



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED  
MINUTES**

Following a scheduled Planning Board tour of agritourism locations in the Agricultural Reserve area from 8 a.m. through 3:00 p.m., The Montgomery County Planning Board met in regular session on Thursday, October 24, 2019, at 3:26 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:02 p.m.

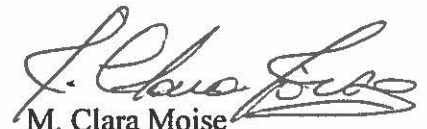
Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioners Gerald R. Cichy and Partap Verma.

Commissioner Tina Patterson was necessarily absent.

Items 1 and 2, are reported on the attached agenda.

Vice Chair Natali Fani-González left the meeting at 4:25 p.m. during discussion of Item 2.

There being no further business, the meeting was adjourned at 5:02 p.m. The Planning Board will be in recess on Thursday, October 31. The next regular meeting of the Planning Board will be held on Thursday, November 7, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, October 24, 2019**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Poplar Grove Preliminary Plan 120190040 – MCPB No. 19-109
2. Poplar Grove Phase 1 Site Plan 820190060 – MCPB No. 19-110
3. Waredaca Farm Administrative Subdivision 620190090 19-118

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Adopted the Resolutions cited above, as submitted.

**\*B. Record Plats**

Subdivision Plat No. 220180690, Meadow Hill, R-200 zone; 1 lot; located on the north side of Birchcrest Lane, 270 feet west of Frederick Rd (MD-355); Clarksburg Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

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**\*C. Other Consent Items**

**A. Sketch Plan No. 320190080, 4857, 4998, 4900, 4949, & 4858 Battery Lane, Extension Request No. 2** -- CR 3.5 C 0.5 R 3.5 H 120 zone, CR 1.5 C 0.5 R 1.5 H 120, and the Bethesda Overlay Zone, 11.29 acres, Second request to extend review period, from October 24, 2019, to not later than December 31, 2019, proposal for up to 1,752,000 square feet of development including 12,000 square feet of non-residential uses and 1,740,000 square feet of residential uses with 25 percent MPDUs, and a request of density from the Bethesda Overlay Zone; located on Battery Lane between Old Georgetown Road and Woodmont Avenue; 2017 Bethesda Downtown Sector Plan

*Staff Recommendation: Approval of Extension Request*

**B. Preliminary Plan 120190240, 4857, 4998, 4900, & 4949 Battery Lane, Extension Request No. 1** -- CR 3.5 C 0.5 R 3.5 H 120 zone, CR 1.5 C 0.5 R 1.5 H 120, and the Bethesda Overlay Zone, 9.65 acres, First request to extend review period, from October 24, 2019, to not later than December 31, 2019, proposal for four lots for up to 1,341,000 square feet of development including 6,000 square feet of non-residential uses and 1,335,000 square feet of residential uses for up to 1130 units; located on Battery Lane between Old Georgetown Road and Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension Request*

**C. Bannockburn-7009 Wilson Lane, Preliminary Plan Amendment No. 12018003A, Extension Request No. 2** --R-200 zone, 4.41 acres, second request to extend review period, from October 24, 2019 to November 21, 2019, Request to amend Forest Conservation Plan in response to a violation; located at 7009 Wilson Lane; Bethesda Chevy-Chase Master Plan.

*Staff Recommendation: Approval of Extension Request*

**D. St. Anne's Episcopal Church: Preliminary Plan No. 120180230 – Regulatory Review Extension Request No. 1**-- Request to extend the regulatory review period from October 31, 2019 to January 30, 2020; for subdivision of a platted parcel (Plat No.6531) into two (2) lots for an existing religious assembly use, an existing one-family residential use and a proposed multi-family building with 76 independent senior living dwelling units; located on the 25100 Ridge Road, 10.49 acres, R-200 Zone, 2006 Damascus Master Plan.

*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**BOARD ACTION**

**Motion:**            **A. & B. FANI-GONZÁLEZ/CICHY**  
                         **C. CICHY/FANI-GONZÁLEZ**  
                         **D. CICHY/VERMA**

**Vote:**

**Yea:**                **A. through D. 4-0**

**Nay:**

**Other:**            **PATTERSON ABSENT**

**Action:**           **A. Approved staff recommendation for approval of the Battery Lane project Sketch Plan Extension Request #2, cited above.**

**B. Approved staff recommendation for approval of the Battery Lane project Preliminary Plan Extension Request #1, cited above.**

**C. Approved staff recommendation for approval of the Bannockburn-7009 Wilson Lane project Preliminary Plan Amendment Extension Request #2, cited above.**

**D. Approved staff recommendation for approval of the St. Anne's Episcopal Church project Preliminary Plan Regulatory Review Extension Request #1, cited above.**

**\*D. Approval of Minutes**

- Planning Board Meeting Minutes of October 10, 2019

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved the Planning Board Meeting Minutes of October 10, 2019, as submitted.**

2. **Bethesda Market, Sketch Plan No. 320190030** -- CR 3.0 C 3.0 R 2.75 H 35, CR 3.0 C 3.0 R 2.75 H 175, CRT 0.5 C 0.25 R 0.5 H 70, CR 3.0 C 2.0 R 2.75 H 90, CR 3.0 C 3.0 R 2.75 H 225, and CR 3.0 C 3.0 R 2.75 H 200 zones and the Bethesda Overlay zone, 6.32 acres, Request for up to 692,500 square feet of total development, with up to 650,000 square feet of multi-family residential uses with 15 percent MPDUs, 42,500 square of non-residential, and a request of density from the Bethesda Overlay Zone; located at the intersection of Wisconsin and Bethesda Avenues & Willow Lane, 46th Street & Leland St; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions*

### **BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** PATTERSON & FANI-GONZÁLEZ ABSENT

**Action:** Approved staff recommendation for approval of the Sketch Plan cited above, subject to revised conditions discussed at the meeting, and as stated in the attached adopted Resolution.

