



**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, December 5, 2019, at 12:03 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:15 p.m.

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

Commissioner Tina Patterson joined the meeting at 12:13 p.m.

Items 1 through 5 are reported on the attached agenda and Item 6 was removed from the Planning Board agenda.

The Board recessed at 2:44 p.m. and reconvened at 3:04 p.m.

Commissioner Partap Verma rejoined the meeting at 3:30 p.m.

Items 7 through 10 are reported on the attached agenda.

Vice Chair Fani-González left the meeting at 5:30 p.m. during discussion of Item 9, and Commissioner Verma left the meeting at 5:50 p.m. before discussion of Item 10.

There being no further business, the meeting was adjourned at 6:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 12, 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, December 5, 2019**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Bethesda Market Sketch Plan 320190030 – MCPB No. 19-123
2. 4 Bethesda Metro Center Preliminary Plan 11981068B – MCPB No. 19-129
3. Primrose Schools Prelim Forest Conservation Plan CU2018-08 – MCPB No. 19-128

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*B. Record Plats**

**Subdivision Plat No. 220190450 & 220190460, Cabin Branch --** CRT zone; 8 parcels; located approximately in the area bounded by Woodcock Way to the west and Stilt Street to the east; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220200070, Hampshire Knolls --** R-60 zone; 5 lots; located on the north side of Ethan Allen Avenue (MD 410), 600 feet west of Elm Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*C. Other Consent Items**

**1. Correction of Resolution for Preliminary Plan No. 120190040, MCPB No. 19-109 - Poplar Grove**

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Adopted the corrected Resolution cited above, as submitted.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of October 24, November 7, November 14 and November 21, 2019

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of October 24, November 7, November 14 and November 21, 2019, as submitted.**

**2. County Priorities Letter Review – Briefing from MCDOT**

*Staff Recommendation: Staff Will Provide Comments for Planning Board Consideration*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** By consensus, approved staff recommendation to transmit comments to Montgomery County Department of Transportation, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the 2020 Montgomery County Transportation Priorities Letter, specifically the staff recommendations and comments to Montgomery County Department of Transportation (MCDOT) for the County Council and County Executive to consider for inclusion in the 2020 Montgomery County Transportation Priorities Letter. According to staff, counties throughout the state send the Transportation Priorities Letters to publicly express to the Maryland Department of Transportation (MDOT) their local priorities for major capital projects so that those needs can be included in decision making on MDOT's budget. Each year, the Consolidated Transportation Program (CTP), or six-year capital budget for State transportation projects, is revised based on these letters, State needs, State goals, and funding availability. Priority letters should detail how each priority project supports the goals of the Maryland Transportation Plan (MTP), including the Greenhouse Gas Reduction Act goals, and be consistent with the County's land use plan goals. Staff added that the County last submitted a Priorities Letter in 2017.

Mr. Christopher Conklin, Director of MCDOT, then discussed the topics raised in the draft letter, which include Bus Rapid Transit (BRT) implementation, locally operated transit support, Washington Metropolitan Transit Authority (WMATA) investment, commuter rail extension, pedestrian and bicycle safety and facilities, state highways, and the Interstate Program, as detailed in the November 26 technical staff report. Mr. Conklin added that the revised Priorities Letter, including the Planning Board recommendations, will be presented to the County Council in January.

Though generally in agreement with the MCDOT priorities, staff offered the following recommendations: 1) a new Commuter Rail Expansion for the Shady Grove Metrorail station; 2) the inclusion of a road diet on 16th Street between Spring Street and Georgia Avenue (MD97) to provide two through lanes in each direction, which should be listed as the number three priority on the State Highways Projects Needs list; 3) that MCDOT list the MDOT State Highway

**CONTINUED ON NEXT PAGE**

**2. County Priorities Letter Review – Briefing from MCDOT****CONTINUED**

Administration (MDOT/SHA) recommendation for the Darnestown/Norbeck Road (MD28) and the Spencerville/Sandy Spring Road (MD198) corridors as two separate MDOT projects; 4) moving the priority for proposed MD198 improvements from seven to six; 5) moving the priority for the proposed Colesville Road (US29) Comprehensive Plan from six to eight; 6) moving the priority for the proposed MD97 and MD28 interchange from five to nine; 7) providing a single table with a numeric ranking of all transportation priorities; 8) that the County should request for MDOT to provide a dedicated funding source to implement Vision Zero projects within MDOT/SHA, Motor Vehicle Administration (MVA), Maryland Transit Administration (MTA), and other agencies; and 9) that MCDOT should identify and prioritize all Vision Zero projects on state highway corridors mentioned in the transmittal letter, including projects with Vision Zero components.

