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. **REMOVED**~~

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Consent Agenda

***A. Adoption of Resolutions**

1. Leisure World Administration Building and Clubhouse II Site Plan 820170120 – MCPB No. 17-102
2. Bethesda Overlay Zone Park Impact Payment Rate Adjustment – MCPB No. 19-097

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220160090, Lake Potomac

RE-2 zone; 4 lots; located in the southeast quadrant of the intersection of Stoney Creek Road and Stoney Creek Way; Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190650, Bannockburn

R-200 zone; 2 lots; located on the west side of Wilson Lane (MD 188), 350 feet north of Laverock Lane; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***C. Other Consent Items**

1. Century, Site Plan Amendment No. 82003007E---Amendment to increase the number of MPDUs to 25%; located on Century Blvd. opposite Cloverleaf Center Drive; 57.6 gross acres zoned CR-2.0: C-1.25 R-1.0 H-145T and in the Germantown Transit Mixed-Use Overlay Zone, 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

2. Waredaca Farm, Administrative Subdivision Plan No. 620190090, Regulatory Review Extension Request No. 1---Request to extend the regulatory review period for Administrative Subdivision Plan No. 620190090 from August 8, 2019 to October 3, 2019. Application to create 1 lot with a frontage waiver, On Howard Chapel Road, North of Damascus Road Parcel: 606; 192.94 acres, Agriculture Reserve (AR), Olney Master Plan.

Staff Recommendation: Approval

BOARD ACTION

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

Vote:
 Yea: 1. & 2. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: **1. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

2. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of June 20, 2019

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

**Other: PATTERSON ABSTAINED
DREYFUSS ABSENT**

Action: Approved Planning Board Meeting Minutes of June 20, 2019, as submitted.

16. Audi Bethesda, 7015 Arlington Road, APF Test No. APF201903---CRT-2.25 C-2.25 R-2.25 H-70' and Bethesda Overlay Zone; 0.43 acres; located at 7015 Arlington Road; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Adequate Public Facilities finding cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff briefed the Board and discussed a proposed Adequate Public Facilities (APF) finding request that had originally been scheduled as a Consent Agenda Item. Staff noted that just prior to today's meeting, a typographic error was discovered that identified the APF validity period as 61 months rather than 60 months. Because the request is being submitted concurrently with its accompanying Resolution, staff re-submitted it as a regular agenda Item to address any potential Planning Board questions.

There followed a brief Board discussion.

4. Roundtable Discussion

- Parks Director's Report

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

Parks Department Director's Report – Following a brief announcement regarding the hiring of former Senior Advisor to the Planning Board Chair, Miti Figueredo, as Deputy Director for Administration for the Parks Department, Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent American Public Gardens Association (APGA) 2019 Conference held from June 17 through 21 at 16 local public gardens throughout the area including Brookside Gardens; the recent Topping Out Ceremony for the new Wheaton Headquarters building held on June 26; the recent Yappy Hour event held on June 27 at the Elm Street Urban Park; the recent Fourth of July Independence Day celebration held at the South Germantown Recreational Park; the status of the Therapeutic Ice-Skating classes for skaters with developmental disabilities held at the Cabin John Ice Rink, which this year drew 52 participants, 19 more than last year; the recent Mudfest event held on June 22 at the Woodstock Equestrian Park; the recent Cycling in the Park event held on June 30 at Warner Circle Park; the recent Fédération Internationale de Football Association (FIFA) Women's World Cup Match watch party event hosted by Enterprise Division staff held on June 16 at the Wheaton Sports Pavilion; the upcoming Brookside Gardens 50th Anniversary Celebration event scheduled for July 12 at Brookside Gardens; the upcoming kick-off of the TGIF Summer Concert Series scheduled for July 12 at Wheaton Veterans Park featuring the Nighthawks; the upcoming Latino Conservation Week event, with programs scheduled for July 13 through 21 at various Parks Department facilities throughout the County; the upcoming Head Start Party pre-kindergarten event scheduled for July 13 at Wheaton Regional Park; the upcoming Yappy Hour event scheduled for July 16 at the Ridge Road Recreational Park; the ongoing Wings of Fancy Live Butterfly and Caterpillar Exhibit scheduled from April 17 through September 22 at Brookside Gardens; and the upcoming session of the Food Matters series, Food Recovery and Community Impact, scheduled for July 26 at Brookside Gardens.

