



**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 9, 2020, at 9:03 a.m. via Microsoft Teams video conference, and adjourned at 10:22 a.m.

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

Vice Chair Natali Fani-González was necessarily absent.

Items 3 and 1, discussed in that order, 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 10:22 a.m. The next regular meeting of the Planning Board will be held on Thursday, April 16, 2020, via video conference.

*James J. Parsons*

James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, April 9, 2020**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**3. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Kidde Academy Preliminary Plan 12001077A – Adoption of MCPB No. 20-024

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** FANI-GONZÁLEZ ABSENT

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

**1. Residences at Forest Glen, Sketch Plan No. 320200030**---Proposed multifamily residential project with up to 234,589 square feet of residential uses (minimum 20% Moderately Priced Dwelling Units), with associated public benefits to support incentive density; includes structured parking, public open space and private amenity uses; located at intersection of Georgia Avenue and Belvedere Boulevard; on approximately 2.63 acres of land zoned CRTF-1.75, C-0.25, R-1.5, H-70; within the 1996 Forest Glen Sector Plan area.

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

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** FANI-GONZÁLEZ ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Sketch Plan request to construct a residential development on a 2.63-acre property located on the southwest quadrant of Georgia Avenue (MD97) and Belvedere Boulevard, zoned Commercial/ Residential/Town/Floating (CRTF) within the Forest Glen/Montgomery Hills Sector Plan area. The property is currently developed with a four-story garden apartment building with approximately 231,000 square feet of residential apartments and surface parking. While there is no forest or other environmental features on the site, there are numerous specimen trees along Belvedere Boulevard and adjacent to the existing development. There is a private driveway with parking identified as Arthur Avenue along the southern boundary, which is a drive aisle, not a public or private road through the property. Staff noted that in 2019, the property was rezoned from Residential to CRTF through a Local Map Amendment. A floating zone plan was also approved in support of the rezoning application.

Staff noted that the applicant proposes to redevelop the property with a 234,589-square foot multi-family building of up to 210,000 square feet of residential development and 189 parking spaces in an internal structured parking facility and some surface parking. With the goal of creating an affordable housing development, a minimum of 20 percent of the residential density will be Moderately Priced Dwelling Units (MPDUs). Although the final number of units and unit mix will be determined at Preliminary Plan and Site Plan review, the applicant is currently proposing 29 three-bedroom units, 82 two-bedroom units, and 78 one-bedroom units, for a total of 189 units. Access to the site is proposed via the existing private drive aisle that will

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**1. Residences at Forest Glen, Sketch Plan No. 320200030**CONTINUED

extend from an existing curb cut on MD97, which will be restricted to right-in/right-out access, through the property and terminate at Belvedere Boulevard opposite McKenney Avenue, which will be the main entrance for the site. The private drive aisle will also provide two parking garage entry points. An access control arm is proposed for the McKenney Avenue entrance in order to reduce cut-through traffic to and from MD97. Amenities will include two courtyard areas along the south façade, 11,406 square feet of public open space to be located along both sides of the vehicular access from Belvedere Boulevard and at the secondary entrance along the MD97 frontage, and space for a Capital Bikeshare Station onsite.

Staff then discussed two issues that will require future coordination between the applicant and Planning Department staff, the first being site access and code compliance, specifically the proposed access control arm at the McKenney Avenue entrance. Staff developed three options to address this issue, with a preference for Option 1, maintaining the segment as a driveway, allowing alternative compliance, accommodating safe pedestrian and bicycle movements in future plan iterations, and prohibiting the proposed control arm, which implies that through-movement is not welcome. The second issue involves the location of the proposed surface parking, which staff believes restricts vehicular access and divides the open space along Belvedere Boulevard. To address this issue, staff recommends relocating surface parking spaces near the loading area along the building's southside, by extending the western end of the building slightly north and west, moving the garage entry to the south along the service road, creating a consolidated open space area in the southwest corner of the site, designing smaller swales at the edge of this new open space, and activating the public realm by creating patios on the first-floor units facing Belvedere Avenue.

Ms. Alison Gillespie, representing the Forest Estates Community Association, offered testimony.

Ms. Emily Vaias, attorney representing the applicant, offered comments, agreed to work with staff regarding their recommendation to remove the proposed control arm at the McKenney Avenue entrance, and concurred with the staff recommendation.

Ms. Praj Kasbekar, member of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff and Ms. Vaias, during which Chair Anderson and Commissioners Cichy and Patterson agreed with staff's recommendation regarding alternative compliance and prohibiting a control arm at the McKenney Avenue entrance, and recommended that staff continue working with the applicant to resolve that issue and the location of the surface parking prior to Site Plan review. The Board also recommended that the applicant provide an unimpeded pedestrian and bicycle connection from Belvedere Boulevard to MD97 along Arthur Avenue.

Ms. Vaias noted that the applicant would be amenable to providing bicycle and pedestrian access on Arthur Avenue from Belvedere Boulevard.

**2. ~~Thrive Montgomery 2050 – Draft Goals and Policies Briefing.~~**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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