



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, May 18, 2017, at 10:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:50 p.m.

Present were Chair Casey Anderson and Commissioners Norman Dreyfuss, Natali Fani-González, and Gerald R. Cichy.

Vice Chair Marye Wells-Harley was necessarily absent.

Items 1, 2, 4, and 6 are reported on the attached agenda.

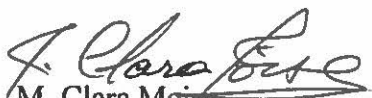
Items 3 and 5 were removed from the Planning Board agenda.


The Board recessed for lunch at 2:40 p.m. and reconvened in the auditorium at 2:50 p.m.

Items 7 through 9 are reported on the attached agenda.

There being no further business, the regular meeting was adjourned at 3:50 p.m. Following dinner, the Board attended a presentation by former Planning Board Chair Royce Hanson, followed by a public forum with the Montgomery County Department of Recreation on the proposed Parks Department FY19-24 Capital Improvements Program (CIP).

The next regular meeting of the Planning Board will be held on Thursday, May 25, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Moise
Sr. Technical Writer/Editor


James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, May 18, 2017
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 approval.

***B. Record Plats**

Subdivision Plat No. 220170450, Kentsdale Estates

RE-2 zone, 1 lot; located on the east side of Willowbrook Drive, 400 feet north of Paytley Bridge Lane; Potomac Subregion Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

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

***C. Other Consent Items**

1. Topgolf - Germantown: Extension Request for Site Plan No. 80170010 --- Request to extend the regulatory review period by 67 days to July 28, 2017; to construct a 64,232 square foot building with up to 102 golf hitting bays and associated on-site restaurant, located on the east side of Century Blvd., approximately 700 feet east of the intersection with Aircraft Drive; 12.1 acres, CR2.0 C-1.5, R-1.5, H-145; Germantown Employment Area Sector Plan.

Staff Recommendation: Approval of the Extension Request

2. Chevy Chase Lake – Block B, Extension Request for Site Plan No. 820160190 --- CRT 2.0 C 2.0 R 2.0 H 80 and CRT 2.0 C 1.0 R 1.75 H 120 Zone, 6.19 acres, Request to extend review period for a maximum of 792,284 square feet of development including 683,014 square feet of residential development for a maximum of 534 multi-family dwelling units and up to 109,270 square feet of non-residential development; located on Connecticut Avenue in the southeast quadrant of the intersection with Manor Road, Chevy Chase Lake Sector Plan

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: 1 & 2. FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: 1 & 2. Approved staff recommendation for approval of the Site Plan Extensions cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of May 4, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Approved Planning Board Meeting Minutes of May 4, 2017, as submitted.

2. Roundtable Discussion**A. Parks Director's Report****B1. Operating Funds Nine Month Financial Report Including Projections to June 30, 2017.****B2. Enterprise Funds Nine Month Financial Report Including Projections to June 30, 2017.****BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

A. Parks Department Director's Report – Deputy Parks Department Director Mitra Pedoeem briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent County Council approval of the FY18 Operating and Capital Improvements Program (CIP) budgets on May 15, with the Council supporting the Planning Board's recommendations regarding a proposed Affordability Reconciliation Project Description Form (PDF) in the CIP budget, and placing a \$1,700,000 reduction to the requested Operating budget in a reconciliation lease; the upcoming book signing event featuring former Planning Board Chair Royce Hanson followed by a CIP Public Forum scheduled for this evening; the ribbon cutting ceremony for the opening of the new Multi-Agency Service Park complex held on May 17; the status of the new Wheaton Headquarters building, with the groundbreaking ceremony scheduled for June 4; the ongoing 2017 Fitness Week event, with activities scheduled for May 15 through 19; the ongoing Asian Pacific American Heritage Month celebration events, with the *E Mau Ke Ea: The Sovereign Hawaiian Nation* presentation by National Museum of the American Indian curator Dr. Douglas Herman held on May 12, and the Lion Dance Spring Festival event scheduled for June 2 at the new Green Farm Maintenance Facility; and the upcoming retirement of Mr. William Gries, Section Chief of the Park Development Division.

There followed a brief Board discussion.