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

5. SHA Property Muddy Branch SVU 3---Authorization to acquire a 1.41-acre wooded property between existing parkland and Darnestown Road (MD 28).

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff offered a brief presentation regarding the proposed acquisition of land as an addition to the Muddy Branch Stream Valley Park Unit 1 for the negotiated price of \$7,000. The 1.41-acre unimproved site, identified as the Maryland Department of Transportation/State Highway Administration (MDOT/SHA)-former Otis Kent Property, is located on the south side of Darnestown Road (MD28), in Gaithersburg, Maryland. Staff noted that the acquisition is to be funded through the Local Acquisition Project Description Form (PDF). Staff added that the Planning Board was briefed in executive session on June 27 regarding the proposed acquisition.

Ms. Judith Koenick of Chevy Chase offered testimony.

There followed a brief Board discussion with questions to staff, during which Commissioner Patterson instructed staff to include an Operating Budget Impact analysis in future presentations.

***6. Knowles Manor, Preliminary No. 120190140 & Site Plan No. 820190080**

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: **A. FANI-GONZÁLEZ/CICHY**
 B. FANI-GONZÁLEZ/PATTERSON

Vote:
 Yea: **A. & B. 4-0**

Nay:

Other: **DREYFUSS 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 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 and Site Plan requests to create one lot for the construction of a senior living facility. The approximately 34,597-square foot property, identified as Lots 3, 4, and 5, is located on the south side of Knowles Avenue and zoned Commercial/Residential/Town (CRT) within the Kensington Sector Plan area. The site is currently developed with two single-family detached houses used as professional offices that are 1,806 and 3,075 square feet in size, and an undefined gravel surface parking lot. Two access points from Knowles Avenue are located near the eastern and western property lines.

Staff noted that the applicant proposes to consolidate Lots 3, 4, and 5 into a single 28,357-square foot lot and redevelop the property into a maximum five-story, 100,000-square foot independent living facility for seniors with up to 94 one- and two-bedroom residential units, including a minimum of 30 percent Moderately Priced Dwelling Units (MPDUs) and 30,805 square feet of bonus density for an independent living facility for seniors. Parking will be

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***6. Knowles Manor**CONTINUED

provided by a single level of private underground parking with 47 parking spaces. Amenities will include a fitness center, wellness center, common room, and community garden. The applicant will dedicate a total of 2,808 square feet of right-of-way (ROW) to allow for the Sector Plan recommended 80-foot wide ROW for Knowles Avenue improvements, including a six-foot sidewalk, a planting buffer, a tree panel, a layby lane, and two-way separated bike lanes. The proposed building will feature green screening walls and a large art/mural space on the front façade, which will be installed and created by a local artist and relate to the Town of Kensington. Vehicular access to the site will be from Knowles Avenue. A single new driveway, located further west than the two existing driveways proposed to be removed as part of the project, will provide access to the parking garage and internal loading areas. Staff then briefly discussed minor corrections to the Preliminary and Site Plans conditions of approval.

Staff did receive several letters from nearby residents, some in support of the plan and others in opposition. The primary concerns of those in opposition include parking and circulation, traffic congestion on Knowles Avenue and neighboring streets, the proposed access to the site, and pedestrian safety. Staff addressed each of these issues as detailed in the July 1 technical staff report.

The following speakers offered testimony: Maryland State Delegate Alfred Carr of Washington Street; Mr. Larry Zarker of Lawrence Avenue; Mr. Richard Palvin, representing the Action in Montgomery (AIM) community action group; Ms. Jacqueline Jackson of Brunswick Avenue; and Ms. Judith Koenick of Chevy Chase.

Mr. Michael Tucker, member of the applicant's team, offered comments regarding parking at the site, specifically Americans with Disabilities Act (ADA) compliant parking.

Ms. Erin Girard, attorney representing the applicant, offered comments, and concurred with the staff recommendation with the exception of Site Plan Condition 14d, requiring the applicant to relocate the proposed layby further east on the Knowles Avenue frontage, closer to its intersection with Connecticut Avenue (MD185). Ms. Girard then requested that the condition be removed, allowing the layby to remain in its originally proposed location just east of the proposed new access driveway.

