



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, May 14, 2020, at 9:05 a.m., and adjourned at 3:58 p.m.

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

Items 1 and 8, and Items 2 through 5, discussed in that order, are reported on the attached agenda.

The Board recessed for lunch at 11:27 a.m. and reconvened via video conference at 12:47 p.m.

Items 6 and 7 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:58 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 21, 2020, via video conference.

M. Clara Moise
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Sr. Technical Writer/Editor

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Montgomery County Planning Board Meeting
Thursday, May 14, 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. 220190330, Alta Vista -- R-60 zone; 7 lots, 1 outlot; located southwest of the intersection of Acacia Avenue and Cypress Avenue; Bethesda Chevy Chase Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220190770 - 220190890, Bloom Montgomery Village -- TLD zone; 161 lots, 61 parcels; located in the northeast quadrant of the intersection of Montgomery Village Avenue and Stewartown Road and north to Arrowhead Road; Montgomery Village Master Plan.
Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Tomar’s Addition, Preliminary Plan 620200060, Regulatory Extension Request No. 1---
Request to extend the regulatory review period from May 14, 2020 to July 16, 2020; to create one residential lot; located at 10514 Warfield Street, on approximately 0.13 acres of land zoned R-60; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval of the Extension Request

2. 4824 Edgemoor Lane

A. Adoption of Corrected Resolution for Sketch Plan 320200020 MCPB No. 20-019

B. Adoption of Corrected Resolution Preliminary Plan 120100070 MCPB No. 20-018

BOARD ACTION

Motion: 1. & 2. FANI-GONZÁLEZ/CICHY

Vote:

Yea: 1. & 2. 5-0

Nay:

Other:

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

2A. Adopted the corrected Sketch Plan Resolution cited above, as submitted.

2B. Adopted the corrected Preliminary Plan Resolution cited above, as submitted.

***D. Approval of Minutes**

Planning Board Meeting Minutes of Minutes of April 30, 2020

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSTAINED

Action: Approved Planning Board Meeting Minutes of April 30, 2020, as submitted.

8. Preservation Month – Planning Board Proclamation

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea:

Nay:

Other:

Action: By acclamation, approved staff recommendation to recognize the month of May 2020 as Preservation Month.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

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 recently implemented Low Risk Stage of Governor Larry Hogan's Roadmap to Recovery plan, with the Department removing boating and fishing restrictions and reopening a limited number of facilities, including outdoor tennis courts, the campgrounds at Little Bennett and Cabin John Regional Parks, and archery ranges; the recent decision to cancel all summer camp programs; the status of recently executed labor agreements regarding COVID-19 safety measures for represented employees, with measures for Municipal and County Government Employees Organization (MCGEO) employees to include telework whenever possible, a weekly schedule rotation, 40 hours of social distancing leave, differential pay while onsite, and measures for Fraternal Order of Police (FOP) represented employees to include differential pay, 40 hours of social distancing leave, and COVID-19 virus testing with a two-day turnaround for results; the status of the FY21 Operating and Capital Improvements Program (CIP) budgets, with County Council straw votes scheduled for today and budget resolutions scheduled for next week; and the upcoming virtual Parks Speaker Series session scheduled for May 18, Creating Connectivity: The Power of Trails, featuring Ms. Elizabeth Thorstensen, Vice President of Trail Development for the Rails-to-Trails Conservancy, and Mr. Richard Edwards, Trails Solutions Director of Construction and Operations for the International Mountain Biking Association.

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

3. Planning Board Virtual Tour

Staff Recommendation: Planning Board Tour of the Shady Grove Sector Plan Area

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

In preparation for the Planning Board Public Hearing for the proposed Shady Grove Sector Plan Minor Master Plan Amendment scheduled for later today, Planning Department staff offered Planning Board members a multi-media virtual tour and discussed recommendations for the Plan area. According to staff, the purpose of the proposed Amendment is to increase allowable density at Washington Metropolitan Area Transit Authority (WMATA) Metrorail Station areas to support countywide growth policies, create urban villages, and increase transit ridership of Metro, Bus Rapid Transit (BRT), and the Corridor Cities Transitway (CCT).