Planning Department staff noted that contrary to the usual format of having the staff presentation first, the applicant will offer a multi-media presentation and discussed the proposed project followed by a brief staff presentation, testimony from speakers, and the Board discussion.

Mr. McClean Quinn of EYA LLC., the applicant, offered a multi-media presentation and discussed the proposed project discussing the existing conditions on the site and the challenges and opportunities that the site presents, including the inclusion of the Farm Women's Cooperative Market in the plan and the design, and adding a public park and green space as well as parking.

Messrs. Feras Qumseyo and Jim Bushong, members of the applicant's team also discussed the proposed project's architecture and amenities.

Ms. Alyssa Stein of EHT Traceries and member of the applicant's team offered comments regarding the Farm Women's Cooperative Market historic site.

Planning Department staff then offered a multi-media presentation and briefly discussed the proposed project. Staff noted that the 6.32-acre property is located at the intersection of Wisconsin and Bethesda Avenues and Wilson Lane, 46<sup>th</sup> Street and Leland Street in the Bethesda Downtown Sector Plan area. The Sketch Plan proposes two alternate development options for the redevelopment of the East Side Properties, one of which includes County Parking Lot 24 and County Parking Lot 10 as the Preferred Development option, and one of which does not, the Alternate Development option, as detailed in the October 11 detailed technical staff report.

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**2. Bethesda Market, Sketch Plan No. 320190030**CONTINUED

However, both options include the Farm Women's Cooperative Market historic site. Staff anticipates that separate Preliminary Plans and Site Plans in the future for the East Side Properties and the West Side Properties and the two development options will simplify the Sketch Plan at the time of Site Plan(s). The Preferred Development option introduces two new multi-family residential buildings with ground-floor retail, a rehabilitated and expanded Farm Women's Market building for retail and restaurant uses, a comprehensive redesign and development of the remainder of the properties as a series of parks and open spaces connecting Wisconsin Avenue to Elm Street Park via the realization of the southern half of the Sector-Plan-recommended Eastern Greenway, and public and private underground parking. The West Side Properties would feature a mixed-use building consisting of up to 260 multi-family residential units with 15 percent Moderately Priced Dwelling Units (MPDUs) and up to 7,500 square feet of retail uses, as well as private underground parking, and public and private amenities. The East Side Properties would be redeveloped with up to 325 multi-family residential units, including multi-family living units and townhouse units, with 15 percent MPDUs, and approximately 32,000 square feet for retail uses including approximately 14,000 square feet of ground-floor retail in the new multi-family building and approximately 12,750 square feet of ground floor retail and 5,250 square feet of cellar-level retail in the expanded Farm Women's Cooperative Market building. The proposal would relocate approximately 300 existing public parking spaces on Parking Lot 24 and Parking Lot 10 on the east side of Wisconsin Avenue into a new underground garage that spans 7121 Wisconsin Avenue and Parking Lot 24, with only a minor encroachment into the Farm Women's Cooperative Market site at its southeast corner. If the applicants proceed with the Preferred Development option, Montgomery County Department of Transportation (MCDOT) will be submitting an application for Mandatory Referral for Parking Lot 24 and Parking Lot 10.

Staff added that the Project includes the Farm Women's Cooperative Market which is designated as a County Historic Site on the Montgomery County Master Plan for Historic Preservation as Resource Number 35/14-1 and is improved with a single-story commercial building with a 52-space surface parking lot, landscaping, and related site improvements. The applicants' consultants have determined that the existing one-story building on the Farm Women's Cooperative site provides approximately 4,195 square feet of building floor area, with the interior primarily comprised of one large rectangular room with a limited number of side rooms for bathroom, office, and utility functions. The Farm Women's Cooperative Market was recorded in the Maryland Inventory of Historic Properties and individually listed in the *Master Plan for Historic Preservation* in September 1979. The building is significant as a surviving example of a purpose-built farm women's market constructed as part of the progressive reform movement of Home Demonstration Clubs. Blanche A. Corwin, a U.S. Department of Agriculture home demonstration agent assigned to Montgomery County, started the Montgomery County Farm Women's Cooperative in 1932. In line with the national movement, the cooperative promoted and highlighted a woman's economic contribution to her family. The Farm Women's Cooperative was the first of three women's farm markets established in the county during the

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**2. Bethesda Market, Sketch Plan No. 320190030****CONTINUED**

Great Depression and the only market with a purpose-built structure. The building promoted an ethos of thrift and economy through its flexible layout. It survives today as the only example of such a building in Montgomery County and presently the only recognized one in the state.

Staff then noted that in accordance with Section 59.7.3.3.C of the Zoning Ordinance, the Sketch Plan received one extension from the Planning Director and two extensions from the Planning Board, postponing the hearing from January 24, 2019 to October 31, 2019. Staff also discussed minor revisions to some of the Conditions of Approval.

The following speakers offered testimony: Mr. Barney Rush, Mayor of the Town of Chevy Chase; Ms. Patricia Maclay, MD, representing the Daughters of the American Revolution (DAR); Ms. Deborah A. Vollmer of 44<sup>th</sup> Street in Chevy Chase; Ms. Elaine Joust of Hampden Lane in Bethesda; Ms. Sandra Heiler of Market Street, and Chair of the Montgomery County Historic Preservation Commission.; and Ms. Deborah Ingram of Willow Lane in Chevy Chase and representing the Bethesda Downtown Implementation Advisory Committee.

Ms. Heather Dlhopsky, attorney representing the applicant, offered comments and answered questions from Board members.

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