There followed extensive Board discussion with questions to staff and Mr. Tucker, during which the Board instructed staff to remove condition 14d from the Site Plan.

Commissioner Patterson also recommended that the applicant explore the feasibility of a second point of access to the site.

7. Briefing on the Aspen Hill Vision Zero Study

Staff Recommendation: Discuss the Study and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the ongoing Aspen Hill Vision Zero Study, specifically proposed safety improvements for the area that will be included in the study. According to staff, the purpose of the study is to examine and set forth potential strategies to improve safety for all people walking, biking, rolling, driving, and taking transit in Aspen Hill to create a community where residents and visitors can travel to their homes and destinations safely and comfortably. These goals are proposed to be met through the application of the Vision Zero initiative, which seeks to eliminate severe injuries and fatalities from crashes by 2030 by prioritizing human life over mobility, accounting for human error in the design of road networks, reducing the severity of collisions, emphasizing a systems approach, and identifying equitable solutions. The Aspen Hill Vision Zero Study area includes the commercial developments near Georgia Avenue (MD97), Connecticut Avenue (MD185), and Aspen Hill Road. It also includes the area south of Bel Pre Road, between MD97 and MD185 and the area south of Aspen Hill Road, between MD97 and Parkland Drive, north of Matthew Henson State Park.

Staff then discussed proposed safety improvements for the study area, noting that since the launch of the study in summer 2018, the Montgomery County Department of Transportation (MCDOT) and the Maryland State Department of Transportation/State Highway Administration (MDOT/SHA) have implemented several safety measures. Also, through data collection, analysis, research, and community engagement, including ongoing work with the community advisory group, staff has developed several improvements to address design issues contributing to the frequency and severity of crashes in the Aspen Hill area. The more substantive area-wide improvements include prohibiting right turns on red to reduce conflicts and improve safety for all modes and users; dedicated left-turn phasing to reduce the potential for conflict between pedestrians and turning vehicles; left-turn calming measures, including leading pedestrian intervals, slow-turn wedges, and hardened centerlines, to reduce left-turn speed, provide greater protection, and increase pedestrian visibility; lighting features specifically geared for pedestrians, such as brighter or colored lighting over marked crosswalks and sidewalks, and lighting at a

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7. Briefing on the Aspen Hill Vision Zero StudyCONTINUED

lower height than street lighting; high visibility crosswalks; pedestrian median refuges to reduce the exposure time experienced by a pedestrian in the intersection; relocation of utility poles and fire hydrants in order to maintain the full width of sidewalks; automatic pedestrian signals that will provide time for pedestrians to cross the street without requiring them to push a button; school bus stops that are located away from major highways; education campaigns to raise awareness among drivers, pedestrians, bicyclists, and transit riders; and enforcement of speed limits through the use of speed cameras. Short-term improvements include a new side path between the Matthew Henson Trail and Hewitt Avenue and MD97 with a vegetative buffer and a pedestrian refuge. Long-term improvements include bulb-outs or curb extensions, and painted crosswalks at all intersections.

There followed extensive Board discussion with questions to staff, during which Commissioner Patterson instructed staff to find out the exact cost of relocating utility poles and fire hydrants.

***8. Montgomery Knolls Elementary School**

A. Forest Conservation Plan Amendment MR 2009743---Request to remove 0.08 acres of Category 1 Conservation Easement and replace with 0.16 acres of credit offsite. Located approximately 610 Daleview Drive, Silver Spring; East Silver Spring Master Plan
Staff Recommendation: Approval with Conditions

B. Mandatory Referral MR2019017---R-60 zone, 10.34acres, Request to construct a bus loop entrance along Daleview Drive with additional parking spaces, relocate hard surface play area and modify existing green field; located at 807 Daleview Drive, Silver Spring. 2000 East Silver Spring Master Plan.
Staff Recommendation: Transmit Comments to Montgomery County Public Schools

BOARD ACTION

Motion: A. & B. CICHY/FANI-GONZÁLEZ

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: A. Approved staff recommendation for approval of the Forest Conservation Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.

B. Approved staff recommendation to transmit comments to Montgomery County Public Schools, as discussed during the meeting, and as stated in the attached transmittal letter.

