



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, July 23, 2020, at 9:01 a.m., and adjourned at 7:18 p.m.

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

Items 1, 2, 13, 3, 5, and 4, discussed in that order, are reported on the attached agenda.

Item 1C3 was removed from the Planning Board agenda.

The Planning Board recessed for lunch at 1:35 p.m. and reconvened via video conference at 1:50 p.m.

Items 6 through 11 are reported on the attached agenda.

The Planning Board took a quick break at 6:33 p.m. and reconvened via video conference at 6:38 p.m. to receive public testimony for Item 12 – Public Hearing for the Complete Streets Design Guide.

There being no further business, the meeting was adjourned at 7:18 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 30, 2020, via video conference.

M. Clara Moise

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons

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Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, July 23, 2020
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. RCCG Jesus House Preliminary Plan 120160040 - MCPB No. 20-039
2. Cedar Ridge Community Solar Site Plan 820200040 – MCPB No. 20-069

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220200210, Brookmont, Section 2

R-60 zone; 1 lot; located on the east side of Broad Street at the intersection of Ridge Drive; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200330, Crestview

R-60 zone; 1 lot; located in the northeast quadrant of the intersection of Bayard Boulevard and Leroy Place; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220200820, Chevy Chase View

R-90 zone; 1 lot; located on the south side of Dresden Street, 475 feet east of Summit Avenue; Kensington-Wheaton Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/PATTERSON

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. Hill Farm Lot 12 Block A: Administrative Subdivision Plan No. 620200100, Regulatory Review Extension Request No. 1---Request to extend the regulatory review period for an additional two months until October 2, 2020; Application to create one lot without frontage; 2.01 acres; RE-2 Zone; located approximately 1,500 feet west of the intersection of Norwood Road and New Hampshire Road; 1997 Cloverly Master Plan.

Staff Recommendation: Approval of the extension Request

2. Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request No. 4---Request to extend the regulatory review period from July 30, 2020 to October 15, 2020; to create one lot for a 13,000 square foot building and associated parking; located at the southwest quadrant of the intersection of Georgia Avenue and Aspen Hill Road; on approximately 7.79 acres of land zoned R-60; within the 1994 Aspen Hill Master Plan area.

Staff Recommendation: Approval of the Extension Request

~~**3. Amended Land Acquisition Resolution for Muddy Branch Stream Valley Park Unit 3 1.21 Acres, More or Less, Unimproved**~~---Request to amend Resolution 19-098 for land acquisition of the SHA Former Otis Kent Property Darnestown Road (MD 28) at American Way, Gaithersburg, MD 20878 to reflect updated property boundary and price of \$14,000.

~~*Staff Recommendation: Approval of the Amendment*~~ **REMOVED**

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 Administrative Subdivision Plan Extension request cited above.

2. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.

3. This Item was removed from the Planning Board agenda.

***D. Approval of Minutes**

Planning Board Meeting Minutes of July 9, 2020

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of July 9, 2020, as submitted.

2. Roundtable Discussion

A. Parks Department Director's Report

B. Planning Director's Report - Briefing on Bill 29:20, Taxation - Payment in Lieu of Taxes - WMATA property – Established

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

**Action: A. Received briefing.
 B. By consensus, approved staff recommendation to support the pending State legislation item discussed during the meeting.**

A. Parks Department Director’s Report – Parks Department Director Mike Riley briefed the Board and offered a brief history of the Parkside Headquarters building, which has been the headquarters for the Parks Department since 1976 and will be returned to the Montgomery County Public Schools following the Department’s move to the new Wheaton Headquarters building.

Mr. Riley then briefly discussed the status of lead testing of playgrounds containing rubberized surfaces, all of which showed safe lead levels following a swipe test. Samples of any deteriorated rubberized material were sent to a lab for additional testing, which showed that four playgrounds contained lead levels above acceptable standards. Following the immediate closure of all four playgrounds, the Parks Department hired a construction contractor to remove all rubberized surfaces from two of the playgrounds and repair damaged rubberized surfaces at the other two. The playgrounds will be retested prior to reopening.

There followed a brief Board discussion.

