



**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, April 2, 2020, at 10:43 a.m. via Microsoft Teams video conference, and adjourned at 12:10 p.m.

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

Items 1 through 4 and Items 8 and 7, discussed in that order, are reported on the attached agenda.

Items 5 and 6 were removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 12:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 9, 2020, via video conference.

*M. Clara Moise*

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Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, April 2, 2020**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. PSSM at Black Rock Forest Conservation Plan MR2020006-MCPB No. 20-017

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

**\*B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:      No Record Plats were submitted for approval.**

**\*C. Other Consent Items**

**1. Adoption of Corrected Resolution for Lidl-Montgomery Village Whetstone Center Preliminary Plan No. 120200020 MCPB No. 20-007.**

**2. Adoption of Corrected Resolution for Lidl-Montgomery Village Whetstone Center Site Plan 820200030 MCPB No. 20-008.**

**BOARD ACTION**

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

**Vote:**  
**Yea:                   1. & 2. 5-0**

**Nay:**

**Other:**

**Action:           1. Approved staff recommendation to adopt the Corrected Resolution for Lidl-Montgomery Village Whetstone Center Preliminary Plan, as submitted.**

**2. Approved staff recommendation to adopt the Corrected Resolution for Lidl-Montgomery Village Whetstone Center Site Plan, as submitted.**

**\*D. Approval of Meeting Minutes**

Planning Board Meeting Minutes of March 12, 2020

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved the Planning Board Meeting Minutes of March 12, 2020, as submitted.

**2. Roundtable Discussion**

- Parks Department Director’s Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing followed by Board Discussion.**

**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 status of the Parks Department operations under current Covid-19 related restrictions, with a great number of staff able to telework due to the efforts of Information Technology and Innovation Division and the Communications Team staff; the status of on-going work in various parks with staggered work schedules and protective gear for park maintenance workers; closings of playgrounds, tennis, basketball, and football fields; planning for the upcoming summer days with more people visiting the parks; the coordination between Montgomery and Prince George’s counties parks staff thanks to the respective Chairs and Executive Director Asuntha Chiang-Smith.

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

Vice Chair Fani-González inquired about the status of community gardens because she has received numerous calls regarding any new policy related to any potential closure. Mr. Riley noted that community gardens are still open, and residents should use caution and safe distancing.

Commissioner Patterson requested that Mr. Riley provide the Planning Board with a list of measures the Department heads have put in place to protect the employees working in the field during the pandemic, and a plan for continuity of operations in the parks.

**3. Housing Needs Assessment---**The Planning board will be briefed on the Housing Needs Assessment, an analysis of current demographic, economic and housing market conditions in the county, as a well a detailed household and housing demand forecast for the county out to 2045 in support of the county’s update of the General Plan and Subdivision Staging Policy.

*Staff Recommendation: Staff Briefing and Discussion with the Board*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing followed by Board Discussion.**

Planning Department staff introduced consultants from the economic consulting firm Lisa Sturtevant & Associates (LSA): Dr. Lisa Sturtevant and Mr. Ryan Price; consultants from HR &A Consulting: Mr. Phillip Kash, Mr. Arjun Gupta Sharma, Ms. Bailey McConnell, and Ms. Mary Jiang; and representatives from Montgomery County Department of Housing and Community Affairs (DHCA): Ms. Stephanie Killian, Mr. Frank Demarais, and Mr. Aseem Nigam, and noted that staff and the consultants will brief the Planning Board on the recent Housing Needs Assessment conducted in collaboration with the consultants and DHCA staff.

Dr. Sturtevant offered a multi-media presentation and discussed in detail Montgomery County Housing Needs Assessment by geographic area, noting that the study recognizes and builds upon several past and ongoing studies, i.e., the Rental Housing Study, the Older Adults Housing Study, the Missing Middle Study, among others, with a goal of informing the housing portions of the Thrive Montgomery 2050 Plan. Dr. Sturtevant discussed the existing demographic trends and current housing needs, including income levels, household size, limited supply of new affordable housing, especially multi-family buildings. Nearly all submarkets have seen an increase in the number of renters, but most—except for Silver Spring and the outer submarkets further from D.C.—have lost owners. There has been a higher turnover rate and housing instability for lower-income renters, which also reflects an increase in the number of both lower-and higher-income renters between 2014 and 2018. Since 2010, household growth within the County has been concentrated in households with the highest end of the income distribution. These trends could be due to various factors, including existing households increasing their income or lower income households moving to the County. These trends also imply that there is demand for housing across the income spectrum, with particularly growing need for affordably priced housing. There has been a low-income household growth along the metro lines and I-270, and there has been a substantial decrease in home ownership among the younger generation.