There followed extensive Board discussion with questions to staff and Mr. Conklin, during which the Planning Board requested that the following recommendations be included in the 2020 Transportation Priorities Letter: 1) increased MARC rail capacity; 2) language stating that any proposed Interstate 270 (I-270) improvements include multi-modal components and that funding to facilitate mass transit on I-270 be made available; 3) moving the proposed accelerated traffic signal modifications from the number three priority to a higher priority; 4) inclusion of language that emphasizes that access to US29 from Musgrove Road must remain; and 5) moving proposed improvements to Clopper Road (MD117) to a higher priority.

**3. 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 briefed the Board on the following ongoing and upcoming Planning Department events and activities: her meeting with Asuntha Chiang-Smith, recently appointed Executive Director of the Maryland-National Capital Park and Planning Commission (M-NCPPC); the status of the Forest Glen/Montgomery Hills Sector Plan, with a third County Council Planning, Housing, and Economic Development (PHED) Committee worksession scheduled for January 2020; the status of the Germantown Plan for the Town Sector Zone, which has been transmitted to the County Council, with a County Council Public Hearing scheduled for January 14; the status of the Shady Grove Sector Plan Minor Master Plan Amendment, with the Planning Board hearing preliminary recommendations later today, and a Planning Board Public Hearing and worksessions scheduled for winter 2020, with transmittal to the County Council scheduled for the spring; an upcoming County Council meeting scheduled for December 10 regarding a proposed amendment to the Planning Department work program in order to accelerate the progress of the Interstate 270 (I-270) Corridor Transit Plan, and to add work on the Great Seneca Science Corridor Master Plan staging elements prior to the end of the fiscal year; the upcoming confirmation of Commissioner Patterson's appointment to the Remembrance and Reconciliation Commission, also scheduled for the December 10 County Council meeting; the status of the Agritourism Study, the results of which will be presented to the Planning Board for review on December 19 and to the County Council in winter 2020; the status of the Art Review Panel, with the Planning Board scheduled to appoint two new members on December 19; and the status of the Thrive Montgomery 2050 Update to the General Plan, including a recent meeting with staff, several Planning Board members, and former County Executive Ike Leggett, and the recent release of Meeting-in-a-Box kits to every civic, neighborhood, and homeowners association in the County in order to help them hold meetings and gather resident feedback, with a draft of issues to be presented to the Planning Board for review during a worksession scheduled for December 12, and an issues report to be presented in February 2020.

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



4. **Bill 34-19 Housing Impact Fairness Act**---Planning Board review of Bill 34-19, which would alter the applicability of school impact taxes, establish an excise tax on certain demolitions and renovations of single-family homes, and specify the use of certain tax revenues for affordable housing initiatives.

*Staff Recommendation: Transmittal of comments to the County Council*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed proposed County Council Bill 34-19. As introduced on October 15, the proposed Bill, identified as the Housing Impact Fairness Act, will raise revenue for public school improvements by expanding the applicability of the school impact tax to new, reconstructed, or altered attached or detached single-family homes that replace homes built before March 1, 2004. The Bill will also raise revenue for affordable housing initiatives by establishing an excise tax on demolitions and renovations of single-family replacement homes that exceed the square footage of the original home. According to staff, sponsors estimate that the proposed bill could potentially generate approximately \$57,000,000 in new funding for school construction and \$47,000,000 in new funding for affordable housing initiatives over a ten-year period. Staff added that the proposed excise tax will be paid upon issuance of a demolition permit or building permit and be calculated at \$9 for each square foot gross floor area over the original home. Excise tax revenues will help fund the Montgomery Housing Initiative.

Staff then discussed their recommendations, noting that they recommend no action be taken on the proposed Bill at this time. Instead, staff recommends that the concepts promoted in the Bill be evaluated more thoroughly as part of a comprehensive review of school impact taxes with the 2020 Update to the Subdivision Staging Policy (SSP). If the County Council chooses to move forward with the Bill, staff recommends that the following issues and concerns be addressed through committee and Council worksessions: 1) an explanation of the basis and determination of the \$9 per square foot excise tax rate; 2) clarification as to whether property owners who do not build a replacement home within a year of the demolition of the original home will be required to pay school and transportation impact taxes in addition to the affordable housing excise tax; 3) the financial burden that this Bill would place on homeowners that have

CONTINUED ON NEXT PAGE

**4. Bill 34-19 Housing Impact Fairness Act**CONTINUED

outgrown their existing home and would like to continue living at their current address but would like their home to be larger; 4) the feasibility of basing the proposed excise tax on the sales price of the replacement home, rather than its increased gross floor area; 5) an evaluation of the impact of the recently increased recordation tax paid on home sales; and 6) the feasibility of applying context-sensitive size restrictions on replacement homes.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to work with County Council staff to determine the number of housing expansions that are due to home offices and whether Accessory Dwelling Units can be considered teardown units. The Planning Board also instructed staff to include language in the comments that clearly states that current data does not show a relationship between teardown units and increased student generation.