Staff then briefly discussed recommendations for Metrorail communities, which include density of up to a 2.0 Floor Area Ratio (FAR) and up to 200 feet of height for Metro West; an FAR of 2.0 and up to 120 feet of height for Metro South; designation of the Derwood Store and Post Office in Old Derwood as Master Plan Historic Sites; building heights of up to 100 feet, an FAR of 1.5, and a new WMATA parking structure for Metro North – WMATA; and relocation of the Montgomery County Public Schools (MCPS) bus depot for the Shady Grove Station Westside and Jeremiah Park development. Other recommendations include an FAR of 1.5 and 80 feet of height for the Grove Shopping Center; no changes for the Montgomery County Department of Transportation (MCDOT) Fleet Management facility site; no changes for the Maryland Transportation Authority (MDTA) Inter-County Connector (MD200) maintenance facilities and police substation site; new Commercial/Residential (CR) and Commercial /Residential/Town (CRT) zones for the Shady Grove Plaza site; no changes for the WMATA Rail Yard and Transfer Station site; retention of the existing industrial zoning recommendations for the MD355 Corridor; a change in zoning from Moderate Industrial (IM) to Employment Office (EOF) for true office properties in the Crabbs Branch Office Park; and possible zoning changes for residential properties that were built under the Planned Development (PD) zone requirements, including the existing Townes at Shady Grove, Park Overlook-Mall Cove, and Derwood Station neighborhoods.

Staff noted that in addition to today’s Public Hearing, Planning Board worksessions are scheduled throughout June, July, and September.

There followed extensive Board discussion with questions to staff.

***4. 4702 West Virginia Avenue**

A. Sketch Plan Amendment No. 32019006A---CR 0.5 C 0.25 R 0.5 H 70’, 0.21 acres, Request to increase density from 20,000 square feet of residential to 21,500 square feet, including 16,250 square feet of BOZ density; located on West Virginia Avenue approximately 300 feet east of Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 820200100---CR 0.5 C 0.25 R 0.5 H 70’, 0.21 acres, Request to construct a multi-unit residential building of up to 21,500 square feet for a maximum of 19 units, including up to 16,250 square feet of BOZ density with a Park Impact Payment; located on West Virginia Avenue approximately 300 feet east of Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

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 Sketch Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan Amendment and Site Plan requests to increase previously approved residential density and Bethesda Overlay Zone (BOZ) density to redevelop a property with a multi-unit residential building. The 0.24-acre property is located on the south side of West Virginia Avenue, approximately 300 feet east of its intersection with Wisconsin Avenue (MD355), and is zoned Commercial/Residential/Town in the Bethesda Downtown Sector Plan area. The site, which fronts on West Virginia Avenue to the north, short-term metered parking to the west, and an unimproved public alley to the south, is currently developed with a detached single-family residence. In July 2019, the Planning Board approved a Sketch Plan for a new 35-foot-tall, 20,000-square foot multi-family residential building with underground parking, and an allocation of up to 14,750 square feet of BOZ density.

Staff noted that the applicant proposes to demolish the existing single-family home, amend the approved Sketch Plan by increasing the maximum density from 20,000 square feet to

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***4. 4702 West Virginia Avenue**CONTINUED

21,500 square feet, increase the BOZ density from the previously approved 14,750 square feet to 16,250 square feet, which will require an associated Park Impact Payment (PIP) of \$180,050, and redevelop the site with a new 35-foot-tall, 21,500-square foot multi-family residential building for a maximum of 19 units and underground parking. Because the proposed project is limited to fewer than 20 dwelling units, no Moderately Priced Dwelling Units (MPDUs) are required. However, the applicant will make a payment to the County Housing Initiative Fund (HIF) of 0.5 percent of the purchase price at the settlement of each unit. Pedestrian access to the site will be from a new 10-foot wide sidewalk along West Virginia Avenue that will be further enhanced by installation of a tree panel, the continuation of a five-foot wide sidewalk east to the intersection of Tilbury Street to allow connection to sidewalks on the northern side of West Virginia Avenue beyond Tilbury Street, and by a new five-foot wide sidewalk along the eastern property line. Staff then briefly discussed a minor correction to a Site Plan Condition of Approval.