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### 3. Housing Needs Assessment

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Montgomery County is the only large county in the region that has the largest share of low-income households, \$50,000 or less. Fairfax and Prince George's are adding low-income households at a lower proportion to their existing shares. Washington D.C. is actively losing low-income residents, likely displacing them into the adjacent counties. Since 2010, about half of all new households earn less than \$50K annually. While in 2018, households earning less than \$50K comprised of just less than a third of total households in the County, this group has been growing the most rapidly over the past decade. This indicates that while high income households remain the largest group in Montgomery County, there is an increasing need for affordable housing to accompany the County's shifting demographics. Aligned with the gain in lower-income households and the loss of affordable units along transit corridors, there was a gain in housing cost-burdened renters in these areas as well. The gain in extremely housing cost-burdened renters follows a similar pattern. The increase in extreme cost burden aligns with those submarkets with the greatest increases in low-income households, e.g., North Bethesda and Rockville, Gaithersburg and Germantown, or the greatest declines in affordable units, e.g., Silver Spring and Takoma Park.

Between 2020 and 2040, the County is expected to need to add 63,031 new households, both working and non-working households, specifically new residents who are seniors or persons with disabilities. These forecasts expect that the County will add 3,274 additional households over the 20-year period compared to the Metropolitan Washington Council of Governments (MWCOC) Round 9.1a forecasts. Given the average annual production of 2,577 new units from 2015 to 2019, the County is likely producing less housing than what is suggested by the employment-driven housing demand forecasts. Based on the wages of new jobs and the number of workers per household, along with the incomes of non-working households, it is expected that the greatest shares of new households over the 2020 to 2040 period will have incomes between \$25,000 and \$49,999, for 26.6 percent of new households, and \$125,000 and over for 23.9 percent. An estimated 7 percent of new households over the 2020 to 2040 period will have incomes below \$25,000. This includes single-worker households earning below \$25,000, as well as seniors and persons with disabilities living on fixed incomes, such as Social Security.

Staff also discussed overall growth in the County and housing affordability based on various income levels. Staff noted that the study demonstrates that there is a growing housing shortage for low-income households, which needs to be addressed.

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



**4. Budget Transfer Request FY20 Operating Budget – Montgomery Parks**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the Budget Transfer Request discussed at the meeting.

In keeping with the March 26 staff memorandum, Parks Department staff briefly discussed an \$813,000 FY20 budget transfer request from Personnel Services to Other Services and Charges, Supplies and Materials, and Capital Outlay to fund the following needs:

1) **Upgrade – Park Police 9-1-1 Dispatch System - \$260,000 (Capital Outlay and Other Services & Charges)** -Transfer of \$260K to upgrade the outdated existing dispatch system with an industry leading system that will offer increased product features, operational efficiencies and reliability. The Park Police Division of Montgomery County Department of Parks is partnering with the Park Police Division of Prince George’s Department of Parks and Recreation to simultaneously upgrade to a new system. The two departments will share in a 50/50 cost split for the new system, generating substantial savings for both departments;

2) **Contract for Dam Video Inspection Services - \$40,000 (Other Services & Charges)** -Transfer of \$40K to fund the dam video inspection contract. Maryland State safety regulations require inspections by a registered professional engineer at least once every five years for owners of high hazard dams. This funding will be used to contract for the inspection services to review the dams at Lake Frank and Lake Needwood. This funding request was included in the FY21 proposed budget. Funding this request using FY20 funding will allow us to remove this funding from the FY21 proposed budget; and

3) **Debt Service – Capital Equipment Internal Service Fund (ISF) - \$513,000 (Other Services & Charges)** - Transfer of \$513K to reduce debt service cost associated with the Capital Equipment ISF. This funding request was included in the FY21 proposed budget. Using FY20 funding to reduce this debt service cost will allow us to remove this funding from the FY21 proposed budget.