**5. Local Map Amendment H-131: Kingsview Station**

**A. Preliminary Forest Conservation Plan H-131:** Kingsview Station for a reclassification of 6 parcels (N210, P220, P 274, Pt p322, PT P 330, P.536 and Liberty Mill road R.O.W) with a combined total of 10.27 acres of land from R-200 and R-200/TDR 6.0 Zones to the CRNF-1.0, C-0.25, R-0.75, H-55' Zone for a proposed development of 61 townhouse living units and 12,000 square feet of commercial use; located at the Southeast corner of the intersection of Clopper Road (MD Route 117) and Germantown Road (MD Route 118) in Germantown. 1989 Germantown Master Plan.

*Staff Recommendation: Approval with Conditions*

**B. Local Map Amendment H-131:** Request for a reclassification of 6 parcels (N210, P220, P 274, Pt p322, PT P 330, P.536 and Liberty Mill road R.O.W) with a combined total of 10.27 acres of land from R-200 and R-200/TDR 6.0 Zones to the CRNF-1.0, C-0.25, R-0.75, H-55' Zone for a proposed development of 61 townhouse living units and 12,000 square feet of commercial use; located at the Southeast corner of the intersection of Clopper Road (MD Route 117) and Germantown Road (MD Route 118) in Germantown. 1989 Germantown Master Plan.

*Staff Recommendation: Approval*

**(NOTE: Action required for Hearing by Hearing Examiner on December 16, 2019)**

**BOARD ACTION**

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

**Vote:**

**Yea: A. & B. 5-0**

**Nay:**

**Other:**

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

**B. Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and a discussed proposed Local Map Amendment (LMA) and the associated Preliminary Forest Conservation Plan (PFCP) request to rezone properties for the construction of a mixed-use development. The 10.27-acre property, consisting of parcels N210, P220, P274, P536, and parts of parcels P322 and P330, is located on the southeast quadrant of the intersection of Clopper Road (MD117) and Germantown Road (MD118), bounded by a gas station and other service uses to the east, Leaman Farm Road

**CONTINUED ON NEXT PAGE**

**5. Local Map Amendment H-131: Kingsview Station**CONTINUED

to the south and is currently zoned Residential and Residential/Transferable Development Rights (TDR) within the Germantown Master Plan area. The property is currently undeveloped and includes a 0.54-acre Forest Conservation Easement, which serves as an offsite mitigation area for a 2005 Final Forest Conservation Plan (FFCP) Amendment for a property confronting the site south of Leaman Farm Road, and right-of-way (ROW) from the partial extension of Liberty Mill Road from MD117. Several Potomac Electric Power Company (PEPCO) electric transmission lines and towers traverse the property. Staff noted that a parcel located in the southwest corner of the intersection of Liberty Mill Road and MD117, identified as P168, is owned by PEPCO and is not part of the application under review today.

Staff then discussed the proposed PFCP request, noting that in addition to the existing Forest Conservation Easement, the property also includes 3.52 acres of forest, mainly along the western portion, a stream valley along the southeastern and southwestern property boundaries, as well as streams, floodplains, environmental buffers, and wetlands, including one more than an acre in size located on the southwest portion of the site. The applicant proposes to retain 0.67 acres of forest that is not protected by the existing Forest Conservation Easement, which results in an afforestation requirement of 15 percent and a conservation threshold of 20 percent. All environmentally sensitive areas with retained forest and planted forest will be placed in a Category I Conservation Easement, with the specific afforestation/reforestation acreage to be determined in the FFCP as part of the preliminary and site plan review. Staff noted that the applicant proposes to impact the existing 0.54-acre Forest Conservation Easement for an access point from Leaman Farm Road and for stormwater management, which must be addressed as an amendment to the existing FFCP for the adjacent property. The applicant has also submitted a variance request to remove three high priority trees, which will be mitigated with 11 shade trees to be planted outside ROWs, utility easements, and forest mitigation areas. Staff noted that although the Montgomery County Forest Conservancy District Board disagrees with the applicant's assertion that a black cherry tree requested for removal is in poor condition, it would require a major change of building type or a significant loss of townhome units to design the proposed community around the tree and the existing constraints. For this reason, staff recommends approval of the variance request. Staff then briefly discussed minor corrections to the PFCP.