B. Planning Department Director’s Report – Planning Department Director Gwen Wright then briefed the Board on County Council Bill 29-20, which would require the Department of Finance Director to offer a payment in lieu of taxes for a residential or commercial high-rise building constructed by a private developer on property leased from the Washington Metropolitan Area Transit Authority (WMATA) at a Metrorail station. In an effort to incentivize transit-oriented development, the Bill would require a payment in lieu of taxes that would exempt 100 percent of the real property tax that would otherwise be levied for a period of 15 years beginning the year a use and occupancy permit is issued for the qualifying development. The legislation has the potential to foster the production of numerous new housing units,

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2. Roundtable Discussion

CONTINUED

including affordable units. Ms. Wright added that a County Council Public Hearing is scheduled for July 28 at 1:30 p.m.

There followed a brief Board discussion with questions to Ms. Wright, during which, by consensus, the Planning Board supported the proposed legislation, and Chair Anderson noted that he would attend the upcoming Council Public Hearing to offer testimony in support of the proposed Bill.

13. Chevy Chase Lake -- Block B

A. Preliminary Plan Amendment 12002020D: CRT 2.0 C 1.0 R 1.75 H 120 and CRT 2.0 C 2.0 R 2.0 H 80; 9.06 acres; Request to reallocate up to 5,000 square feet of residential density approved under the Sketch Plan from Blocks A & D to Block B, increasing the maximum residential density for Block B to 686,746 square feet, within the approved maximum 534 dwelling units, and the associated maximum total density to 794,450 square feet; located in the southeast quadrant of the intersection of Connecticut Avenue and Manor Road; Chevy Chase Lake Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan Amendment 82016019C: CRT 2.0 C 1.0 R 1.75 H 120 and CRT 2.0 C 2.0 R 2.0 H 80; 9.06 acres; Request to reallocate up to 5,000 square feet of residential density approved under the Sketch Plan from Blocks A & D to Block B, increasing the maximum residential density for Block B to 686,746 square feet, within the approved maximum 534 dwelling units, and the associated maximum total density to 794,450 square feet; reconfigure private outdoor dining areas while maintaining 27,000 square feet of previously approved public use space; and clarification of retail parking on private streets; located in the southeast quadrant of the intersection of Connecticut Avenue and Manor Road; Chevy Chase Lake 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 Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

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

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan Amendments to reallocate approved density to increase residential uses and overall maximum density, to reconfigure private outdoor dining areas, and to clarify retail parking on private streets. The 6.19-acre property, consisting of Block B, is part of a larger site that includes Blocks A and D and is located on the southeast quadrant of the intersection of Connecticut Avenue (MD185) and Manor Road and is zoned Commercial/Residential/Town

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13. Chevy Chase Lake -- Block BCONTINUED

(CRT) in the Chevy Chase Lake Sector Plan area. Staff noted that the Amendments under review today apply only to Block B. The property was formerly developed with low-rise retail buildings and associated surface parking lots, known as the Chevy Chase Lake Shopping Center, and the former T.W. Perry hardware store, all of which have been removed to accommodate the approved, ongoing construction of a multi-use development. An existing gas station at the southwestern corner of the site will be retained until a future phase of development. The site is adjacent to the future Chevy Chase Lake Purple Line station, and the Georgetown Branch Trail runs along the site's southern edge.

Staff then briefly discussed previous approvals, including a 2016 Sketch Plan for a phased, 1,526,289-square foot mixed-use development of up to 1,385,360 square feet of residential and up to 676,700 square feet of non-residential development over Blocks A, B, and D; a 2017 Preliminary and Site Plans for Block B to allow a multi-use development with a maximum density of 789,450 square feet, including 681,746 square feet of multi-family uses for up to 534 dwelling units with 12.9 percent Moderately Priced Dwelling Units (MPDUs), up to 107,704 square feet of non-residential uses, a minimum of 27,000 square feet of on-site public open space, and the construction of a private street connecting Manor Road and the proposed development to Chevy Chase Lake Drive to the south, crossing under the future Purple Line right-of-way (ROW); and Amendments to allow minor modifications to site design.