Mr. Bob Dalrymple, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

Mr. Jason Weinstein, member of the applicant's team, offered comments and answered questions from the Board.

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

5. Park Facility Plan: Carroll Knolls Local Park---Facility Plan for the renovation of a 3.8-acre park, located at 10500 Georgia Avenue, Kensington-Wheaton Communities Master Plan area.

Staff Recommendation: Approve Facility Plan and Cost Estimate

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Park Facility Plan cited above.

Parks Department staff offered a multi-media presentation and discussed a proposed Park Facility Plan request for the renovation of the existing Carroll Knolls Local Park. The 3.85-acre park is located on the west side of Georgia Avenue (MD97) in the Plyers Mill Estates neighborhood, south of the Wheaton Central Business District (CBD), within the Energized Public Spaces (EPS) Study Area. A significant portion of the park is located on the former site of the Montgomery College of Art and Design (MCAD), which was acquired by Montgomery Parks in 2012 through the Legacy Open Space (LOS) program. The existing park facilities include an open lawn area, a 50-space paved parking lot, a six-foot tall perimeter fence, young tree plantings, and picnic tables. The western portion of the park currently consists of an existing wooded area with people’s-choice trails, low-lying riparian areas, and moderate invasive understory vegetation that limits visibility and strains tree canopy growth. Narrow sidewalks within the public right-of-way run parallel to MD97 and Evans Drive to the south. Vehicular access to the existing parking lot is from Evans Drive. There are currently no formal paved pedestrian access routes into the park. Staff noted that due to several existing sanitary sewer lines that pass through the park, as well as existing storm drainage infrastructure within the wooded area and the eastern portion of the park that collect both on-site and off-site runoff, potential areas to be developed within the park are limited.

Staff noted that based on feedback received during community meetings held in December 2017, and June 2018, three alternative Concept Plans were developed, all of which proposed a thirty-space parking lot, playground area, community open space, fitness equipment station, paved trails with fitness loop, stormwater management facilities, new tree plantings, preservation and enhancement of the existing wooded area and existing natural surface trails, two accessible entrances from the existing sidewalks along MD97 and Evans Drive, and preservation of the existing six-foot tall perimeter fence. Each of the three plan alternatives also proposed a

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5. Park Facility Plan: Carroll Knolls Local ParkCONTINUED

different signature local park amenity, such as a permitted rectangular field for Concept 1, an active teen area for Concept 2, or a community garden for Concept 3. Based on additional feedback received during and following a third and final community meeting held in June 2019, Concept 2 was developed as the recommended Facility Plan, which in addition to the reduction of on-site parking spaces to 25, was revised to include a pump track, a picnic shelter, a maintenance access point at the northern end of the parking lot, seating, a new portable restroom with fence enclosure, drinking fountain, bicycle parking, bicycle repair stand, Douglas Avenue and Evans Drive improvements, and improved vegetative buffers. The total cost estimate for the project is \$2,790,000, with an initial estimate for operating budget impact (OBI) anticipating an increase of approximately \$61,000 annually based on the addition of the pump track, picnic shelter, portable restroom, utilities, and general site amenities. Staff added that the final OBI will be developed during the detailed design phase of the project and incorporated into the normal operating budget process for the fiscal year when construction will be completed.

The following speakers offered testimony: Mr. Raymond Heinsman of Brisbane Street; Mr. Matthew Conte of Jutland Road; Ms. Bevin Conrow, adjacent property owner; and Ms. Jennifer Trujillo of Warren Street.

There followed a brief Board discussion with questions to staff.

6. Shady Grove Sector Plan Minor Master Plan Amendment-Public Hearing

Staff Recommendation: The Planning Board Will Receive Public Testimony on the Public Hearing Draft of the Shady Grove Sector Plan Minor Master Plan Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS ON FILE IN THE RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.

7. Public Private Partnership with Meadowbrook Foundation

Staff Recommendation: Approve Phase II Concept Covered Riding Arena

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Phase II Concept Covered Riding Arena at Meadowbrook Stables.