Staff in the Planning and Parks Departments offered a multi-media presentation and discussed a proposed Mandatory Referral request and an associated Forest Conservation Plan (FCP) Amendment request by Montgomery County Public Schools (MCPS) for traffic and circulation improvements to an existing school facility. The 10.34-acre property, currently the site of Montgomery Knolls Elementary School, is located on the south side of Daleview Drive, bounded to the east by the Northwest Branch Stream Valley Park, and zoned Residential in the Silver Spring East Master Plan area. The school is accessed from Daleview Drive via a driveway located on the northwest portion of the site. According to staff, a Mandatory Referral was approved in February 2-19 for a 12,390-square foot two-story addition for eight classrooms to be located at the rear of the existing building, adjacent to a play area, ball fields, and surrounding forest. The school is presently 97,213 square feet and has a student body of approximately 493. When completed, the new construction will add 12,380 square feet, resulting in a new gross floor

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***8. Montgomery Knolls Elementary School**CONTINUED

area total of 109,593 square feet and increasing the core capacity of the school to 640 students. Currently, the school offers kindergarten, 1st, and 2nd grades, as well as a preschool education program for children with special needs.

Staff noted that the applicant proposes to build a new bus loop entrance along Daleview Drive with additional parking, modify the existing grass playing field, and relocate hard surface play areas. The proposed parking lot configuration will include a separate bus loop entrance and will accommodate queuing for up to 15 buses on site. The bus loop will also include 13 visitor parking spaces and two Americans with Disabilities Act (ADA) accessible parking spaces. The existing surface parking lot will be expanded to accommodate both parking and a new pick-up and drop-off loop to be used exclusively by parents. The parking capacity will increase from 91 to 119 spaces, including seven additional ADA accessible parking spaces. To accommodate the new parking configuration, the applicant also proposes to relocate the existing hard-surface play areas south of the new building addition to the existing grass playing field. As a result, the field will be reduced by almost half to accommodate an MCPS curriculum requirement to include hard-surface play areas.

Staff then discussed a proposed amendment to the existing FCP, noting that the proposed improvements will require the removal of 0.08 acres of an existing 2.53-acre Category I Conservation Easement along the property's southeast, south, and southwest portions. The applicant has also submitted a variance request to impact, but not remove, ten specimen trees. Staff supports the variance request.

Parks Department staff then offered a brief statement, stating that they did not agree with the proposed playing field size reduction.

Mr. Dennis Cross of MCPS offered comments.

Mr. Jason Fritz and Ms. Kori Matheis, members of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff, Mr. Cross, and Mr. Fritz, during which the Board instructed staff to include an additional comment noting the Board's belief that all applicable agencies need to work together to address the loss of green space at schools.

~~*9. Church of Agape: Preliminary Plan Amendment No. 11994017A—Amendment to subdivide the property into two lots; on approximately 3.73 acres; R-200/TDR 7.0, but reviewed under the R-200 zone; 2005 Olney Master Plan.—REMOVED~~

~~Staff Recommendation: Approval with Conditions~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***10. Cabin Branch: Preliminary Plan Amendment No. 12003110D---**Request for a 3-year extension to the validity period for the Preliminary Plan, which approved 1,886 dwelling units, 500 senior living units and 2,420,000 sq. ft. of commercial space; located on the south side of MD 121 Clarksburg Rd., approximately 1 mile southeast of Clarksburg; 540 acres; CRT – 0.5, C-0.25, R-0.25, H-65 Zone; Clarksburg Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS 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 Adequate Public Facilities (APF) validity period for a previously approved Preliminary Plan. The 540-acre site is located one mile southeast of Clarksburg, bounded by Clarksburg Road (MD121) to the north, Interstate 270 (I-270) to the east, and West Old Baltimore Road to the south, and is zoned Commercial/Residential/Town (CRT) in the Clarksburg Master Plan area. The site is currently improved with a large, mixed-use development. According to staff, the Planning Board approved an amended Preliminary Plan of Subdivision in 2004 for 1,886 residential dwelling units, 500 senior housing units, 2,420,000 square feet of commercial uses. To date, 879 residential units and 437,000 square feet of commercial uses have been built, leaving 1,007 residential units, 500 senior housing units, and 1,983,000 square feet of commercial uses approved but unbuilt.