Staff noted that as a result of a Montgomery County Department of Permitting Services (DPS) mapping error due to the miscalculation of the proposed wall thickness, the applicant proposes to reallocate up to 5,000 square feet of residential density approved under the Sketch Plan from Blocks A & D to Block B, thereby increasing the maximum residential density for Block B from 681,746 square feet to 686,746 square feet, within the approved maximum of 534 dwelling units, and the associated maximum total density from 789,450 to 794,450 square feet. The Amendment will not result in any changes to the approved Site Plan building footprints nor any increase in residential units. Any reallocated density not used for Block B may be transferred back to Blocks A & D. The applicant also proposes to reconfigure and increase the amount of private outdoor dining, while maintaining the minimum required 27,000 square feet of public open space. The proposed Amendment will also clarify the allowance of reserved on-street parking for retail tenants on the private streets contained within the project.

Staff has received one inquiry expressing concern regarding additional traffic. Staff addressed this concern, noting that the proposed Amendments will not result in any additional trips compared to the previous approval, as the proposed increase in density does not include additional residential units or commercial density. Staff added that following the publication of the staff report, they received correspondence from Maryland State Delegate Alfred Carr Jr., requesting the planting of additional canopy trees along MD185, that the utilities be undergrounded along MD185, and that the applicant construct a shared-use path along Manor Road. Staff noted that each of these elements was reviewed as part of the original application approval in 2017. The Amendments under review today do not affect the previous decisions made by the Planning Board regarding these issues.

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13. Chevy Chase Lake -- Block B

CONTINUED

Maryland State Delegate Alfred Carr, Jr., offered testimony.

Mr. Steve Robins, attorney representing the applicant, offered comments regarding the issues of undergrounding utilities and the proposed streetscape improvements along MD185 and Manor Road, and concurred with the staff recommendation.

Mr. Justin Kennell, member of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff and Messrs. Robins and Kennell.

***3. Westbard Self Storage, Site Plan Amendment No. 82017011A---**IM and R-10 Zones, 0.98 acres, Proposal for revisions to the front and rear building setbacks and confirmation of the Parcel 1 dedication area; located on a private road paralleling the Capital Crescent Trail, approximately 100 feet south of River Road, Westbard Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0-1

Nay: PATTERSON

Other:

Action: Approved staff recommendation for approval of the Site Plan Amendment 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 Limited Site Plan Amendment request to revise approved front and rear building setbacks and confirm a parkland dedication area. The 0.98-acre site, consisting of Lot 1 and Parcel 1, is located in the southwest quadrant of the intersection of River Road (MD190) and the Capital Crescent Trail (CCT), and is zoned Moderate Industrial (IM) in the Westbard Sector Plan area and the Willett Branch stream valley buffer area. Access to the property is provided from a County-maintained access road along the eastern frontage that runs parallel to the CCT. The existing structures on the site have been demolished, and the site is currently being prepared for sheeting and shoring.

Staff then discussed previous approvals, including the 2018 Preliminary and Site Plans to create one lot, Lot 1, for a new self-storage building, and one Parcel, Parcel 1, which contains small portions of Parcels 191 and 242, for dedication to the Parks Department for the future implementation of the Willett Branch Greenway. The Preliminary Plan also included the conveyance in fee simple ownership of Parcel 177, part of the original cemetery property known as White’s Tabernacle No. 39 of the Ancient United Order of Sons and Daughters, Brothers, and Sisters of Moses Cemetery, to The Maryland-National Capital Park and Planning Commission (M-NCPPC) at no charge. Parcel 177 is not part of the approved Site Plan or the Amendment under review today. The proposed self-storage building will have a maximum total density of 195,527 square feet of self-storage uses, consisting of 107,030 square feet of Gross Floor Area (GFA), and 88,497 square feet of cellar area, which is excluded from the calculation of GFA.

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***3. Westbard Self Storage, Site Plan Amendment No. 82017011A**CONTINUED

Staff added that the building is placed in such a way as to preserve the existing stream buffer and future Willett Branch Greenway to the west, and the access road and CCT to the east.