Parks Department staff offered a multi-media presentation and discussed the Meadowbrook Stables Phase II Concept Plan. Staff noted that the Meadowbrook Stables has a long history as a Public-Private Partnership with the Commission. This historic stable is located along the left bank of Rock Creek within Rock Creek Stream Valley Park just south of East-West Highway and north of the County boundary with the District of Columbia between the Bethesda-Chevy Chase and Silver Spring communities. The stables, a portion of the viewshed to it from East/West Highway, and the historic farrier blacksmith shop are designated on the Master Plan for Historic Preservation as an individual resource and the current project is outside of the historically designated area. Founded in 1934 as the Rock Creek Stables, what is now known as Meadowbrook Stables, is one of the oldest and last remaining urban equestrian facilities in the United States. Its mission is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook as an historic equine facility to ensure that future generations have the opportunity to enjoy the benefits of riding and interacting with horses.

Staff added that Meadowbrook serves over 450 youth and adult riders each year. Meadowbrook’s programs include group and private lessons, summer camp, high school and middle school team competition, and individual competition at the local, regional and national levels. At the upper levels, Meadowbrook riders regularly qualify to compete in national finals, and two riders have gone on to represent the United States in international competition. Approximately 300 riders take part in its various lesson programs and another 150 in summer camp. The Meadowbrook Stables facility operates on approximately 9.5 acres of parkland under a lease agreement with M-NCPPC. Phase 1

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7. Public Private Partnership with Meadowbrook FoundationCONTINUED

improvements to the facility were completed in 2005, including restoration of the historic farrier shed, reconfiguration of the riding rings, new perimeter fencing and pathways, improvements to public picnic areas, lighting, construction of a utility building, and additional stormwater management.

Staff added that building a covered arena to support the functionality of Meadowbrook Stables was included as Phase II of the overall development plan approved by the Planning Board in 2001. This 2019 Concept Plan to implement Phase II differs both in location and design to address several issues with the location and design initially proposed in 2001. The new location and design also will provide significant operational benefits to Meadowbrook Stables. Design and construction of the covered arena will be funded entirely by charitable contributions. So far, the Meadowbrook Foundation reports that pledged donations to the project exceed \$1.4 Million from 123 donors with donations ranging from \$25 to \$150,000. The average contribution is \$11,500. Working in collaboration with Montgomery Parks staff, Meadowbrook Stables has assembled a qualified team of staff and consultants for this project.

Staff then requested Planning Board approval of the Meadowbrook Stables Phase II Concept Plan for a covered riding arena on Ring C with the conditions of approval listed in the April 30 staff memorandum.

The following speakers offered testimony: Mr. Roger Berliner of Red Bluff Vista Road; Ms. Kerry Richard of Meadowbrook Lane and member of Meadowbrook Foundation, Inc; Mr. Ross Peddicord of Harry S. Truman Parkway in Annapolis and representing the Maryland Horse Industry Board; Dr. Kaela Schraer of Long Corner Road and representing the Erskine & Associates Equine Veterinarians; Dr. Peter Glassman of Cummings Lane and representing Friendship Animal Hospital; Ms. Amy Fleishman of Club Hollow Road; Mr. Ryan Bradley of Park Road NW; Ms. Susan Lyle of Ellingson Drive; Ms. Allison Fultz of Dalton Road; Ms. Julia Creighton of River Road; Ms. Alison Hoover of Fort Sumner Drive; Ms. Laura Govoni of Abilene Drive; Mr. Jay Holland of Abilene Drive; Ms. Pam Holland of Abilene Drive; Mr. Michael Sibarium of Abilene Drive; Ms. Antonia Dentes of Abilene Drive; and Ms. Sara Todd of Blaine Drive.

Ms. Katrina Weinig, representing Meadowbrook Stables offered a multi-media presentation and answered questions from the Board. Ms. Weinig also noted that Mr. Miche Booz of Miche Booz & Associates, Architects; Mr. Todd Reddan of GLW Engineers; and Mr. Emmett VanRiper of Miche Booz & Associates, Architects were also available to answer any questions the Planning Board may have.

There followed extensive Board discussion with questions to staff and Ms. Weinig.