Staff noted that due to ongoing difficult economic conditions, the applicant is requesting a three-year extension to the previously approved Preliminary Plan and APF finding. With a four-stage development schedule, the Preliminary Plan validity period for the first stage expired in May 2019, requiring the extension for the continuation of this project. The corresponding APF extension is needed because preliminary plans require APF validity through the duration of their validity period. The applicant has also submitted a new development schedule that does not propose any new development, nor does it alter the design and layout of previous approvals. Staff noted that the Montgomery County Council adopted legislation granting four separate two-year extensions, for a total of eight years, for all preliminary plans and APF findings valid as of March 31, 2009. This legislation extended the full validity of the Preliminary Plan to November

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***10. Cabin Branch: Preliminary Plan Amendment No. 12003110D**

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6, 2026. As proposed, the extension will allow the continued development of the Cabin Branch site. Staff added that the current application meets all requirements set forth in the current Zoning Ordinance.

Mr. Bob Harris, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion.

11. Briefing on Agritourism Study

Staff Recommendation: Discuss the Agritourism Study and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by Board discussion.

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the history and purpose of the Agritourism Study and progress made to date, including a description and role of the Agritourism Study Advisory Committee (ASAC). Staff noted that the Agritourism Study is an effort to identify opportunities, constraints and potential strategies to support the evolution of farming and agricultural tourism in Montgomery County while continuing to protect and preserve the Agricultural Reserve (Ag. Reserve), including its farms, rural open space and agricultural heritage. The Agritourism Study relies on the expertise of farmers, agritourism entrepreneurs, community members, industry experts and governmental representatives, through the ASAC, to provide a balanced discourse on considerations and potential solutions.

Staff added that while the *Preservation of Agriculture and Rural Open Space Functional Master Plan* enabled preservation of agriculture, farmland and rural open space, it did not anticipate the growing importance of agricultural tourism to the ongoing preservation effort. Increased interest in agricultural education, tourism and entertainment has prompted discussion about opportunities to enhance the economic impact of the Ag Reserve and prompted the Agritourism Study. This study seeks to identify opportunities and constraints for the evolution of the Ag Reserve, including agricultural activities that have evolved beyond traditional farming to preserve and sustain agriculture in Montgomery County. The study seeks to encourage activities with a nexus to agriculture, including agricultural education and agritourism, that increase awareness and knowledge of the Ag Reserve, enhance its attractiveness as a destination and support its farmers and farms, while preserving agricultural culture and heritage. The Planning Department formed the ASAC in October 2017 and formally invited farmers, agritourism entrepreneurs, industry experts, governmental representatives and members of the Ag Reserve community to participate in the study. The role of the ASAC was to review the progress of the study and provide guidance at critical intervals during the development of the study. The diverse representation of the ASAC was intended to provide a balanced discourse on current issues and the potential impacts of agritourism in Montgomery County.

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11. Briefing on Agritourism Study

CONTINUED

Planning Department staff, in consultation with the ASAC, will begin to develop a menu of potential solutions to achieve the study goals. The menu of potential solutions will draw upon direct input from ASAC members, ideas and suggestions discussed during previous ASAC meetings and strategies implemented in other jurisdictions. Staff anticipates presenting a draft of the Agritourism Study, to include the overarching themes, study goals and menu of potential solutions, to the Planning Board this autumn.

There followed a brief Board discussion with questions to staff.

12. Park Facility Plan: Black Hill Regional Park SEED Classroom---Facility Plan for a proposed SEED Classroom program at Black Hill Regional Park, located at 20941 Lake Ridge Drive, Clarksburg Master Plan & Hyattstown Special Study Area.

Staff Recommendation: Approve Facility Plan and Cost Estimate

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and by consensus approved staff recommendation to approve the proposed Park Facility Plan and Cost Estimate for the Black Hill Regional Park Sustainable Education Every Day (SEED) classroom program.