Staff also noted that the applicant proposes to rezone all six parcels to the Commercial/Residential/Neighborhood Floating (CRNF) zone for the construction of a mixed-use development consisting of a maximum of 61 townhouse units and a maximum of 12,000 square feet of commercial space that will be contained in two separate 6,000 square-foot buildings that will not exceed 50 feet in height. The residential portion of the project includes 12.5 percent Moderately Priced Dwelling Units (MPDUs) and associated parking, open space, and amenities. The two commercial buildings will be located along the MD117 frontage on the southwest and southeast quadrants of its intersection with Liberty Mill Road. Following the extension of Liberty Mill Road, the site will be accessed from MD117 from the north, Leaman Farm Road from the south, and MD118 from the west. The majority of the proposed townhouses will be

CONTINUED ON NEXT PAGE

**5. Local Map Amendment H-131: Kingsview Station**CONTINUED

rear-loaded and oriented with their front doors facing a proposed public area and accessed via individual lead walks. The rear-loaded garages will be accessed from internal alleyways. The applicant also proposes 0.3 acres of open space to be located in the central portion of the residential development. The proposed project will be constructed in a single phase.

Ms. Elizabeth Rogers, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Kevin Foster, member of the applicant's team, also offered comments and answered questions from the Board.

There followed a brief Board discussion with questions to staff, Ms. Rogers, and Mr. Foster.

**~~6. Community Gardens Program Briefing and Site Suitability Strategy—REMOVED~~**

*~~Staff Recommendation: Feedback on the Program Direction, New Site Selection Criteria, and Site Suitability Study~~*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

7. **2019 Silver Spring Streetscape Standards**---Request to recommend approval of the 2019 Silver Spring Streetscape Standards. This is a complete update to the April 1992 Silver Spring Streetscape Plan Technical Manual.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** PATTERSON/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the updated 2019 Silver Spring Central Business District Streetscape Standards, including recommendations made during the meeting.

Planning Department staff introduced consultants Rhodeside & Harwell, who offered a multi-media presentation and discussed an updated Streetscape Standards for the Silver Spring Central Business District (CBD), which were approved in 1992. The standards provided guidance for the installation of paving, trees, lighting and furnishings such as benches, trash receptacles and tree grates in the Silver Spring CBD and over the past 25 years these standards have resulted in pedestrian-friendly streetscapes through much of the CBD. However, many of the details in the standards which were innovative at the time have become obsolete. In addition, the 1992 Silver Spring Streetscape Standards do not address new approaches or strategies such as the integration of stormwater into the public right-of-way, which is now mandated by state law.

The consultants noted that together with staff, they conducted a thorough inventory and analysis of the existing conditions of the streetscapes in the Silver Spring CBD, and engaged in extensive outreach with developers, engineers, business owners, residents and other County agencies. The Silver Spring CBD Streetscape Standards were updated based on the input received and these updates respond to the needs of the CBD today, employing the latest techniques and best practices. Some of the major recommendations include revised paving materials; larger soil volumes as recommended by the latest horticultural research; larger selection of mostly native trees; and an updated and larger selection of street furnishings.

Staff then added that the goal is to update the streetscape standards every five years to respond to changing technology and conditions in the CBD.

There followed a brief Board discussion with questions to staff and the consultants.



**\*8. Old Georgetown Estates, Preliminary Plan No. 120190230---**Request to subdivide one lot into four lots and two parcels for four new single-family detached dwelling units; located at the terminus of Tall Tree Terrace, North Bethesda; on approximately 5.87 acres of land zoned R-200; within the 1992 North Bethesda Garrett Park Master Plan area.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/VERMA**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

In keeping with the November 25 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to subdivide one lot into four lots and two parcels for four new single-family detached dwelling units and two parcels for stormwater management and parkland dedication. The 5.87-acre property is located at the terminus of Tall Tree Terrace in North Bethesda within the North Bethesda Garrett Park Master Plan area. Staff noted that the existing house on the property will be demolished, and the existing gravel driveway, which runs from Danville Drive northwest to the existing house will be abandoned. The options for the naturalization of this driveway are discussed in the Preliminary Forest Conservation Plan conditions of approval and will be addressed in the Final Forest Conservation Plan.

Staff also noted that the proposed development is in accordance with the intent and recommendations of the North Bethesda-Garrett Park Master Plan and the Residential (R-200) zoning. The property is constrained by its topography, which includes some significant slopes and a stream valley to the north, west and south. The variance trees that are to be removed are located on or near the only developable area on the property, and denying the variance request would impinge on the applicant's ability to develop the property as envisioned by the Master Plan and as allowed by the Zoning Ordinance. Staff stated that the applicant has a verified unwarranted hardship which supports the variance request.