B1. Operating Funds Nine-Month Financial Report Including Projections to June 30, 2017: Finance Department staff briefed the Board and discussed the status of the FY17 Administration Department and Parks Department operating funds. As of March 31, \$114,195,347, or approximately 98 percent, of the expected yearly property taxes has been collected, slightly below the percentage collected in the corresponding FY16 time period. Tax collections are projected at 99 percent of budgeted level for all funds. Staff noted that the decrease will not significantly affect operations. As a result of significant returns on investments,

CONTINUED ON NEXT PAGE

2. Roundtable Discussion – B1. Operating Funds Nine-Month Financial Report Including Projections to June 30, 2017**CONTINUED**

interest revenues are projected to be higher than budgeted by \$69,656. The total expenditure savings for the Administration Fund are projected at \$1,642,494, with the Central Administrative Services Departments projecting savings of \$472,484 due to vacancies. The Fund Balance in the Administration Fund is projected to increase by \$228,913 and total \$5,632,997. Revenues for the Park Fund are expected to be \$915,193 below budget, with expenditure savings projected at \$931,385. Fund balance is projected to decrease by \$1,437,196 and total \$6,791,539.

There followed a brief Board discussion.

B2. Enterprise Funds Nine-Month Financial Report Including Projections to June 30, 2017: Enterprise Division staff briefed the Board and discussed the status of the FY17 Enterprise Division Operating Funds and Enterprise Division events and activities. According to staff, the spring class program at ice rink facilities has been attended by approximately 300 more participants than last spring. Upcoming ice rink events include spring skating shows scheduled for May 26 at the Wheaton Ice Arena and June 3 at the Cabin John Ice Rink. Tennis facility revenues are \$194,955 below budget, due in part to slightly lower camp enrollment. Staff added that they are currently in the process of hiring tennis facility managers. Regarding event centers, staff stated that there have been fewer rentals at Rockwood Manor due to revised rental restrictions, specifically those limiting rental times, which were implemented to comply with guidelines in the updated community agreement. In an effort to decrease future maintenance costs, deferred maintenance projects, including new windows and a new roof, are scheduled for the facility. Staff added that the drawings and feasibility study for a proposed driveway, stormwater management facilities, and Americans with Disabilities Act (ADA) upgrades at the site are nearly complete. Staff then discussed Park Facilities, noting that the installation of a shade structure for the eating areas, carpet replacement, and ADA improvements at the South Germantown Splash Park and Mini-Golf have been completed and will be made available for public use on Memorial Day weekend. Ongoing park facilities projects include ADA improvements and construction of a new boat operations center and docking area at Black Hill Regional Park, and the installation of new grinder pumps, construction of a camp store, and a new water feature at the Little Bennett Regional Park campground. Staff noted the success of the I Spy Trains program that began on April 8 at Wheaton Regional Park, with approximately twice the attendance as the Halloween train program.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to explore the feasibility of repurposing event centers that are not profitable, as well as the possibility of leasing properties to non-profit or conservation groups.

3. ~~FY17 Budget Transfer Request from the Planning Department~~ — REMOVED

~~Staff Recommendation: Approval~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. FY17 Montgomery Parks Operating Budget Adjustment*Staff Recommendation: Approval***BOARD ACTION****Motion: FANI-GONZÁLEZ/CICHY****Vote:****Yea: 4-0****Nay:****Other: WELLS-HARLEY ABSENT****Action: Approved staff recommendation to approve the Budget Adjustment Request cited above.**

Parks Department staff briefed the Board regarding a proposed FY17 Budget Transfer Request of \$1,219,409. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. Staff is requesting that \$720,000 be transferred from Personnel Services to Supplies and Materials, Other Services and Charges, and Capital Outlay to fund operational needs, including stormwater management supplies, a Ditch Witch and trailer, a Sand Pro and trailer, lighting, athletic field maintenance supplies, and fencing. Also, staff is requesting that \$499,409 be transferred from Other Post-Employment Benefits (OPEB) Paygo savings in the Non-Departmental Account to Support Services to be used for debt services for the Capital Equipment Internal Service Fund. Staff noted that the debt service payment was included in the planned revisions to the FY18 proposed budget that was recently presented to the Board and the County Council.

There followed extensive Board discussion with questions to staff.

