



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 10, 2019, at 9:36 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:36 p.m.

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

Items 1, 2, 4, and 3, discussed in that order, are reported on the attached agenda.

Item 1C3 was removed from the Planning Board agenda.

The Board recessed for lunch with the Montgomery County Commission on People with Disabilities at 12:21 p.m. in the 3rd floor conference room and reconvened in Closed Session at 1:58 p.m. to take up Item 5, 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 1:58 p.m. in the 2nd floor conference room on motion of Vice Chair Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(1)(ii), to discuss any other personnel matter that affects one or more specific individuals; and §3-305 (b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were General Counsel Adrian Gardner and Associate General Counsel Amy Foster of the Legal Department.

There was no Technical Writer present during discussion of Item 5.

The Closed Session meeting was adjourned at 2:36 p.m.

MCPB, 10-10-19, APPROVED

There being no further business, the meeting was adjourned at 2:36 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 17, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read "James J. Parsons", with a long horizontal flourish extending to the right.

James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, October 10, 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.

***B. Record Plats**

Subdivision Plat No. 220190720, Kensington Park

R-60 zone; 2 lots; located on the east side of Detrick Avenue, 300 feet north of Baltimore Street; Kensington Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Chevy Chase Lake – Block B, Site Plan Amendment No. 82016019B---CRT 2.0 C 2.0 R 2.0 H 80 and CRT 2.0 C 1.0 R 1.75 H 120 zones, 6.19 acres, Request to eliminate garage access along Chevy Chase Lake Terrace, relocate transformers, make minor changes to secondary driveway at Manor Road, modify bio-retention planters, and make refinements to building elevations and site design; located in the southeast quadrant of Manor Road and Connecticut Avenue; Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

2. 850 Sligo Avenue

A. Preliminary Plan Amendment No. 12019009A---CR 3.0, C-2.0, R-2.75, H-60T and Fenton Village Overlay Zones, 0.46 acres, Request to remove age-restricted residential uses and replace with multifamily residential uses; located in the southeast corner of the intersection of Fenton Street and Sligo Avenue; Approved and Adopted Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan Amendment No. 82019005A---CR 3.0, C-2.0, R-2.75, H-60T and Fenton Village Overlay Zones, 0.46 acres, Request to remove age-restricted residential uses and replace with multifamily residential uses; located in the southeast corner of the intersection of Fenton Street and Sligo Avenue; Approved and Adopted Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

~~**3. 7607 Old Georgetown, Site Plan Amendment No. 82019003A**—CR 5.0 C 5.0 R 4.75 H 225, and the Bethesda Overlay (BOZ) zones, 1.65 acres, Request to reduce the total density from 228,000 square feet to 222,645 square feet, reduce the amount of MPDU density exempt from the PIP from 133,615 square feet to 129,560 square feet, and accordingly increase the PIP from \$1,116,150 to \$1,074,260 and modify condition 9d; located at the north corner of the intersection of Old Georgetown Road and Commeree Lane; 2017 Bethesda Downtown Sector Plan.~~

~~*Staff Recommendation: Approval with Conditions*—REMOVED~~

4. Hillandale Gateway

A. Sketch Plan Amendment No. 32018002A---Request to extend the regulatory review period from October 31, 2019 to February 27, 2020; for redevelopment of the property with up to 463 multi-unit dwellings (155 age-restricted) and 71,939 square feet of commercial uses including a restaurant with a drive-thru; located at the southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection, Silver Spring; on approximately 6.60 acres of land zoned CRT 1.75, C-0.5, R-1.5, H-85; within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval of the Extension Request

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***C. Other Consent Items**

CONTINUED

B. Preliminary Plan No. 120190220---Request to extend the regulatory review period from October 31, 2019 to February 27, 2020; for redevelopment of the property with up to 463 multi-unit dwellings (155 age-restricted) and 71,939 square feet of commercial uses including a restaurant with a drive-thru; located at the southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection, Silver Spring; on approximately 6.60 acres of land zoned CRT 1.75, C-0.5, R-1.5, H-85; within the 2014 White Oak Science Gateway Master Plan.
Staff Recommendation: Approval of the Extension Request

C. Site Plan No. 820190130 Regulatory Extension Request #1---Request to extend the regulatory review period from October 31, 2019 to February 27, 2020; for redevelopment of the property with up to 463 multi-unit dwellings (155 age-restricted) and 71,939 square feet of commercial uses including a restaurant with a drive-thru; located at the southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection, Silver Spring; on approximately 6.60 acres zoned CRT 1.75, C-0.5, R-1.5, H-85 in White Oak Master Plan area.
Staff Recommendation: Approval of the Extension Request

5. Re-appointment of Lori DePies, C.P.A. to continue serving on the Commission’s Audit Committee as a public member for a full 2-year term ending on September 30, 2021.