Staff also noted that the applicant proposes to correct the front and rear building setback figures, updating the data table accordingly, by decreasing the front setback from an approved minimum of 33 feet to a minimum of 20 feet. For the rear of the building, the portion closest to the stream buffer, staff noted that the setback figures could not be precisely determined at the time of the original Planning Board hearing because the extent of the park dedication on Parcel 1 had not yet been established. Now that the extent of the dedication has been finalized, the applicant proposes to decrease the rear setback from 19 feet to 16 feet. Both revised setbacks are still significantly in excess of the minimum 10-foot setback required by the zone. No changes to the building footprint, density, or height are proposed.

In addition to numerous correspondence regarding the potential for on-site excavation to disturb remains from the Moses Cemetery, staff received a request from the County Executive to allow an archaeologist chosen by the descendant community to have an opportunity to review the process of excavation and make suggestions that would improve the process and increase the certainty of any determination as to whether or not remains are present. The County Executive also requested that a small number of residents, or their designees, be permitted to be present onsite so that they can observe the soil as it is being removed and to be able to see what is revealed beneath that soil. Staff added that both the Preliminary Plan Conditions of Approval and the Phased Final Forest Conservation Plan Approval Memorandum set forth requirements to address the Moses Cemetery, which have been met.

The following speakers offered testimony: Ms. Debbie Spielberg from the Office of the County Executive; Mr. Joshua Odintz, attorney representing the Macedonia Baptist Church; Ms. Rebekah Mason of Georgia Mason; Dr. Marsha Coleman-Adebayo, representing the Bethesda African Cemetery Coalition (BACC); Mr. Christopher Rigaux, representing the BACC; Ms. Tammy Hilburn of Selfridge Road; Ms. Sandra Edwards-Thro of Manor Circle; Mr. Adam Simon of Ogden Road; Dr. Elizabeth Crocker of Carmody Drive; Dr. Karen Wilson-Ama'Echefu, representing the BACC; Ms. Jennifer Odintz of Johnson Avenue; Ms. Hamza Ewing, representing the Council on American-Islamic Relations; Ms. Elizabeth Rosenberg, representing the BACC; Mr. Alex Parsky of Pyle Road; Ms. Selvi Ulsan of Anniston Road; Mr. Ari Gutman of Eggert Drive; Ms. Angela Ames of Wisconsin Avenue; Ms. Olivia Weals of Fallwind Lane; Mr. Victor Vergara De La Garza of Montrose Avenue; Ms. Cherry Hunsaker-Clark of Glenville Road; Mr. Xavier Clark of Glenville; Ms. Andrea Vergara of Montrose Avenue; Ms. Sofia Bisigno of Persimmon Court; Mr. Victor Vergara of Montrose Avenue; Mr. Kahlil Greene of Scenery Drive; Ms. Mia Carmel of College View Drive; and Mr. Brian Farrow of North Charles Street.

At the Board's request, staff addressed the speakers' concerns, noting that the construction will not take place on the actual cemetery grounds, but rather on a parcel near the cemetery. Also, the applicant has secured certified archaeologists who have examined and

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***3. Westbard Self Storage, Site Plan Amendment No. 82017011A**

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evaluated the property and submitted several archaeological reports for the site and to date have not identified any evidence of grave features or human remains.

Mr. Timothy Dugan, attorney representing the applicant, offered comments, answered questions from the Board, and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and Mr. Dugan, during which the Planning Board instructed staff to include an additional condition of approval stating that the applicant must provide the following to an archeologist chosen by the BACC: 1) all archeological reports and documentation prepared pursuant to the Phased Final Forest Conservation Plan Approval Memorandum for review and comment; and 2) reasonable access to physical artifacts discovered on the site that are determined to be significant in the best professional judgement of the archeologists engaged by the applicant.

5. Montgomery County Planning Board Public Hearing, Worksession and Action on the Historic Designation of the Mihran Mesrobian House, an amendment to the Master Plan for Historic Preservation: 7410 Connecticut Avenue (M:35-99-1)

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.