Parks Department staff offered a multi-media presentation and discussed a proposed Park Facility Plan and associated cost estimate for a Sustainable Education Every Day (SEED) Classroom program at Black Hill Regional Park located on Lake Ridge Drive in the Clarksburg Master Plan & the Hyattston Special Study area. Staff noted that The SEED Classroom project was initiated by Parks staff in 2014 in order to expand the program space for the Black Hill Regional Park Nature Center Program to serve the needs of the growing adjacent community. Established around Little Seneca Lake, Black Hill Regional Park is a 1300-acre park (not including the lake) located in Boyds. Formed in 1985, Little Seneca Lake is 505 acres, owned and managed by the Washington Suburban Sanitary Commission (WSSC). Of the 1300 acres of park land, 104 acres are developed for recreational use. The remainder of the park is currently constrained by environmental buffers. The park is known for its natural settings with lake views, boating, picnic areas, trails, and many programs hosted by Black Hill Nature Program. Black Hill Nature Program is located at the Visitor Center of the Park, which more than 35,000 people visit every year. The proposed SEED classroom site is located half a mile north of the Black Hill Visitor Center along Lake Ridge Drive, the park entrance road. It is sited in the former maintenance yard that is fenced with a chain-link fence and paved almost entirely with asphalt within the fence. At the back of the fence is a gravel parking lot with storage bins, and a greenhouse and shed used by the Friends of Black Hill Nature Program.

Staff added that the project site was used as a maintenance yard until 2004 when the new Black Hill Maintenance Yard opened. It was abandoned since then and has been primarily dormant, with some use as a storage site for miscellaneous excess park items such as boats, benches, picnic tables, etc. The SEED Classroom project will reactivate this forgotten area and repurpose it as an environmentally friendly site. The facility planning study was funded with

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12. Park Facility Plan: Black Hill Regional Park SEED ClassroomCONTINUED

\$90,000 from the FY 2017-2019 Capital Improvements Program in the Facility Planning: Non-Local Parks Project Description Form (PDF) #958776. Facility planning represents thirty percent (30%) complete construction documents, including a proposed design, cost estimate and determination of regulatory feasibility. This project received a \$250,000 bond bill in 2019 from the State of Maryland for the construction of the project. There were also donations and private grants received through various fundraising events. A summary of these funding sources is attached to the July 3 technical staff report. LSG Landscape Architecture, Inc. was hired in February 2019 as the project's prime consultant with sub-consultant Clark Azar & Associates working on civil engineering. A public meeting was held on April 2, 2019 to collect public input, and an on-line forum was established for this project to collect additional public input.

Staff further added that the proposed plan will enhance the Nature Center Program and features of Black Hill Regional Park and reflect the collective vision of Parks staff and the greater community. The program is balanced to meet the needs of users while greatly improving the appearance and function of the existing site. The proposed project will help improve nature education program, provide efficient and educational building and site operation, and is designed for the enjoyment of current and future generations. If approved, the project will be included in the FY21-26 Capital Improvements Program (CIP) for design and construction.

There followed a brief Board discussion with questions to staff during which the Planning Board instructed staff to pursue its fundraising efforts more actively.

13. Forest Glen/Montgomery Hills Sector Plan, Worksession #2*Staff Recommendation: Request Direction from the Planning Board***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing followed by discussion and provided guidance to staff.**

Planning Department staff offered a multi-media presentation and discussed land use, zoning, urban design, historic preservation and housing recommendations stated in the public hearing draft of the Forest Glen/Montgomery Hills Sector Plan. Staff noted that the focus of this worksession is on land use, zoning and design recommendations for the Forest Glen area, specifically the Forest Glen Metro Station and the Forest Glen Medical Center, and issues of compatibility, design and transition throughout the plan area. Staff also noted that Washington Metropolitan Area Transit Authority (WMATA) representatives will address concerns raised at the public hearing regarding operations at the Forest Glen Metro Station. Staff also addressed concerns related to proposed evaluations of three sites for potential designation to the Master Plan for Historic Preservation, and the preservation and production of affordable housing received during the public hearing.

Staff noted that the existing 229.3 acres between Dennis Avenue and Spring Street primarily consist of mixed-use commercial but also include the bulk of multi-family development for the area, with two parks, the Forest Glen Metro Station and several small medical office parks. The goal of the Sector Plan is to reconnect communities by restoring healthy relationships; re-imagine by thinking about familiar places with new ideas; and reinvest by increasing the value of community places for more enhanced experiences. Staff recommended keeping the medical park office cluster with a 75-foot building height and encouraging child-care facilities in key locations near public transit. Staff recommended a 120-foot building height for a new or revamped Forest Glen Medical Center Site.

Staff then discussed the housing recommendations, including the preservation of existing zoning wherever possible with the Sector Plan proposing to add 2,200 new multi-family units throughout the entire Plan area. Staff noted that the request for senior housing should be a priority with the growing senior population in Montgomery County, and the WMATA site is being considered as a suitable site. Workforce and affordable housing should also be a priority with a goal to increase the availability of both types of housing in the County.

