



**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, October 3, 2019, at 11:07 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:45 p.m.

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

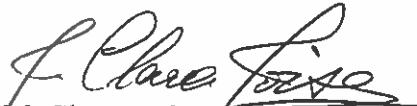
Items 1 through 4 are reported on the attached agenda.


The Planning Board recessed for lunch at 1:08 p.m. and reconvened in the auditorium at 1:32 p.m.

Item 8, and Items 5 through 7, discussed in that order, are reported on the attached agenda.

Commissioner Patterson left the meeting at 3:08 p.m. during discussion of Item 6, and Vice Chair Fani-González left the meeting at 4:35 p.m. during discussion of Item 7, and before the Board voted on Item 6.

There being no further business, the meeting was adjourned at 4:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 10, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

  
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**Montgomery County Planning Board Meeting  
Thursday, October 3, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Resolutions submitted for adoption.**

**\*C. Other Consent Items**

**1. Norwood School, Preliminary Plan Amendment No. 11998015B for Forest Conservation Plan Purposes---**Application to remove 0.06 acres of a Category II Conservation Easement for the construction of the Classroom Connector Building.

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

**2. Randolph Farms Site Plan Amendment No. 82017002A---**Request to move MPDU designation from Lot 109 to Lot 46; revise Lot 109 from 16' to 20' wide; revise Lots 45-47 from 4/3 story units, to 3 story units and remove retaining walls/stairs in front of units; make revisions to the central recreation area; and other minor alterations; located at the southeast corner of the intersection of Randolph Road and Putnam Road; on approximately 8.44 acres of land in the RT-15 Zone; within the White Flint 2 Sector Plan area.

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

**BOARD ACTION**

**Motion: 1. & 2. FANI-GONZÁLEZ/CICHY**

**Vote:**

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

**Nay:**

**Other:**

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

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

**2. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Planning Department Director's Report** – Planning Department Director Gwen Wright offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent outreach efforts for the Thrive Montgomery 2050 Update to the General Plan, including a meeting with the Bethesda Rotary Club held this morning, a meeting held last evening with the East County Citizens Advisory Board, a Planning Department booth at the upcoming Taste of Bethesda event scheduled for October 5, and a booth at the Burtonsville Placemaking event scheduled for October 5 and 6; an upcoming Montgomery County Council Planning, Housing, and Economic Development (PHED) Committee briefing on the Missing Middle scheduled for October 7; the upcoming Subdivision Staging Policy Community Workshop scheduled for October 7 at the Silver Spring Civic Building; an upcoming County Council briefing on the Metropolitan Washington Council of Governments (MWCOC) housing study, Meeting the Region's Current and Future Housing Needs, scheduled for October 15, with the Planning Board to receive the same briefing later today; the status of the Fall 2109 Semi-Annual Report, the presentation of which has been rescheduled from the October 15 County Council meeting to the October 22 meeting; the status of the Pedestrian Master Plan, with ongoing community meetings scheduled throughout the County; the status of the Ashton Village Center Sector Plan, with a recent tour of the Plan area by staff and community members, and a Community Design Workshop scheduled for October 15 and 16; the status of the Forest Glen/Montgomery Hills Sector Plan, with a County Council Public Hearing scheduled for October 12, and a County Council tour of the Plan area scheduled for October 13; the status of the Shady Grove Sector Plan, with a community meeting scheduled for October 16; the upcoming Design Excellence Design Awards Ceremony scheduled for October 17 at the Strathmore Arts Center; and recent and upcoming placemaking events for the Long Branch area held September 20 through 27, the Burtonsville area scheduled for October 5 and 6, and Downtown Silver Spring, including recent Art Walk events and upcoming plans for a local artist to paint a mural on a crosswalk at the intersection of Fenton Street and Ellsworth Drive.

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

**3. MNCPPC FY21-26 CIP Adoption Session**CONTINUED

increase over the current CIP at \$235,809,000. The proposed CIP request includes \$55,011,000 for new parks and facilities, a \$12,146,000 increase over the current CIP; \$51,615,000 for land acquisition, a \$16,516,000 decrease from the current CIP; and \$147,132,000 for renovation and maintenance, a \$16,319,000 increase over the current CIP.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to return with cost estimates for the three options for the Capital Crescent Trail/Little Falls Parkway Crossing, to explore ways to reduce the cost of the Black Hill Sustainable Energy Every Day (SEED) classroom project, to make Americans with Disabilities Act compliance a priority, and to ask Park Development staff to engage the Facilities Management team to review and assess any contractor change orders to help contain project costs.

#### 4. Public Private Partnership with Jack Schore Tennis

##### CONTINUED

staff, the original concept for Phase II consisted of an additional bubble structure for four tennis courts, two additional lighted outdoor hard courts, and an expansion to accommodate additional parking.