BOARD ACTION

Motion: 1. & 2. FANI-GONZÁLEZ/CICHY
 4. CICHY/FANI-GONZÁLEZ
 5. CICHY/PATTERSON

Vote:
 Yea: 5-0

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

 2A. & 2B. Approved staff recommendation for approval of the Preliminary & Site Plan Amendments cited above, subject to conditions, and adopted the attached Resolution.

 3. This Item was removed from the Planning Board agenda.

 4A. Approved staff recommendation for approval of the Sketch Plan Amendment Extension request cited above.

 4B. Approved staff recommendation for approval of the Preliminary Plan Amendment Extension request cited above.

 4C. Approved staff recommendation for approval of the Site Plan Amendment Extension request cited above. cited above.

 5. Approved staff recommendation to re-appoint Lori L. Depies as a Public Member of the Audit Committee of The Maryland-National Capital Park and Planning Commission

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 26, 2019

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of September 26, 2019, as submitted.

2. Roundtable Discussion

- Parks Director's Report

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

Parks Department Director's Report – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent 2019 National Recreation and Park Association (NRPA) Annual Conference held September 24 through 26 at the Baltimore Convention Center, with staff speaking to hundreds of potential new Parks Department employees; the recent hiring of Ms. Katie Rictor as the Executive Director of the Montgomery Parks Foundation; the recent hiring of Mr. Darren Flusche as the new Trails Program Manager; the recent ribbon cutting ceremonies for the new cricket field at the South Germantown Recreational Park held on September 14, and the re-opening of the in-line hockey rink at Ridge Road Recreational Park held on September 28, with a new in-line rink scheduled to open at Dewey Local Park in the spring; the recent PARKing Day event held on September 20 on Ellsworth Drive in Downtown Silver Spring; the recent Burtonsville Day event held on September 21; the recent Friendship Picnic event held on September 22 in Wheaton Regional Park; the recent passing of staff member Luis Villeda, who died in a motorcycle accident after working as a translator during the Parks Department outreach initiative at the Friendship Picnic event earlier in the day; the recent 2019 Harvest Festival event held on October 5 at the Agricultural History Farm Park; and the recent Enterprise Asset Management (EAM) Summit held on October 1 at Brookside Gardens.

Mr. Riley then discussed upcoming Parks Department activities, including: the Toast to Taste event scheduled for October 12 at Germantown Urban Park; the MoCo Epic Bike Ride event scheduled for October 12 at South Germantown Recreational Park; and the Salsa in the Park event scheduled for October 15 at Strawberry Knoll Local Park.

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

4. FY21 Operating Budget Session Briefing on Wheaton Headquarters OBI**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Parks Department and Planning Department staff briefed the Board on the FY21 proposed budget, specifically updates to the Operating Budget Impact (OBI) for the new Wheaton Headquarters (Wheaton HQ) Building. The 14-story, 308,000-square foot building is currently under construction and scheduled to be completed in May 2020. Staff noted that the FY20 budget includes partial funding for two months of operating costs based on the projected May completion date.

Staff then discussed minor adjustments to the projected costs, noting that the FY21 proposed budget includes operational funding for the full fiscal year. Also, the operation and maintenance costs associated with the currently occupied buildings that will be vacated by The Maryland-National Capital Park and Planning Commission (M-NCPPC) will be used toward covering the annual operation and maintenance cost of the new building, thereby reducing its annual net operating budget cost. However, there will be a short period of time when M-NCPPC will assume ownership of Wheaton HQ while still occupying the Montgomery Regional Office, Parkside Headquarters, and the Hillandale Park Office buildings. During this time period, M-NCPPC will be paying for current expenses as well as expenses associated with initiating the occupation of the new building, requiring an OBI for the FY21 proposed budget at a net cost of \$320,661. Taking into account the two months of funding from the FY20 budget, the net cost will be split equally between departments, apportioned as \$481,404 for the Parks Department and a \$140,743 reduction for the Planning Department. Staff noted that the difference in the departmental totals is due to a higher level of contributed cost savings for the Planning Department's move-out from the Montgomery Regional Office. Staff added that some of the costs are estimates.