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13. Forest Glen/Montgomery Hills Sector Plan, Worksession #2

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Historic Preservation Division staff noted that the Montgomery Hills Shopping Center, the Woodside Locational Atlas Historic District, Calvary Lutheran Church, Prestige Exceptional Fabricare, Americana Finnmark, and Grace Episcopal Church & Cemetery are all being evaluated for potential designation and to be added to the Master Plan for Historic Preservation.

Messrs. Mitch Nici, Steven Segerlin, Henock Yohannes and Denton J. Rourke of WMATA, discussed the Forest Glen Metro Station existing and forecasted ridership, proposed future facility needs and development potential and answered questions from the Planning Board.

Staff then noted that a final Planning Board worksession will be held on July 25, 2019 to review all recommended changes and to seek approval to transmit a Planning Board draft of the Sector Plan to the County Council.

There followed extensive Board discussion with questions to staff and WMATA representatives.

14. MD355 Bus Rapid Transit Alternatives Review and Selection

Staff Recommendation: Recommend a Preferred Alternative for the MD355 Bus Rapid Transit Project to the County Council Transportation and Environment Committee

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:**

Action: Received briefing and provided guidance to staff regarding the preferred alternative for the Bus Rapid Transit (BRT) and provided comments to be transmitted to the County Council Transportation and Environment (T&E) Committee.

Planning Department staff offered a multi-media presentation and discussed the MD355 Bus Rapid Transit (BRT) proposed alternatives. Staff noted that the BRT is a high-quality and high-capacity bus-based transit system that delivers reliable, comfortable, convenient and branded transit service. Because the BRT contains features similar to light rail or the Metrorail system, it is more reliable, comfortable and convenient than local bus services and can avoid the causes of delay that slow Metrobus and Ride-On and the reliability issues that make these bus services often less desirable than Metrorail. Internationally, BRT is a proven high-quality transit service that offers the benefits of light rail at far less cost. In the United States the record of BRT is mixed. This is because BRT is often compromised to reduce impacts to traffic and private property and to reduce costs. To achieve the full promise of BRT service, each of the four performance characteristics of reliability, comfort, convenience and brand must be met.

Staff then added that it recommends transmitting the following comments to the Montgomery County Council Committee on Transportation, Energy and Environment (T&E) and the Montgomery County Department of Transportation (MCDOT): i) advance Alternative B, Median Transitway, as the preferred alternative and seek to increase the use of two-lane median transitways, especially south of the Shady Grove Metrorail Station; ii) construct the MD355 BRT project in two phases, with Phase I going from the Clarksburg Outlets to the Rockville Metrorail Station, including the spur to Germantown, and Phase II going from the Rockville Metrorail Station to downtown Bethesda. Staff also noted that advance preliminary engineering for both the Veirs Mill Road BRT project and the MD355 BRT are concurrent; iii) prioritize construction of the entire Veirs Mill Road BRT and Phase I of the MD355 BRT projects; iv) proceed with the Snowden Farm Parkway alignment in Segment 7; v) concur with the recommended station location and phasing; vi) conduct additional traffic evaluation and mitigation to determine

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14. MD355 Bus Rapid Transit Alternatives Review and Selection

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whether it is feasible to convert general purpose traffic lanes to transit only lane to reduce the cost and impacts of the project without creating excessive traffic delay; and vii) develop and implement interim improvements to Rockville Pike in White Flint to spur redevelopment and property dedication.

Mr. Corey Pitts and Ms. Joana Conklin of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed the MD355 BRT report.

At the Board's request Mr. Glenn Orlin, Deputy Director at the County Council, offered comments and answered questions from the Planning Board.

The following speakers offered testimony: Ms. Jane Lyons representing the Coalition for Smarter Growth; Ms. Amy Ginsburg of Cloister Drive and representing Friends of White Flint; Mr. Michael Gibson of Wickshire Way and President of the Crest of Wickford Condominiums; and representing the Citizens Advisory Committee; Ms. Sandy Bandier of Wickshire Way; and Mr. Brian Downie representing the White Flint Partnership.

There followed extensive Board discussion with questions to staff and MCDOT representatives.