Planning Department staff discussed the associated Final Forest Conservation Plan Amendment, noting that the original Final Forest Conservation Plan shows 176 acres of forest within the net tract area and proposes no forest removal, resulting in no additional afforestation/ reforestation requirement. All retained forest on the property is on protected parkland, and therefore was not placed into a Category I Conservation Easement. The Amendment under review today focuses on the approximately nine acres within South Germantown Recreation Park that comprise the project limit. Staff noted that the Amendment to the FFCP has no direct environmental impacts and will bring Phase II into compliance with Forest Conservation Regulations, which requires final grading plans that include building locations and footprints, retaining walls, road and parking layouts, sidewalks and pathways, and location of recreation facilities.

Staff noted that the applicant is proposing to slightly modify the original 2010 Concept Plan for Phase II in order to construct a third heated and cooled bubble for four indoor courts. Also proposed are a new pedestrian and emergency vehicle access, additional utility and equipment infrastructure, and 38 additional parking spaces for a total of 80 spaces, which will be adjacent to the existing parking lot, be accessed via the existing Central Park Circle entrance, and include a connection to the existing Swim Center parking lot. The two additional lighted outdoor hard courts are no longer proposed. Staff added that Parks Department budget impacts from the development of Phase II improvements will mainly consist of increased maintenance costs, which will be recovered through increased Common Area Maintenance (CAM) fees through the proposed update to the existing lease.

Staff then discussed the proposed lease extension, noting that although the existing lease is in year seven of the original 20-year term, the applicant is requesting to obtain use of the park property for an additional 20 years beyond the original term in order to secure financing integral to sustaining operations. According to staff, terms and conditions for a new lease were agreed to in January of this year, which include a new 20-year term if Phase II is completed. This will result in the applicant's use of park property extending beyond a 20-year period, requiring approval by Montgomery County Council. If approved, the new lease will begin upon receipt of a Use and Occupancy Certificate and Final Building Permits from Montgomery County Department of Permitting Services (DPS) and will expire on April 30, 2052.

Mr. Jack Schore and Ms. Annie Pallie, members of the applicant's team, offered comments and answered questions from the Board.

There followed extensive Board discussion with questions to staff, Mr. Schore, and Ms. Pallie, during which Commissioner Patterson expressed concern regarding the proposed new 33-year lease.

**8. Waredaca Farm, Administrative Subdivision Plan No. 620190090**CONTINUED

rural character of the Agricultural Reserve zone. The property will be accessed from Howard Chapel Road via a new 35-foot wide ingress/egress and utility easement across adjacent Parcel 20, south of its common boundary line with adjacent Lot 3 to the north. A new well and septic system will be installed to serve the house. Stormwater management requirements will be met via drywells and a micro-infiltration trench. As conditioned, the applicant must receive approval of the proposed stormwater management concept from Montgomery County Department of Permitting Services (MCDPS) prior to recordation of the record plat.

Staff then discussed environmental issues, noting that the applicant has submitted a new Final Forest Conservation Plan. Because the applicant proposes no forest clearing with all existing forest currently in a Category I Conservation Easement, no afforestation, reforestation, or new easements are required. The applicant also submitted a variance request to remove one specimen tree, which will be mitigated with the onsite planting of four overstory native trees. Staff supports the variance request.

Mr. Keith Kohr, member of the applicant's team, offered brief comments.

There followed a brief Board discussion.

**5. MR2018011: PSSM at Bretton Woods****CONTINUED**

devastate nearby structures, and these structures are frequently among the last structures standing after a catastrophic weather event. The tower will be contained within a 70 by 70-foot pad site area. A 12 by 30-foot shelter with an internal generator will be located next to the tower.

Staff has received one letter from Heritage Montgomery in opposition to the proposed project, specifically the location of the tower and its direct impact on the character and quality of the County's heritage resources. Additionally, staff has received correspondence that was sent directly to the County Council and Council staff expressing concerns regarding the placement of the tower; potential impacts on the Seneca Historic District, the Agricultural Reserve, and the rural residential character of the area; the lack of transparency between DTS staff and the community; and the selection of the original location rather than a potential alternate location near the manager's house on the Bretton Woods property.

Messrs. Justin Blanset of Network Building + Consulting; Gerry Adcock of DTS; and Dallas Lipp of Montgomery County Fire and Rescue Service, Station #35, offered comments and answered questions from the Board.

There followed extensive Board discussion with questions to staff and the applicant's team.