Mr. Eric Todd, engineer representing the applicant Mr. Gary Kirstein of Encore Development Corporation, LLC., offered comments and concurred with the staff recommendation.

**CONTINUED ON NEXT PAGE**



**\*8. Old Georgetown Estates, Preliminary Plan No. 120190230**

**CONTINUED**

Messrs. Stanley Abramson and Guy Wilson of Tall Tree Terrace, adjacent property owners, offered testimony.

There followed extensive Board discussion with questions to staff and Mr. Todd during which the Board recommended that staff add a condition requiring the applicant to construct a sidewalk on Tall Tree Terrace.

**\*9. Shady Grove Sector Plan Minor Master Plan Amendment - Preliminary Recommendations***Staff Recommendation: Discussion***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:**

**Action:** Received briefing on the Shady Grove Sector Plan Minor Master Plan Amendment Preliminary Recommendations, followed by Board discussion.

Planning Department staff offered a multi-media presentation and discussed preliminary recommendations for the Shady Grove Sector Plan Minor Master Plan Amendment, as discussed in detail in the November 25 technical staff report. Staff noted that the recommendations include land use and zoning, mobility, sustainability, public facilities, parks and open space, including historic resources, and staging. Staff noted that the Sector Plan created an aspirational vision to transform a light industrial area into a new mixed-use community which is in proximity to the Shady Grove Metrorail Station. The Sector Plan Amendment retains the 2006 Sector Plan's vision to further create a mixed-use environment from the primarily single-use properties surrounding the Metro Station area.

Staff noted the mobility recommendations in the proposed amendment require pedestrian and bike accommodations, advance Vision Zero principles to address high injury network roadways; increase Non-Automotive Driver Mode Share (NADMS) goals; and modify the Highway Capacity Manual (HCM) standards for Frederick Road (MD 355) and Gude Drive to support growth along the MD 355 Corridor, which also incorporates recommendations for the Bus Rapid Transit (BRT), including potential BRT streets around the Metro Station area. The amendment also recommends increased densities for the Washington Metropolitan Area Transit Authority (WMATA) properties and other properties in the west and south neighborhoods. Some zoning adjustments are proposed for the Crabbs Branch Way Office Park, where existing office uses are better aligned to the Employment Office (EOF) zone than the Industrial Moderate (IM) zone. Most of the proposed public facilities recommended in the 2006 Plan, including an elementary school at Jeremiah Park, and a fire station are retained in the amendment, as well as proposed parks and open spaces which are also expanded for some properties, such as the Grove Shopping Center, using the Park, Recreation and Open Space Plan (PROS) framework.

Staff further added that the Sector Plan amendment recommends a similar amount of development to the prior plan, but does not recommend a staging plan because major public

CONTINUED ON NEXT PAGE

**\*9. Shady Grove Sector Plan Minor Master Plan Amendment - Preliminary Recommendations****CONTINUED**

infrastructure projects tied to the staging of the 2006 Sector Plan have already been implemented or will be implemented shortly, including the development of the County Service Park and the funding of a new elementary school. In addition, the transportation improvements that were tied to the 2016 Sector Plan staging do not prioritize transit and are contrary to Vision Zero policy. The Plan Amendment recommends a high priority public benefit in the Commercial/Residential (CR) zone which will be the implementation of significant multi-modal improvements for those that take transit, walk and bike.

There followed extensive Board discussion with questions to staff, mainly related to transportation and environmental issues.

**10. Briefing on the Fire Department Access Performance-Based Design Guide**

*Staff Recommendation: Discuss the intent of the Fire Department Access Performance-Based Design Guide*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing on the Fire Department Access Performance-Based Design Guide, followed by discussion.

Planning Department staff introduced Mr. Michael Pokorny of the Montgomery County Fire and Rescue Service who offered a multi-media presentation and briefing on the Fire Department Access Performance-Based Design Guide, as discussed in the August 2019 approved guide. Staff noted that the guide is the result of an inter-agency collaboration and was issued by the Montgomery County Department of Permitting Services (MCDPS). The guide was produced in collaboration with the Montgomery County Fire and Rescue Service (MCFRS), the Montgomery County Department of Transportation (MCDOT), and Planning and Parks Departments staff. All four agencies formally adopted the document in August 2019. The design guide applies to all new community and commercial development or redevelopment, infill development and road reconstruction, and prioritizes safety, complementing the County's Vision Zero Action Plan and the Bicycle Master Plan.

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