



**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, March 12, 2020, at 9:02 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:10 p.m.

Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioner Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 9:10 a.m. during discussion of Item 2A.

Commissioner Partap Verma was necessarily absent.

Items 1, 2, 4, 6, 5, and 7, discussed in that order, are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

The Board recessed at 11:39 a.m. and convened in Closed Session at 11:45 a.m. to take up Item 8, 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 Closed Session:

The Board convened in Closed Session at 11:45 a.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Cichy, seconded by Vice Chair Fani-González, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Patterson voting in favor of the motion, and Commissioner Verma absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Brenda Sandberg, Hyojung Garland, Scott Whipple, and Andy Frank of the Parks Department; Acting Principal Counsel Matthew Mills and Senior Counsel Megan Chung of the Legal Department; Director Gwen Wright, Deputy Director Robert Kronenberg, Elza Hisel-McCoy, and Stephanie Dickel of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the proposed acquisition of land for the future Veterans Park Civic Green.

The Closed Session meeting was adjourned at 12:10 p.m.

There being no further business, the meeting was adjourned at 12:10 p.m. There is no Planning Board meeting scheduled for March 19, 2020. The next regular meeting of the Planning Board will be held on Thursday, March 26, 2020, in the Montgomery Regional Office in Silver Spring, Maryland

A handwritten signature in dark 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, March 12, 2020**  
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. 220180990, Kingsview Knolls**

R-200 zone; 1 lot; located on the east side of Schaeffer Road, 200 feet south of Kingshill Road; Germantown Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220200170, Chestnut Ridge**

CRT zone; 1 lot, 1 outlet; located on the north side of Germantown Road (MD 118) at the intersection with Waters Road; MARC Rail Communities Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: PATTERSON & VERMA ABSENT**

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

**\*C. Other Consent Items**

**1. Quality Time Learning Center Annex, Site Plan No. 820200070, Extension Request No. 1---**CR 3.0 C 2.0 R 2.75 H110T zone and Fenton Overlay Zone, 0.17 acres, Request to extend review period from March 12, 2020 to April 30, 2020; located on the east side of Georgia Avenue approximately 150 feet north of Sligo Avenue; 2000 Silver Spring Central Business District Sector Plan.

*Staff Recommendation: Approval of Extension*

**2. Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request No. 3---**Request to extend the regulatory review period from March 19, 2020 to July 30, 2020; to create one lot with an additional 13,000 square feet of building and associated parking; located at the southwest quadrant of the intersection of Georgia Avenue and Aspen Hill Road; on approximately 7.79 acres of land zoned R-60; within the 1994 Aspen Hill Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

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

**Vote:**

**Yea:** 1. & 2. 3-0

**Nay:**

**Other:** PATTERSON & VERMA ABSENT

**Action:** 1. Approved staff recommendation for approval of the Site Plan Extension request cited above.

2. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of February 20, 2020

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: PATTERSON & VERMA ABSENT**

**Action: Approved Planning Board Meeting Minutes of February 20, 2020, as submitted.**

**2. Roundtable Discussion**

A. Parks Director's Report

B1. Operating Funds Seven Month Financial Report Including Projections to June 30, 2020

B2. Enterprise Funds Seven Month Financial Report Including Projections to June 30, 2020

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:**

**Action:**      **A. Received briefing.**  
                 **B1. & B2. Received briefing followed by Board discussion.**

**A. Parks Department Director's Report** – Parks Department Director Mike Riley briefed the Board on the status of the FY21 Capital Budget. Mr. Riley noted that on January 15, the County Executive released his FY21 budget recommendations, which included a \$21,700,000 reduction from the requested Parks Department FY21 Capital Budget. Following two County Council Planning, Housing, and Economic Development (PHED) Committee meetings, a Council worksession, and submission and review of a list of non-recommended reductions, the County Council has since endorsed funding for a number of projects through the reconciliation process, including Northwest Branch Recreational Park and Ovid Hazen Wells Regional Park improvements, the Brookside Gardens Master Plan, increased funding for natural- and hard-surface trails and Vision Zero implementation, Blair High School Ballfield Renovations, and Community Use of Public Facilities (CUPF) funded Montgomery County Public Schools (MCPS) ballfield renovations. The reductions accepted by the County Council include Planned Lifecycle Asset Replacement (PLAR) Non-local projects, restoration of historic structures, construction of the Little Bennett Day Use Area, the Black Hill Sustainable Energy Every Day (SEED) classroom project, and Legacy Open Space projects.

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

Chair Anderson then noted that in an effort to ensure the health and safety of staff from the spread of the Coronavirus, The Maryland-National Capital Park and Planning Commission (M-NCPPC) has decided to cancel all Parks Department events with more than 250 attendees, as well as any work-related out-of-state travel until at least the end of the month. Chair Anderson added that additional cancellations and restrictions are forthcoming.

