



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, June 11, 2020, at 1:30 p.m., and adjourned at 7:29 p.m.

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

Items 1 through 6 are reported on the attached agenda.

The Planning Board recessed for dinner at 5:33 p.m. and reconvened via video conference at 5:48 p.m. to receive public testimony for Item 7 – Public Hearing for the 2020-2024 Subdivision Staging Policy (SSP)/County Growth Policy.

There being no further business, the meeting was adjourned at 7:29 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 18, 2020, via video conference.

M. Clara Moise

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Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, June 11, 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. 220200250, Sonoma-- R-60 zone; 2 lots; located on the north side of Sonoma Road, 90 feet west of the intersection of Oneida Lane; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. 809 Easley Street, Preliminary Plan No. 120200010, Extension Request No. 4---CRN 0.5 C 0.5 R 0.25 H35 zone, 0.17 acres, Request to extend review period from July 30, 2020 to ~~September 30~~ October 31, 2020; located on the north side of Easley Street approximately 300 feet east of Fenton Street; 2000 Silver Spring Central Business District Sector Plan.

Staff Recommendation: Approval of Extension

2. 2710 Washington Avenue, Administrative Subdivision Plan No. 620190130, Extension Request No. 1---R-60 Zone, 1.07 acres, first request to extend review from April 30, 2020, to November 19, 2020, to create 3 single-family lots. Located on Washington Avenue, 200 feet West of Ellingson Drive.; 2000 North & West Silver Spring Master Plan.

Staff Recommendation: Approval of Extension

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, as submitted.

2. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension Request cited above, as submitted.

***D. Approval of Minutes**

Planning Board Meeting Minutes of May 28, 2020

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of May 28, 2020, as submitted.

2. Roundtable Discussion

- Parks Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing.

Parks Department Director's Report - Parks Department Director Michael Riley offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: Park Police Chief Darryl McSwain and Captain Jeffrey Coe provided an extensive report on the incident that happened on the Capital Crescent Trail last week, which resulted in the arrest of the perpetrator; the various protests that have taken place and are still ongoing in Montgomery County; and the extensive use of Twitter and other means of communications between the Park Police and the community; Captain McSwain also mentioned the virtual townhall with other Park Police Chiefs scheduled for tonight; Mr. Riley then briefed the Board on the parks and summer camps evolving situation following the Governor's orders for reopening the County; update on a capital project in the Capital Improvements Program (CIP) funded under the Trails Connectors Project. Mr. Riley noted that this project is located in the southern terminus of Long Branch Trail which connects to Long Branch Parkway and will provide a higher level of maintenance and management for the existing trail.

There followed a brief Board discussion with questions to Park Police Chief McSwain and Mr. Riley.

3. Thrive Montgomery 2050 – Vision, Goals, Policies and Actions Briefing**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Action: Received Briefing followed by Board Discussion.**

Planning Department Director Gwen Wright, Deputy Director Tanya Stern, and staff offered a multi-media presentation and briefed the Planning Board on the Thrive Montgomery 2050 Vision, Goals, Policies and Actions Report. The full report can be accessed on the Planning Department website at [https://montgomeryplanning.org/planning/Thrive Montgomery 2050 Draft, Vision, Goals, Policies and Actions](https://montgomeryplanning.org/planning/Thrive%20Montgomery%202050%20Draft,%20Vision,%20Goals,%20Policies%20and%20Actions). Ms. Wright noted that following the April 16 Planning Board first briefing, the Board asked staff to be bold and more clearly state the hard choices that will have to be made if we want to achieve the desired outcomes of a thriving county with strong economy, equitable growth and a healthy and sustainable environment. The Board emphasized the need to shift from a car-oriented suburban development pattern to a more compact, transit-oriented, urban form that will give us a wider choice of travel options, encourage a more active lifestyle for all residents, and be resilient in the face of climate change.

Staff noted that the Draft Thrive Montgomery 2050 Vision, Goals, Policies and Actions report contains two parts: Part 1 sets the stage for and provides a conceptual framework to the Thrive Montgomery 2050 Plan's draft recommendations. It starts with explaining what Thrive Montgomery 2050 is all about, provides context and background for where we are today, states why the changes proposed in this Plan are the right approaches for the county in the next 30 years, and delineates an overall vision for the county; and Part 2 contains detailed information about each of the draft recommendations of the Plan organized in chapters. Each chapter includes a summary of issues and challenges; the Plan's vision for the given topic area and pertinent ideas to the issue; and a draft list of goals, policies and actions. Part 2 also includes a brief outline of the implementation chapter to be included in the Thrive Montgomery 2050 Working Draft. Staff is looking for guidance and comments from the Board about both the main ideas and rationale in Part 1 that provide the basis for the detailed set of goals, policies and actions in Part 2 and for the actual goals, policies, and actions. The goals, policies and actions are the first full draft of specific proposals to be included in the Plan. They will evolve over the next couple of months through feedback from the Planning Board, the community, the Technical Advisory Group and other stakeholders.