5. ~~Administrative Regulations for Chapter 50, Subdivision of Land~~ REMOVED

Staff Recommendation: Adoption and Transmit to County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. White Flint 2 Worksession No. 8: Land Use and Zoning*Staff Recommendation: Discussion and Provide guidance to Staff***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and discussed the proposed White Flint 2 Sector Plan, specifically the final land use and zoning recommendations for properties within the Executive Boulevard, Parklawn South, and Montrose North Districts. According to staff, the tallest building heights in the area will remain around the White Flint Metrorail Station. Development will be focused around the Western Workaround and along Rockville Pike. Staff recommended heights and densities compatible with the adjacent developing properties, with heights and densities decreasing near neighboring residential communities. For the Parklawn South District, recommendations include retaining 79.4 acres of the existing Light Industrial (IL) Zone, and rezoning the Randolph Hills Shopping Center site, the Nicholson Court area, and the Pickford Enterprises site to the Floating Commercial Residential Town (CRT) Zone. The Board instructed staff to continue to explore options to preserve industrial uses while allowing for significant residential uses for the District. Staff then discussed the recommendations for specific properties within the Executive Boulevard District. The recommendations for properties along the north side of Executive Boulevard include the Employment Office (EOF) Zone with a maximum building height of 100 feet and a Floor Area Ratio (FAR) of 0.75 for the Kaiser Permanente Lab and the Executive Office Condos sites, and the Commercial Residential (CR) Zone with a maximum height of 200 feet and a 2.5 FAR for the Willco and Greater Washington Jewish Federation sites. For properties along the south side of Executive Boulevard, Plan recommendations include the CRT Zone with a 150-foot maximum height and an FAR of 2.0 for the Eagle Bank, Peel Properties, and Guardian Realty sites, a Floating CRT Zone with 100-foot maximum height and 1.5 FAR for the Monument Realty site, the EOF Zone with a maximum height of 100 feet and 1.25 FAR for the GPT Properties and 6110 Executive Boulevard sites, and the EOF Zone with a maximum height of 100 and a 1.5 FAR for the Kaiser Permanente Mid-Atlantic Headquarters site.

Following extensive discussion, the Board agreed to increase the height of a portion of the Guardian Realty site to 200 feet on the condition that the site provide below-grade parking, and to reduce an existing 75-foot buffer zone along the southern boundary of the site to 50 feet

CONTINUED ON NEXT PAGE

6. White Flint 2 Worksession No. 8: Land Use and Zoning**CONTINUED**

and to allow a paved trail within that portion of the buffer. The Board also recommended allowing CR Zones with up to a 2.0 FAR for properties along the south side of Executive Boulevard that are making public benefits contributions. The Board then instructed staff to include language in the Plan that places limits on the amount of residential FAR that can be utilized within the Executive Boulevard Subsector. Staff then discussed recommendations for the Montrose North District, specifically the Wilgus property, which consists of Area A located on the eastern portion of the site, Area B on the middle portion, and Area C to the west. The Plan recommends the CR Zone with an FAR of 2.0 for Areas A and B, with a maximum height of 200 feet for Area A and a maximum height of 75 for Area B. Area C will continue to be zoned Residential.

Staff then discussed environmental issues regarding an approximately 11.5-acre existing linear urban forest on Area C of the Wilgus property. Staff recommends retaining the forested area and constructing a park within a portion of it. However, the property owner proposes to relocate the recommended linear park to the east side of Stonehenge Place in Area A, remove the existing forest for the construction of townhouse units, and maintain a buffer zone between the townhouses and the Cherington community to the north. Staff does not support this proposal. Following extensive discussion, the Board, with Chair Anderson opposing, agreed with the property owner's proposal, but recommended the removal of two proposed townhouse units on the east side of Stonehenge Place in order to use the land for additional green space.

The following speakers offered testimony: Ms. Fancoise Carrier, attorney representing Guardian Realty; Mr. Joshua Sloan of Vika engineering; Ms. Barbara Sears, attorney representing Mr. Richard Cohen, the owner of the Wilco and Wilgus properties; Mr. Richard Cohen; Ms. Stacy Silber, attorney representing Monument Realty; Ms. Amy Phillips from Monument Realty; Ms. Jennifer Russell of Rodgers Consulting; Mr. Scott Wallace, attorney from Linowes & Blocher; Ms. Emily Vaias, attorney representing Kaiser Permanente; Mr. Ric Erdheim of the Cherington Homeowners Association; Ms. Roslyn Needle of Stonehenge Place; and Mr. Dom Zimar, arborist consultant for Mr. Cohen.

There followed extensive Board discussion with questions to staff and some of the speakers.

Staff noted that recommendations for future school sites would be discussed during the next scheduled worksession.

7. Grosvenor-Strathmore Metro Area Minor Master Plan --- Presentation of the Working Draft Plan.

Staff Recommendation: Review the Working Draft Plan and Approve it as the Public Hearing Draft, and Set the Public Hearing Date

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

Action: Received briefing and approved the Grosvenor-Strathmore Metro Area Minor Master Plan Working Draft and set the Public Hearing for June 29, 2017.