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**2. Roundtable Discussion**

CONTINUED

**B1. & B2. Operating Funds and Enterprise Funds Seven Month Financial Report Including Projections to June 30, 2020** – Commission Secretary-Treasurer Joseph C. Zimmerman briefly discussed the Seven-Month Financial Report for the FY20 Operating Funds and the Enterprise Funds, including projections to June 30, 2020, as detailed in the March 12 memoranda to the Montgomery County Planning Board.

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



~~3. Budget Transfer Request FY20 Operating Budget—Montgomery Parks~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*4. The Shops at Sumner Place, Site Plan No. 820200060---NR 0.75 H-45' zone, 0.62 acres, Request to add a freestanding drive-thru automated teller machine (ATM) within an existing surface parking lot; located on the southeast quadrant of the intersection of Sangamore Road and Sentinel Drive; 1990 Bethesda Chevy Chase Master Plan.**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: CICHY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan request to construct a drive-through automated teller machine (ATM) at an existing shopping center. The 3,741-square foot site is located on Sentinel Drive within the existing Sumner Place Shopping Center and is zoned Neighborhood/Retail (NR) within the Bethesda-Chevy Chase Master Plan area. The site is currently developed with three underutilized surface parking spaces and a parking island associated with the existing shopping center. Per a previously approved Preliminary Plan, two zelkova trees were to be planted on the existing parking island, but only one has been planted.

Staff noted that the applicant proposes to construct a free-standing drive-through ATM kiosk to be located in the currently underutilized portion of the surface parking lot. Vehicular access to the ATM is proposed directly from the existing shopping center site access point from Sentinel Drive. The ATM kiosk drive aisle will provide two travel lanes, with one lane to accommodate ATM kiosk customers and a by-pass lane for those who need to exit any queues that may exist on-site. Pedestrian access to the site will remain unchanged as a result of the proposal and will be provided on the public sidewalk along Sentinel Drive and via the existing walk into the Shopping Center. The applicant also proposes to expand the existing parking island, where three zelkova trees will be planted, and to plant 14 inkberry holly trees along Sentinel Drive on the northern edge of the project area. Staff then briefly discussed minor corrections to several of the conditions of approval.

Ms. Stacy Silber, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**6. Advancing the Pike District---**White Flint Sector Plan's Metrorail Area – Ten Year Check Up. Planning Department staff will brief the Planning Board on the scope and process of this initiative that aims to accelerate the transformation of White Flint's core into a walkable, mixed-use district by identifying short- and medium-term implementation-focused solutions that build on the Sector Plan's recommendations and promote mobility, economic development, urban design and placemaking.

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed the Advancing the Pike District initiative, the White Flint Sector Plan ten-year check-up. According to staff, the purpose of the initiative is to accelerate the transformation of White Flint's core into a mixed-use, walkable district by identifying short and medium-term solutions that build on the White Flint Sector Plan recommendations; enhance mobility; and promote economic development, urban design, and placemaking. The project goals include the creation of an up-to-date development progress snapshot, implementation of the Vision Zero initiative in the Plan area, creation of an identity for the Pike District through placemaking, and positioning the Washington Metropolitan Area Transit Authority (WMATA) Metrorail station site for success. To that end, the initiative will focus on mobility and circulation, economic development and implementation strategies, placemaking, and urban design.

Staff then discussed recommendations for improving mobility and circulation, which include examining streetscapes and access in the Pike District with a Vision Zero perspective; conducting a Pedestrian Level of Comfort (PLOC) analysis, which staff has completed; identifying short- and medium-term improvements to streets and sidewalks that connect major destinations; considering the impact of alternative transportation services; exploring short-term improvements to facilitate Bus Rapid Transit (BRT) on Rockville Pike; and analyzing the use of commuter shuttles and curbside management impacts. To address economic development and implementation strategies, staff recommends assessing development progress and identifying development achievements, which staff has completed; evaluating performance metrics; engaging owners of underutilized property and stalled projects; identifying public and private policies to accelerate development; identifying the major barriers limiting transformative development at the WMATA Metro Station site; developing a common vision for redevelopment of the WMATA site; analyzing similar Metro Stations and peer development sites nationally that

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**6. Advancing the Pike District**CONTINUED

achieved transformative developments in similar market conditions; and identifying financing mechanisms to fund transportation and infrastructure improvements. Urban design and placemaking recommendations include exploring the creation of streetscape standards; identifying inadequate streetscape components impeding the creation of a walkable street network and vibrant public realm; developing an urban design vision for the White Flint Metro station site in coordination with WMATA and key stakeholders to establish this station as the multimodal hub for the White Flint Sector Plan, anchored by a transformative development; planning and implementing a placemaking activity with the Better Block foundation to reinforce the Pike District brand, support Vision Zero, and enhance connectivity between sub-districts. To address public outreach and community engagement, staff will meet regularly with the Pike District's Advisory Committees and advocacy organizations; engage residents, commuters, businesses, and property owners using intercept and online surveys, pop-up activities, and social media; and engage community members and stakeholders through a proposed Better Block placemaking event and tactical urbanism.