4. Ashton Village Center Sector Plan—Working Draft Recommendations---Staff will present the Working Draft of the Ashton Village Center Sector Plan to the Planning Board.

Staff Recommendation: Approve the Working Draft of the Ashton Village Center Sector Plan as the Public Hearing Draft and Schedule the Public Hearing Date

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Working Draft of the Ashton Village Center Sector Plan as the Planning Board Public Hearing Draft and set the Public Hearing for September 17, 2020.

Planning Department staff offered a multi-media presentation and discussed the Working Draft of the Ashton Village Center Sector Plan, an area which covers approximately 127 acres at the crossroads of Olney Sandy Spring Road/Ashton Road (MD108) and New Hampshire Avenue (MD650). According to staff, the Plan seeks to promote the creation of a rural village center for the Ashton community while protecting the rural character of the greater Ashton area, and to implement the County’s Vision Zero objectives by keeping the roadways appropriate for a village and by improving the bicycle and pedestrian infrastructure. The Plan also includes design recommendations to ensure new development harmoniously blends in with existing development. Staff added that the Plan is an amendment to a portion of the 1998 Sandy Spring/Ashton Master Plan and follows the 2015 Sandy Spring Rural Village Plan, which amended the portion of the 1998 Plan just to the west of Ashton in Sandy Spring.

Staff then discussed area-wide recommendations for land use and zoning. While generally maintaining the existing zoning in the Rural Buffer and most of the Residential Edge neighborhoods, staff does recommend rezoning the Planned Development (PD) and portions of the Residential zones to the Townhouse Low Density (TLD) zones in the Residential Edge neighborhood. For the Village Core area, staff recommends simplifying the zoning to better accommodate a mix of uses that allows for a vibrant rural village. For the Sandy Spring/Ashton Rural Village Overlay Zone, staff recommends removing Residential and Rural Residential properties, eliminating use restrictions, maintaining site plan review, and grandfathering the existing filling station, auto repair, and bank drive-thru uses. Area-wide community design recommendations include providing building transition to the Village Core neighborhood, establishing street walls along MD108 and MD650 to frame the streets, varying rooflines and setbacks in the front façade plane to break down the massing for new buildings, and incorporating architectural elements in building façades.

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4. Ashton Village Center Sector Plan—Working Draft RecommendationsCONTINUED

The connectivity recommendations include reconfirming the two-lane road policy for MD108 and MD650, maintaining the pavement width at the approaches to the intersection of MD108 and MD650, making necessary geometric improvements to increase safety, improvements to the signalized entrance to Sherwood High School, supporting existing Bicycle Master Plan recommendations, and constructing missing sidewalk linkages. The open space recommendations include active recreational opportunities for all ages, strengthened connections to nearby public spaces; open spaces framed with building façades and uses that activate those spaces, continued public access, and a shared-use trail across the high school property. The environmental recommendations include retaining the existing Rural Cluster (RC) and Rural Neighborhood Cluster (RNC) zoning in the Rural Buffer neighborhood for continued water quality protection, maintaining the existing and planting new shade trees in strategic locations that will eventually overarch MD108 and MD650, and promoting the existing tree programs such as Reforest Montgomery to increase shade and canopy coverage on private properties. For the Plan area historic preservation, staff recommends pedestrian and bicycle scale wayfinding signage, implementation of the Montgomery County Heritage Area Management Plan, and consideration of opportunities to integrate interpretative signage, markers, or public art that commemorate the area's origins as a rural, commercial crossroads and home to free black settlers.

Staff then discussed the design guidelines, recommending multiple building types; carefully considered building placement, heights, setbacks, and rooflines; architectural embellishments that provide visual interest; and building materials that complement existing surrounding structures. For open space, staff recommends linear greens that run the full length of a block, neighborhood greens that are located adjacent to public or private streets and provide 10,000 square feet of contiguous space, and viewsheds that allow for visual access to the rural space surrounding the village. Connectivity recommendations include enhanced rights-of-way (ROWS) for existing public and private streets, alleys that will separate cars from pedestrians and bicyclists, and locating parking to the rear or sides of buildings. Staff added that implementation of these recommendations will require a Sectional Map Amendment (SMA), a Zoning Text Amendment (ZTA) to modify the Sandy Spring /Ashton Rural Village Overlay Zoning and establishing an Implementation Advisory Committee.