Staff then briefly discussed the following visions, goals and ensuing policies and actions: a vision for complete communities and connectedness; a diverse, robust and equitable economy; a compact form of development and urbanism; safe and efficient travel with a focus on transit

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3. Thrive Montgomery 2050 – Vision, Goals, Policies and Actions – BriefingCONTINUED

and walkability; a vision for affordability and attainability and building more affordable housing of different types; a vision for healthy and sustainable environment with urbanism as the key to true sustainability; a vision for diverse and adaptable growth; and a vision for design, art and culture, which build resilient places to live.

Staff will continue to collaborate with the community for ideas and suggestions on the next phase of Plan development: revising the vision, goals, policies and actions based on Planning Board and community feedback. The tentative schedule is as follows: September 2020, Montgomery Planning will publish the first full draft of the Thrive Montgomery 2050 Plan, including an implementation chapter, for public review and feedback. In November 2020, the Planning Board will hold a public hearing on the draft Plan, followed by Planning Board worksessions through February 2021 to review public testimony and finalize the draft Plan. In March 2021, the Planning Board will finalize the draft Plan and transmit it to the County Executive and the County Council for their review and approval.

The following speakers offered testimony: Ms. Pamela Lindstrom of Gaither Street and representing the Action Committee for Transit; Ms. Jane Lyons of F Street NE and representing the Coalition for Smarter Growth; Mr. Scott Plumer of Darnestown Road and representing the Darnestown Civic Association; and Ms. Diane Cameron of Edgewood Road and representing the TAME Coalition or the Transit Alternative to the Mid-County Highway Extended.

There followed extensive Board discussion with questions to Director Wright, Deputy Director Stern and staff.

4. Executive Director Matt Libber will present the Soccerplex 2019 Annual Report

Staff Recommendation: Accept the MSF 2019 Year End Report as Submitted

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: By consensus accepted the Maryland Soccerplex Foundation (MSF) 2019 Annual Report, as submitted and as discussed during the meeting.

Mr. David Tobin, Public-Private Partnerships Manager, introduced Mr. Matt Libber, the Maryland Soccerplex Foundation (MSF) Executive Director, who briefed the Planning Board on the MSF 2019 Annual Report. Mr. Libber noted that the MSF has a forty-year lease, until 2040, with The Maryland National Park and Planning Commission (M-NCPPC) to manage and maintain the MSF located within the 646-acre South Germantown Recreational Park (SGRP). The MSF is the largest Public-Private Partnership with the Parks Department that was constructed in 1999, with a project development cost of \$28,081,000, of which 39 percent was public funding and 61 percent was private funding. Since 2000, the MSF has invested over \$7 million in general capital improvements, construction of three artificial turf fields and stadium improvements. Today, the MSF is a 162-acre soccer facility consisting of 22 soccer fields, including three artificial turf fields with lights, one championship tournament stadium field with stadium seating, and one indoor multi-purpose facility recently renamed the Adventist HealthCare Fieldhouse.

Mr. Libber also noted that the Parks Department capital budget and operating funds that maintain and operate SGRP in its entirety also serve to facilitate the successful operation of MSF by maintaining infrastructure, sharing the use of Parks facilities and equipment, and other critical services. In addition, Parks staff provide special event support, maintain trails and roadways, and support multiple other partnerships and the Enterprise facilities located at SGRP. As part of the MSF December 2000 Amended and Restated Ground Lease terms, the MSF provides the Montgomery County Planning Board with an annual report consisting of the programmatic benefits and services offered to the public during the year; a financial statement describing their operating and capital budget expenditures, income and reserve funding management during the year; the identification of any new initiatives or updates to their business plan; information on the Soccer Association of Montgomery County (SAM); and community outreach and events.

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4. Executive Director Matt Libber will present the Soccerplex 2019 Annual ReportCONTINUED

Mr. Libber further added that the MSF continues to be a successful example of the benefits public-private partnerships can provide to the community. The MSF business acumen, innovative programming, and ongoing commitment to growing the sport of soccer have created a world class soccer venue that draws more than 1.5 million visitors every year. We continue to enjoy a strong collaborative relationship with MSF and look forward to working with them on new initiatives in the future. The confidential MSF financial statements contained in the 2019 Annual Report and the Audited Financial Report both contain financial information that is considered proprietary and therefore is not to be distributed to the public. This financial information has been reviewed and accepted by the M-NCPPC Secretary-Treasurer, and any discussion of proprietary financial information should be conducted in closed session.

Parks Department Director Michael Riley offered brief comments.

There followed a brief Board discussion with questions to Mr. Libber and Mr. Tobin.