**\*6. Poplar Grove: Preliminary Plan No. 120190040 and Poplar Grove Phase I: Site Plan No. 820190060**CONTINUED

includes an abandonment of a previously unused right-of-way, and waivers for a non-through road termination, horizontal alignments of private streets, and the provision of Public Infrastructure Areas. The 19.4-acre property is located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road in the Germantown Transit Mixed-Use Overlay Zone and the Germantown Employment Area Sector Plan area. Staff also noted that the Poplar Grove project is envisioned as a mixed-use community unified by architecture and design focusing on urban farming and creating maker spaces, which pay homage to the agricultural past of the Property formerly owned by the Waters family.

Staff discussed the Preliminary Adequate Public Facility (PAPF) requirement and noted that in a December 18, 2015 Resolution, the Planning Board granted approval of a PAPF for Symmetry at Cloverleaf, LLC, which shares the same property boundary and applicant as the current Preliminary Plan application. The PAPF limits future development to a maximum of 1,558 AM peak hour trips and 1,762 PM peak hour trips. Inbound AM peak hour trips are limited to no more than 70 percent and no less than 60 percent of trip totals, and inbound PM peak hour trips shall be no more than 45 percent of total trips and no less than 30 percent of total trips. The Resolution contains a number of off-site road improvements that must be studied by the applicant at the time of Preliminary Plan. The PAPF was granted because the applicant provided significant land and funding for the construction of Century Boulevard prior to having any development entitlements. Staff also noted that in Phase I of the Site Plan the applicant proposes some protection and access improvement to the existing Waters family cemetery by installing a new perimeter fence and providing interpretive signage. The applicant will complete the Waters Memorial Park with landscaping and seating during subsequent phases. The Historic Preservation Committee (HPC) has reviewed the plans and has issued a letter of support for the recommendations. Staff further noted that the project is potentially eligible for up to 10 points credit for historic resource protection, as identified during the Sketch Plan review.

Staff then added that as conditioned, staff recommends approval of both applications because Poplar Grove achieves many of the recommendations of the Sector Plan land use and design elements, is an example of unique and creative solutions to site constraints and meets the intents of the relevant Codes and guidelines of the development process.

Ms. Susan Soderberg of Liberty Mill Road and representing the Germantown Historical Society, offered testimony.

Ms. Heather Dlhopsky, attorney representing the applicant, introduced members of the applicant's team and discussed the proposed requests, including the applicant's proposed revisions to two conditions of the Preliminary Plan approval.

Ms. Nicole Totah of Symmetry at Cloverleaf, LLC., member of the applicant's team, offered a multi-media presentation and answered questions from the Board.

Mr. Ed Papazian of Kimley-Horn Associates, member of the applicant's team, offered comments regarding the traffic analysis for the proposed project.

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**7. Metropolitan Washington Council of Governments (MWCOG) Meeting the Region's Current and Future Housing Needs**

*Staff Recommendation: Receive Briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Other:**

**Action: Received briefing followed by Board discussion.**

Planning Department staff introduced Mr. Paul Desjardin, Director of the Department of Community Planning and Services at the Metropolitan Washington Council of Governments (COG), who offered a multi-media presentation and briefed the Planning Board on the three regional housing targets adopted via resolution by officials from the District of Columbia, Maryland, and Virginia to collaboratively address the area's affordable housing production challenges.

Mr. Desjardin noted that this collective action, outlined in the resolution approved by the COG Board of Directors on September 11, 2019, is the culmination of a year-long effort by local planning and housing directors and COG to determine: 1) how much additional housing is needed to address the area's current shortage and whether the region could produce more; 2) where the new housing should be located to optimize and balance its proximity to jobs; and 3) how much new housing should cost to ensure it is priced for those who need it.

According to COG's Cooperative Forecasts, employment growth currently outpaces housing growth in the region. This situation affects the area's affordability, potentially undercutting its appeal to new companies and talent and necessitating commuting into the region for work, straining the transportation system. In early 2018, The National Capital Region Transportation Planning Board (TPB) noted the need to provide a sufficient supply of housing to reduce strains on the transportation system caused by workers commuting to jobs in the region from communities located beyond its boundaries. Recent analysis done by the TPB determined that additional housing in the region would significantly improve transportation system performance, particularly if those units were strategically located in Activity Centers and near High-Capacity Transit Stations.

At the recommendation of the region's Planning Directors, COG staff proposed distributing the needed 75,000 additional housing units based on each jurisdiction's share of forecasted household growth between 2020 and 2030. Montgomery County's share of the additional 75,000 housing units needed regionally is 7,000 to 10,000. The 10,000 additional housing units needed for the County includes the jurisdictions of Rockville and Gaithersburg with 1,000 units allocated to each, and 8,000 to Montgomery County.

There followed a brief

Board discussion with questions to Mr. Desjardin and staff.