There followed a brief Board discussion with questions to staff, during which the Planning Board recommended that trail connections and alignment be discussed in greater detail during worksessions for the Plan.

6. Shady Grove Sector Plan Minor Master Plan Amendment Worksession No. 3: Land Use Analysis-Shady Grove Station-Westside and Jeremiah Park and other key properties.

Staff Recommendation: Discussion and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by Board Discussion and provided Guidance to Staff.

Planning Department staff offered a multi-media presentation in accordance with the Shady Grove Sector Plan Minor Master Plan Amendment, and noted that during this worksession staff will discuss the coning and land use recommendations for the Shady Grove Station, Westside and Jeremiah Park, which are included in the metro neighborhoods, as well as other key properties, including the Grove Shopping Center and Shady Grove Plaza. Staff also noted that Shady Grove Station and Westside and Jeremiah Park are the names associated with the redevelopment of the former Montgomery County Service Park (CSP), which is located along Crabbs Branch Way, south of Shady Grove Road and north of the Shady Grove Metro Station. The former CSP held several public facilities, including the Parks Department Maintenance and Training Center, Montgomery County Public Schools (MCPS) Food Services, and several Montgomery County Department of Transportation (MCDOT) facilities. The MCPS Bus Depot is the last remaining public facility at the CSP. The 2006 Shady Grove Sector Plan recommended redeveloping the CSP with residential and non-residential development as well as public facilities, including a public park and an elementary school. In September 2012, the Planning Board approved a Preliminary Plan of Subdivision for the 90-acre property, encompassing Shady Grove Station, Westside, as well as Jeremiah Park.

Staff further added that the 45-acre Shady Grove Station, Westside Neighborhood, is a site for which an approved Sited Plan allows 1,521 residential dwelling units, 41,828 square feet of commercial development and space for a public library. The Shady Grove Station, Jeremiah Park 45-acre property which includes the MCPS School Bus Depot, is a site for which an approved 2012 Preliminary Plan allows up to 689 residential units, and a combined 8.1-acre park and school site. The Shady Grove properties consist of several properties located west of the CSX rail tracks along Shady Grove Road to the western terminus of the Plan area. The U.S. Postal Service Center, a Car Max automotive sales center, and a vacant property at the southeastern quadrant of Shady Grove Road and Frederick Road (MD355), are located on this

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6. Shady Grove Sector Plan Minor Master Plan Amendment Worksession No. 3: Land Use Analysis-Shady Grove Station-Westside and Jeremiah Park and other key properties.

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39.4-acre property. The vacant 7-acre Casey property is adjacent to the city limits of Gaithersburg and is within the city's maximum expansion limits. a variety of commercial businesses, including a hotel, office building and retail establishments are located on a 29.9-acre area, which is located at the southwest quadrant of Shady Grove Road and MD355. The Draft Plan land use and zoning recommendations for this area will permit new non-residential and residential development for properties in this area. A key recommendation is to provide a half-acre neighborhood green or the retention of the existing wooded area on the Shady Grove Plaza property.

There followed a brief Board discussion with questions to staff, during which Chair Anderson instructed staff to update the Sector Plan Amendment based on the comments received during the meeting.

7. Mandatory Referral (MR2020027) for a New Interim Parking Lot at South Lake Elementary School, 18201 Contour Road

Staff Recommendation: Transmit Comments to Montgomery County Public Schools

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Action: Approved staff recommendation for approval of the Mandatory Referral request cited above, as discussed during the meeting, and to transmit comments to Montgomery County Public Schools, and Montgomery County Board of Education.