5. Bethesda Annual Monitoring Report

Staff Recommendation: Review and Approve the 2020 Bethesda Downtown Sector Plan Annual Monitoring Report and Transmit to the County Council

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Received Briefing and Approved staff recommendation to review and approve the 2020 Bethesda Downtown Sector Plan Annual Monitoring Report and to Transmit it to the County Council.

Planning Department staff offered a multi-media presentation and discussed the Bethesda Downtown Sector Plan, which is comprised of many complex elements, each of which depends upon the success of other Plan elements. In recognition of this complexity, the Sector Plan recommends annual monitoring of development activity, schools, parks, and transportation. Staff noted that the 2020 Annual Monitoring report provides a detailed review of the Plan implementation over the past year since the last report was issued in May 2019, including development approvals, key monitoring updates, schools, existing and recommended parks and open spaces, transportation, and recommendations to further the implementation of the Plan. The report provides updates since the May 2019 Annual Monitoring Report and an overview of the implementation of the Sector Plan recommendations that achieve the Plan's vision. The Bethesda Downtown Plan Implementation Advisory Committee (IAC) has reviewed the report and it reflects their comments.

Staff noted that Downtown Bethesda's diverse, mixed-use and residential districts have created a distinct character and identity, which is valued by residents and visitors alike. The 2017 Bethesda Downtown Sector Plan creates a framework that maintains Bethesda as a center of economic vitality, as well as promotes all the elements that are fundamental to keeping Bethesda unique and competitive in the years to come. The Plan recommends 13 additional parks and envisions the continuation of downtown Bethesda as a thriving urban center with a regional draw for employment, shopping and entertainment. The Plan estimates an additional 14,200 jobs by 2040, a 38 percent increase above existing levels. In addition, the Plan envisions a continued focus on housing by proposing a diverse mix of residential choices throughout downtown Bethesda to accommodate more workers and reduce commuter traffic congestion. The Plan estimates a maximum of 8,456 additional multi-unit residential units if limited commercial development occurs. The Sector Plan is being implemented through focused

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5. Bethesda Annual Monitoring ReportCONTINUED

coordination between public and private interests to promote increased parks and open space, affordable housing, environmental innovation, economic competitiveness and design excellence. The Plan's vision will be implemented through various tools, including zoning, a park impact payment (PIP), design guidelines and annual monitoring. This report is a required tool to monitor and analyze the progress toward implementation for downtown Bethesda.

Staff noted that to ensure an appropriate balance between new development and required public infrastructure, the Plan has established monitoring of schools, parks and open space and transportation as new development occurs. This report provides the status of these infrastructure elements and approved development. The perspective from the Implementation Advisory Committee is included to provide a broader viewpoint on the implementation of the Plan.

There followed a brief Board discussion with questions to staff.

6. Complete Streets Design Guide – Briefing---A public draft of the Complete Streets Design Guide has been posted on the Montgomery Planning website. Staff from Montgomery Planning and Montgomery County Department of Transportation will present a briefing on the project, including discussion of schedule for public draft review by the public, the Planning Board, and the County Council.

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by Board discussion.

Planning Department staff and Messrs. Andrew Bossi and Daniel Sheridan of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and briefed the Planning Board on the Complete Streets Design Guide Draft, with the full report available at <https://montgomeryplanning.org/planning/transportation/complete-streets/>. Staff noted that Montgomery County is developing a new approach to designing county roads using a concept called “Complete Streets,” which are roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of the roadway system, including pedestrians, bicyclists, transit riders, and motorists. On a complete street, it is intuitive and safe to cross the street, walk to shops and bicycle to school. The approach to Complete Streets will vary in different parts of Montgomery County. This report will provide a one-stop guide to designing new streets and reconstructing or retrofitting existing streets following these principles: safety- maximize safety for all users; sustainability- enhance ecological functions and economic appeal of a streetscape; and vitality – create streets that are great and dynamic places.

Staff then briefly discussed the following chapters: Vision; Street types; Complete Streets Decision-Making Framework; Sidewalk Zone; Street Zone; Intersections; Green Streets; and bikeways.

Staff noted that the following schedule is planned for the public and Planning Board review of this document: Document posting on the Planning Department website – May 25; Planning Board briefing – June 11; Briefing with the Pedestrian Master Plan Community Advisory Group – June 11; Online public information meeting – June 17; Committee/advocacy organization meetings – ongoing; Online Planning Board Public Hearing – July 23; Planning Board worksessions – September and October (4 to 5 sessions anticipated); Transmittal of comments to the County Council and the County Executive – November; and County Council Review/Approval – January-March 2021.

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

7. 2020-2024 Subdivision Staging Policy (SSP)/County Growth Policy: Public Hearing

Staff Recommendation: The Planning Board Will Receive Public Testimony on the Public Hearing Draft of the 2020-2024 Subdivision Staging Policy

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.