There followed a brief Board discussion with questions to staff, during which Commissioner Patterson instructed staff to keep the Board updated regarding a proposed employee transportation subsidy.

3. **900 Spring Street, Silver Spring, Locational Atlas Designation**---Worksession, Public Hearing, and Action on Addition to the Locational Atlas and Index of Historic Sites. Demolition permit pending.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Denied staff recommendation of approval to add the property cited above to the *Locational Atlas and Index of Historic Sites*.

Planning Department staff offered a multi-media presentation and discussed a request to add the 900 Spring Street property to the *Locations Atlas and Index of Historic Sites*. The 23,535-square foot site, which consists of five lots, is located on the southwest corner of the intersection of Spring Street and Ellsworth Drive and is zoned Commercial/Residential (CR) within the Silver Spring Central Business District (CBD) Sector Plan area. The two northernmost lots, which total 7,483 square feet, are currently developed with the two-story National Sand & Gravel Association (NSGA) and National Ready Mixed Concrete Association (NRMCA) Headquarters building, the subject of the request under review today. According to staff, the Silver Spring Historical Society submitted a Maryland Inventory of Historic Properties (MIHP) form in May and requested an evaluation of the building for potential listing and protection from demolition. On June 17, property owners of NRMCA submitted a demolition permit, the approval of which is pending the Board's decision regarding the request to include the structure on the *Locations Atlas and Index of Historic Sites*.

Staff then discussed the architectural and design significance of the building, noting that it was designed by local architect John H. "Jack" Sullivan, completed in 1964, and is one of the premier examples of the Brutalist and corporate architectural styles in the County. According to staff, the building satisfies two historic designation criteria as established in the Montgomery County Code: 1) The historic resource embodies the distinctive characteristics of a type, period, or method of construction; and 2) The historic resource represents an established and familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape. Staff noted that while the site is currently being marketed for redevelopment, historic preservation and redevelopment are not incompatible, with preservation options including partial building preservation and adaptive re-use. The building could potentially be incorporated into a larger redevelopment scheme where significant portions of the building are preserved, with only the southwest corner being demolished to accommodate a

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3. 900 Spring Street, Silver Spring, Locational Atlas DesignationCONTINUED

tower structure on the southernmost portion of the site. As part of an optional method of development through the Sketch Plan and Site Plan process, the preservation of the building would also permit an applicant to request public benefit points for retained buildings, allowing for the historic building to maintain its massing, form, and design while providing the property owner with latitude. Staff added that historic preservation is supported by the Silver Spring CBD Sector Plan.

The following speakers offered testimony: Ms. Sandra Heiler representing the Montgomery County Historic Preservation Commission; Ms. Eileen McGuckian representing Montgomery Preservation, Incorporated; Ms. Deborah Chalfie representing the Art Deco Society of Washington; Ms. Marcie Stickle representing the Silver Spring Historical Society, who also offered a multi-media presentation; Mr. George French of Albany Avenue, who also offered a multi-media presentation; Mr. David Almy of the architectural firm of Almy Architects; Ms. Mary Reardon of Washington Avenue; Ms. Marsha Barnes of Brookeway Drive; Ms. Karen Burditt of Silver Spring Road; Mr. Jeffrey Hains of Pollard Road; Mr. Steve Robins, attorney representing owners NRMCA; Mr. Mike Philipps of NRMCA; Ms. Annie Adams, architectural historian from A. Adams & Company, who also offered a multi-media presentation; Mr. Robert Armbruster of the Armbruster Historic Concrete Restoration Company, who also offered a multi-media presentation; Mr. Miguel Iraola of the Hord Coplan Macht architecture and landscape design firm, who also offered a multi-media presentation; Mr. Michael Duggan of the CA Ventures, LLC development company; and Ms. Jane Redicker representing the Greater Silver Spring Chamber of Commerce.

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

5. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(1)(ii) and (b)(7) any other personnel matter that affects one or more specific individuals and consult with counsel to obtain legal advice.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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