Staff is requesting Planning Board approval of the proposed FY20 budget request. There followed a brief Board discussion with questions to staff.

~~5. Thrive Montgomery 2050 Briefing on draft Vision, Goals and Policies~~  
**POSTPONED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**8. MR2020021: Disposition of 4010 Randolph Road, Silver Spring---**A Mandatory Referral filed by the Montgomery County Department of General Services to dispose of approximately 6.07 acres of property at 4010 Randolph Road in Silver Spring pursuant to Montgomery County Code Chapter 11B-45.

*Staff Recommendation: Approve the Disposition of 4010 Randolph Road and Provide a Statement to the County Council that the Property is Not Required for Park Use*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to dispose of 4010 Randolph Road and to Provide a Written Statement to the County Council that the Property is not required for Park Use.**

Parks Department staff offered a multi-media presentation and discussed a Mandatory Referral request filed by the Montgomery County Department of General Services (MCDGS) to dispose of approximately 6.07 acres of property at 4010 Randolph Road in Silver Spring pursuant to Montgomery County Code Chapter 11B-45. Staff noted that the property is located at 4010 Randolph Road within the 2019 Veirs Mill Corridor Master Plan area, and is bordered by Randolph Road to the north, Bushey Drive to the east, office condominiums to the south, and neighborhood-serving retail uses to the west, and serves as a transition between existing single-family residential neighborhoods to the east and commercial uses to the west. The site is currently occupied by surface parking, a small playground and the Montgomery County Department of Recreation administrative offices.

Staff also noted that the building located on the property was constructed in 1961 as the Bushey Drive Elementary School, which operated until the mid-1970s. The property was deeded to Montgomery County by the Board of Education in 1976. The building is currently used for the administrative offices of the Montgomery County Department of Recreation but will be vacant beginning in the summer of 2020 with the relocation of the Department of Recreation to the Wheaton Revitalization project. The Department of General Services has accepted a proposal for the purchase of the property as it will no longer be needed for County purposes. Pursuant to Section 11B.45.02.07 of the Code of Montgomery County Regulations, the disposition of a closed school requires a mandatory referral to the Planning Board for the review of the disposition as well as a statement that the site is not needed for a park use.

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**8. MR2020021: Disposition of 4010 Randolph Road, Silver Spring**

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The Planning Department notified all abutting and confronting property owners; civic, homeowners and renters associations that are registered with the Planning Board and located within one-half mile of the proposed site. As of the date of this report, staff has received one inquiry on the proposed disposition, but has not received any further comments.

Staff also added that the property is not needed for park use and can be disposed of as requested by MCDGS and noted that Mr. Ronnie Warner of MCDGS is available to answer any questions from the Planning Board.

There followed a brief Board discussion with questions to staff.

~~\*6. — 8104 Woodhaven Boulevard, Administrative Subdivision No. 620200020 — R-90 zone, 0.49 acres, Request to create two one-family lots located on Woodhaven Boulevard approximately 200 feet north of Thoreau Drive; 1990 Bethesda-Chevy Chase Master Plan.~~

~~Staff Recommendation: Approval with Conditions and Adoption of Resolution~~ **POSTPONED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*7. 4824 Edgemoor Lane**

**A. Sketch Plan No. 320200020**---CR 2.5 C 0.5 R 2.5 H 120 zone and the Bethesda Overlay zone, 0.18 acres, Request for up to 92,000 square feet of residential development, including a future allocation of up to 70,353 square feet of Bethesda Overlay Zone density; located in the southwest quadrant of the intersection of Edgemoor Lane and Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Preliminary Plan No. 120200070**---CR 2.5 C 0.5 R 2.5 H 120 zone and the Bethesda Overlay zone, 0.18 acres, Request to create one lot for up to 92,000 square feet of residential development, including up to 77 dwelling units and 15% MPDUs; located in the southwest quadrant of the intersection of Edgemoor Lane and Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved the Applicant’s Request for a Continuance, in Agreement with Staff, due to a Noticing Issue.**

Chair Anderson noted that due to a noticing issue and correspondence received from the public regarding this matter, the applicant has requested a continuance for this Item, which will be scheduled for discussion at a future Planning Board meeting.

Ms. Pat Harris, attorney representing the applicant, offered brief comments and concurred with Chair Anderson’s statement.