



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, January 16, 2020, at 1:42 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:27 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy and Partap Verma.

Vice Chair Natali Fani-González joined the meeting at 1:45 p.m. during discussion of Item 3.

Commissioner Tina Patterson was necessarily absent.

Item 1 and Items 3 and 4 are reported on the attached agenda.

Item 2 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 2:27 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 23, 2020, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, January 16, 2020
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Battery Lane District Sketch Plan 320190080 MCPB No. 19-134

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: PATTERSON & FANI-GONZÁLEZ ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220180590, Ednor Farms (aka Snowdens Manor Enlarged) -- RE-2 zone; 1 lot, 1 out-lot; located in the northwest quadrant of the intersection of Ednor Road and New Hampshire Avenue (MD 650); Sandy Spring - Ashton Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190430, Montrose Industrial Park -- CR zone; 1 lot; located on the southwest corner of the intersection of Nebel Street and Marinelli Road; White Flint Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: PATTERSON & FANI-GONZÁLEZ ABSENT

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

***C. Other Consent Items**

1. Rock Spring Center, Preliminary Plan Amendment No. 11998092C, Regulatory Extension Request #2---Request to extend the regulatory review period from January 16, 2020 to September 17, 2020; for re-subdivision into 25 lots and parcels for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: PATTERSON & FANI-GONZÁLEZ ABSENT

Action: Approved staff recommendation for approval of the Regulatory Extension Request for the Rock Spring Center Preliminary Plan Amendment, as submitted.

***D. Approval of Planning Board Meeting Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Planning Board Meeting Minutes submitted for approval.**

2. ~~Roundtable Discussion~~

~~Planning Department Director's Report-----~~ REMOVED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Amendment to the FY21-26 Capital Improvements Program: Legacy Urban Space

Staff Recommendation: Approval to transmit to the County Council and County Executive.

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation to transmit the FY21-26 Capital Improvements Program - Legacy Urban Space project documents, discussed during the meeting, to the County Council and the County Executive.

Parks Department staff offered a multi-media presentation and discussed the FY21-26 Capital Improvements Program (CIP) – Legacy Urban Space project stating that it will amend the Department of Parks FY21-26 CIP previously submitted on November 1, 2019, by adding a new acquisition capital project named Legacy Urban Space, and fund it in a revenue-neutral manner by transferring Program Open Space (POS) appropriations from Local Parks and Non-Local Parks Acquisitions. Staff noted that a new paradigm for urban parks has been in development for the past two decades that envisions more urban open spaces and parks of various types in our most densely developing communities. The latest 2017 *Park Recreation and Open Space Plan* describes new goals and a revised typology for urban parks. The 2018 *Energized Public Spaces Functional Master Plan* created a new methodology for measuring the level of service for parks and open spaces, and an approach to equitably meeting the park and open space needs of our most populated communities. The Energized Public Spaces (EPS) methodology provides data driven analysis that measures and prioritizes the park amenities needed to support contemplative, active recreation, and social gathering activities.

Staff also added that the proposed Legacy Urban Space capital project provides the funding to acquire parkland to fill the needs identified in the EPS Study Area based on adopted policies, plans, and analysis using the EPS methodology. Specific acquisition projects will be prioritized based on multiple factors, including providing service to lower income and racially diverse areas, addressing the largest public space deficits, seizing on opportunity acquisitions, and locations of highest population growth and associated park needs. The Legacy Urban Space capital project will be funded with existing State of Maryland POS grants. POS appropriations will be transferred from the Local and Non-Local Acquisition Project Description Forms (PDFs) starting in FY21. Therefore, this proposal is revenue-neutral and does not affect the Spending Affordability Guidelines (SAG) or other funding constraints in this CIP Cycle. Over the next two years, options for consolidating or simplifying the Local and Non-Local PDFs will be considered and may be presented in the next two-year CIP cycle.

There followed a brief Board discussion with questions to staff.

4. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2020-1 Amendment –Water/Sewer Service Category Change requests.

Staff Recommendation: Transmit Comments to the County Executive

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation to transmit comments to the County Executive regarding the Proposed Water/Sewer Service Category Change Requests discussed at the meeting.

At the onset of the discussion, Chair Anderson thanked staff member Fred Boyd for his 30-year career with the Planning Department, with his last day scheduled to be Friday, January 17. Mr. Boyd thanked the Chair, Planning Board members, and staff from the Legal Office and the Planning Department and offered brief comments.