Planning Department staff offered a multi-media presentation and discussed the Grosvenor-Strathmore Metro Area Minor Master Plan working draft and the staff recommendations. Staff reviewed recommendations for parks and open space; the Metro site; civic green; the linear arts plaza; the Washington Metropolitan Area Transit Authority (WMATA) proposed garage retrofit; and the pedestrians' realm. Staff noted that non-auto driver mode share is recommended as well as improvements to pedestrian connections and side paths. Staff is also recommending signed shared roadways. Staff also noted that for natural resources it is important to preserve the green buffer and the County champion white oak tree and preserve the existing tree canopy. Staff also talked about water quality, air quality and carbon emissions in the Plan area. Staff noted that the Plan is not recommending any new community facilities, and as it is located in the Walter Johnson School cluster, school recommendations will be discussed in the context of the Rock Spring Sector Plan.

Staff added that the public hearing is scheduled for June 29, 2017, and worksessions are scheduled for July and September.

There followed a brief Board discussion with questions to staff.

***8. St. Elmo Apartments, Site Plan No. 820170030 --- CR-5.0 C-1.0 R-4.75 H-145T zone, 0.59 acres, Request for 256,300 square feet of residential uses, consisting of 193 dwelling units, including 15% MPDUs and up to 15,488 square feet of nonresidential uses, located on St. Elmo Avenue 300 feet southwest of Norfolk Avenue; Woodmont Triangle Amendment Sector Plan.**

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

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

In keeping with the May 5 technical staff report, Planning Department staff offered a multimedia presentation and discussed a Site Plan request for the St. Elmo Apartments. Staff noted that the request is for 256,300 square feet of residential uses, consisting of 193 dwelling units, including 15 percent Moderately Priced Dwelling Units (MPDUs) and up to 15,488 square feet of non-residential uses in a 16-story mixed-use building. The 0.59-acre property is located on St. Elmo Avenue, 300 feet southwest of Norfolk Avenue in the Woodmont Triangle Amendment Sector Plan area. Staff noted that the property consists of an assemblage of properties in a subdivision known as Woodmont and is improved with one and two-story buildings containing commercial uses and associated surface parking with frontage on both Fairmont Avenue and St. Elmo Avenue. The site contains no forest, streams, wetlands, or environmental buffers. Staff also noted that the proposed building setbacks and tower separation were raised as concerns during review of the application. Staff recommended the addition of a condition of approval to require future site plan amendments to be in compliance with the pending Bethesda Downtown Sector Plan design guidelines.

Mr. Steve Robins, attorney representing the applicant, Mr. Edward Lenkin of the Lenkin Company, also present, introduced Messrs. Josh Sloan, Craig Williams, and Ms. Liz Roberts, members of the applicant's team, briefly discussed the proposed Site Plan request, and concurred with the staff recommendation.

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

***9. Bainbridge Bethesda (formerly The Monty), Limited Site Plan Amendment No. 82009011B --- CR-5.0 C-1.0 R-4.75 H-145T zone, 1.12 acres, Request for relocation and replacement of installed public art in coordination with redevelopment of abutting St. Elmo Apartments site plan, located on Fairmont Avenue approximately 100 feet south of Norfolk Avenue; Woodmont Triangle Amendment to the Bethesda CBD Sector Plan.**

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/CICHY

Vote:

Yea: 4-0

Nay:

Other: WELLS-HARLEY ABSENT

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

In keeping with the May 5 technical staff report, Planning Department staff offered a multimedia presentation and discussed a Limited Site Plan Amendment request for the Bainbridge Bethesda project. The proposed request is to relocate and replace installed public art in conjunction with the redevelopment of the abutting St. Elmo Apartments project, located on Fairmont Avenue, approximately 100 feet south of Norfolk Avenue in the Woodmont Triangle Amendment to the Bethesda Central Business District Sector Plan area. Staff noted that the applicant proposes to remove the existing art piece and replace it with a new sculpture in the open space, which will be located on the adjacent property, the St. Elmo site. Condition 8 of the original approved Site Plan will be amended, allowing the applicant to decommission the existing public art and relocate it. The applicant also proposes to make minor changes to hardscape and landscaping in the open space area. These changes will make the open space consistent with the design of the open space on the adjacent property so that the two spaces will function as one integrated space.

Mr. Steve Robins, attorney representing the applicant, Mr. Edward Lenkin of the Lenkin Company, also present, introduced Messrs. Josh Sloan, Craig Williams, and Ms. Liz Roberts, members of the applicant's team, briefly discussed the proposed Limited Site Plan Amendment request, and concurred with the staff recommendation.

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

10. FY19-24 CIP - Parks and Recreation Public Forum

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **Attended the FY19-24 Capital Improvements Program (CIP) Public Forum of the Parks Department and the Montgomery County Department of Recreation.**