Staff then added that the next steps for the initiative include continued scope and background research throughout the remainder of winter, continued analysis through summer, a Better Block placemaking event scheduled for fall, and presentation of the final report and briefing scheduled for spring and summer 2021.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff to explore ways to keep the plan area businesses from failing or vacating, and the feasibility of using input from children.

**5. Presentation: Update on Montgomery County's Climate Action Plan**---Montgomery County Assistant Chief Administrative Officer Adriana Hochberg will update the Planning Board on efforts to develop a Climate Action Plan, including the work of the five technical work groups that are developing initial recommendations for meeting the County's goal of reducing the County's greenhouse gas emissions by 80% by the year 2027, and achieving zero emissions by 2035.

*Staff Recommendation: Briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Following opening remarks from Planning Department staff, Ms. Adriana Hochberg, Assistant Chief Administrative Officer for Montgomery County, and Mr. Doug Weisburger from the Montgomery County Department of Environmental Protection (DEP), offered a multi-media presentation and discussed the Montgomery County Climate Action and Resilience Plan (CARP). Ms. Hochberg offered background information, noting that Montgomery County greenhouse gas emissions have been measured and monitored since 2005, with the goal of an 80 percent reduction of emissions by 2027 and a 100 percent reduction by 2035. As of 2015, 41 percent of emissions are related to transportation, with 27 percent from commercial buildings and 24 percent from residential buildings. The CARP, which is currently under development, will include prioritized actions for reducing greenhouse gas emissions and adapting to a changing climate; an implementation plan for actions, cost estimates and co-benefits; and identification of equity challenges and opportunities.

According to Ms. Hochberg, there are currently five workgroups, consisting of over 150 members and identified as the Clean Energy, Transportation, Buildings, Adaptation and Sequestration, and Public Engagement and Education Workgroups, which have been meeting since Fall 2019 and have developed approximately 850 recommendations for the Plan. The planning-related issues focused on by the Buildings Workgroup include building density, green cover requirements, and new and existing building energy standards, among others. The issues identified by the Transportation Workgroup include parking policies and infrastructure, the relationship between development and transportation, and the need to adopt policies to increase the use of alternatives to personal automobiles. The main focus of the Adaptation and Sequestration Workgroup includes the need for measures to address extreme heat, streetscape

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**5. Presentation: Update on Montgomery County's Climate Action Plan**CONTINUED

standards, planting and protection of trees and forest, protection of agricultural land, and the potential sequestration of new development. The main issues identified by the Clean Energy Workgroup include the need for the expansion of solar and wind power infrastructure and use; the development of a ranking system to categorize renewable sites based on economic, environmental, and social considerations; and coordination with other jurisdictions and the State related to siting renewable energy facilities. The issues identified by the Public Engagement and Education Workgroup include the need for integration of economic development with climate goals, core messaging and tailored strategies for climate engagement, and the institutionalization of community and state partnerships.

The next steps include work with a consultant, public engagement, and the implementation of short-term actions, including the development of energy performance requirements for both new and existing buildings, a community solar installation at the Oaks Landfill facility in Gaithersburg, partnering with an American Geophysical Union (AGU) Thriving Earth Exchange scientist to assess the recommendations developed by the Adaptation and Sequestration Workgroup, the incorporation of trees and forests carbon sequestration into the greenhouse gas inventory, the procurement of electric buses and electric administrative and motor pool vehicles, and climate change training for County department and other agency senior leaders, among others.

There followed extensive Board discussion with questions to staff, Ms. Hochberg, and Mr. Weisburger, during which the Board recommended scheduling a more public discussion with the County Executive regarding the existing conflicts between current policies and climate change recommendations.

**7. Briefing: Forest Conservation Law Amendments, Forest Conservation Regulation Amendments, and Trees Technical Manual Revision Update---**Staff will brief the Planning Board on the timing, process, and procedure to be used to amend and update the legislation, regulation and guidance document used to implement the County's forest conservation law.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff briefed the Planning Board on upcoming changes to the Forest Conservation Program. In addition to the changes to the Forest Conservation Law that were approved by the Board on February 20 for transmittal to the County Council for introduction, staff is also working on changes to the Forest Conservation Regulations, which has not been updated since 2001. Staff plans to present a discussion item to the Planning Board in order to schedule a Public Hearing and worksessions for the regulatory revisions so that they can be presented to the County Council simultaneously with the Forest Conservation Law changes.

Staff then briefly discussed the Trees Technical Manual, which has not been updated since its adoption in 1992. According to staff, the revisions will focus mainly on the preparation and submission of Forest Conservation Plans and Natural Resources Inventories/Forest Stand Delineation worksheets in order to bring the Manual up to-date with the changes to the Forest Conservation Law. In May, Planning Department staff will work with the National Association for Industrial and Office Parks (NAIOP) and the Maryland Building Industry Association (MBIA) on the proposed revisions. Staff will schedule Planning Board worksessions and a Public Hearing for the summer, with adoption scheduled for fall.

There followed a brief Board discussion with questions to staff.

**8. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the proposed acquisition of land for the future Veteran's Park Civic Green in Bethesda, Maryland.**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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