Planning Department staff noted that the Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSSCR), and the Planning Board’s recommendations will be transmitted to the County Executive for final action. Staff also noted that as discussed in detail in the January 8 technical staff report, the following six Water/Sewer Service Category Change requests were submitted for approval:

1) WSSCR 20-OLN-01A: Jay Jong Gou Lim -- this 2-acre property is located in the Olney Planning area – Staff recommendation: approval of water line extension.

2) WSSCR 20-TRV-01A: Lynne Bates -- this 2-acre property is located in the Travilah Planning area, part of the Potomac Sub-region – Staff recommendation: approval of sewer line.

3) WSSCR 20-TRV-02A: Atapattu Madawaia -- this 2.13-acre property is located in the Travilah Planning area, part of the Potomac Sub-region– Staff recommendation: approval of water line extension.

4) WSSCR 20-TRV-04A: Carol & Garven Hudgins – this 0.85-acre property is located in the Travilah Planning Area, part of the Potomac Sub-region and in the Piney Branch Restricted Community Sewer Service area – Staff recommendation: approval of single hook-up sewer line.

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4. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2020-1 Amendment –Water/Sewer Service Category Change requests.

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5) WSSCR 20-TRV-06A – Craig Goodman and Elizabeth Dresing -- this 1.79-acre property is located in the Travilah Planning area, part of the Potomac Sub-region in the Glen Hills community – Staff recommendation: approval of sewer line extension; and

6) WSSCR 20-TRV-07A: Wande Leintu -- this 3-acre property is located in the Travilah Planning area, part of the Potomac Sub-region in the Piney Branch Restricted Community Sewer Service area – Staff recommendation: approval of single hook-up sewer line.

There followed a brief Board discussion with questions to staff.

5. FY20 Budget Special Supplemental Appropriation for the I-270 Corridor Transit Plan

Staff Recommendation: Approval to transmit to the County Executive and County Council

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the FY20 Budget Special Appropriation for the I-270 Corridor Transit Plan, as discussed during the meeting, and to transmit the request to the County Executive and County Council.

Planning Department staff briefly discussed an FY20 Budget Special Appropriation request for the I-270 Corridor Transit Plan, as discussed in detail in the January 9 Staff Memorandum to the Planning Board. Staff noted that the County Council requested and approved adding the Great Seneca Science Corridor (GSSC) Minor Master Plan Amendment to the Planning Department work program. To support the analyses needed for the GSSC Plan, the Planning Department must accelerate the schedule for the I-270 Corridor Transit Plan to start in FY20. The acceleration would require a special appropriation of \$300,000 in FY20, which has been planned for in the FY21 Departmental budget request.

Planning Department Director Gwen Wright added that the I-270 Corridor Transit Plan includes studying existing and long-term travel demand throughout the I-270 Corridor, from Frederick through Bethesda to Tysons, including major activity centers along the corridor that are not served by Metrorail. The \$300,00 will cover consultant services to conduct the necessary transit modeling, planning-level feasibility analysis, including origin/destination, forecasting, travel times and a detailed evaluation of potential alternative solutions. The funding would also cover additional consultant services to assist with outreach and community engagement efforts.

Staff then requested the Planning Board approval of the \$300,000 request to be transmitted to the County Executive and County Council for the I-270 Corridor Transit Plan. Staff added that when the request is approved by the County Executive and County Council, staff will withdraw their request for \$300,000 in the FY21 Planning Department Operating Budget.

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

~~6. Vision Zero Update and Work Program Discussion—Briefing on the Planning Department's Vision Zero work plan and request to add the predictive safety analysis project to the Planning Department's work program from a budgetary and staffing perspective.~~
~~—REMOVED~~

~~Staff Recommendation: Approve Work Program Item~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

~~7. Briefing on the Environmental Guidelines Update Scope and Process~~

~~Recommendations in the Approved and Adopted 10 Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area necessitate updates to the Environmental Guidelines. Additional updates to reflect other technical changes since the last update in 2000, such as new Special Protection Areas, will also be included in a set of proposed updates that will be brought before the Planning Board at a future meeting. This briefing will summarize the scope of the updates to be proposed and the review and approval process.~~

~~REMOVED~~

~~Staff Recommendation: Receive Briefing and Provide Comments~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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