In keeping with the July 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request from Montgomery County Public Schools (MCPS), to construct a new interim parking lot and four portable classrooms, at South Lake Elementary School on Contour Road, in the Montgomery Village Master Plan area. Staff noted that the 10.20-acre property is located north of Montgomery Village Plaza Shopping Center and is adjacent to several multi-family residential developments to the immediate north, east, and west, including the Verandah apartments. Open space and play areas are located east of the school building. All vehicular access, including school buses and parent drop-off areas, are from Contour Road. MCPS proposes to construct a 49-space parking lot on the southern portion of the property, and to install four new portable classrooms on a portion of the existing parking lot to address enrollment issues. The portable classrooms will impact approximately 25 parking spaces with the proposed temporary parking area providing parking for school staff only. A renovation of the existing school has been approved in MCPS' FY21-26 Capital Improvements Program (CIP). The future school renovation is anticipated to be completed by September 2023.

Staff then added that as part of the future renovation, MCPS should explore, in consultation with Montgomery County Department of Transportation (MCDOT), the possibility of allowing on-street parking along the school's frontage for daily parking needs. Staff has approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420220196E) on April 27, 2020. There are no streams or stream buffers, wetlands or wetland buffers, but there are steep slopes on the property. The proposed request complies with the Environmental Guidelines and is exempt from the Forest Conservation Law.

Staff also stated that the school is part of the Watkins Mill School Cluster and the proposed parking lot is an interim feature. Staff recommended that the future elementary school minimizes access points, up to three, and achieve several of the design principles and consistency in the County's Vision Zero Policy.

Staff noted that representatives from MCPS are present via video conference to answer any questions from the Planning Board.

There followed a brief Board discussion with questions to staff.

8. Beach Drive Water Main Replacement

A. Forest Conservation Plan No. MR2020003 -- Request to clear 0.92 acres of forest in order to replace a 30-inch water main at Beach Drive; on approximately 7.95 acres; within the 1989 Kensington-Wheaton Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Mandatory Referral No. MR2020003 -- Referral to replace a 30-inch water main at Beach Drive; on approximately 7.95 acres; within the 1989 Kensington-Wheaton Master Plan area.

Staff Recommendation: Approval to Transmit Comments to Washington Suburban Sanitary Commission

BOARD ACTION

Motion: **A. FANI-GONZÁLEZ/PATTERSON**
 B. FANI-GONZÁLEZ/CICHY

Vote:
 Yea: **A. & B. 5-0**

Nay:

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

B. Approved staff recommendation for approval to transmit comments to Washington Suburban Sanitary Commission, as stated in the attached transmittal letter.

In accordance with the June 30 technical staff report, Parks Department and Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Forest Conservation Plan. Staff noted that Washington Suburban Sanitary Commission (WSSC) is proposing to replace an aging 30-inch diameter water main with approximately two miles of new pipe along Beach Drive and Wexford Drive in Kensington. The 30-inch transmission water main deliver treated, potable water from WSSC’s Water Filtration Facilities to a series of water storage tanks and towers, which than distribute water to homes and businesses in the County. The existing water main the project area, originally constructed in 1952, bisects Rock Creek Stream Valley Unit 3 and Ken- Gar Palisades Local Park before running beneath Wexford Drive towards Connecticut Avenue. WSSC is proposing a new alignment within the Wexford and Beach Drive rights-of-way (ROWS). This approach will avoid impacts to the park’s most critical natural resources and park amenities along the existing alignment and will reduce impacts associated with WSSC’s future maintenance requirements. WSSC has designed the project in close coordination with The Maryland-National Capita Park and Planning Commission (M-NCPPC), to avoid impacts to forest, trees, and other sensitive stream valley resources to the maximum extent possible.

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8. Beach Drive Water Main Replacement -- A. Forest Conservation Plan No. MR2020003 & B. Mandatory Referral No. MR2020003

CONTINUED

Staff then discussed the proposed design and construction features, as well as parkland impacts and mitigation, cultural resources and forest conservation. Staff also noted that the project will be funded through WSSC's Capital Improvements budget. No county, state or federal funds will be used.

Mr. Matthew Brew of WSSC offered comments and thanked staff for their cooperation. There followed a brief Board discussion with questions to staff and Mr. Brew.

***9. Gables White Flint, Preliminary Plan Amendment No. 12015001A**---Request to extend the Preliminary Plan validity period by two (2) years and Adequate Public Facilities (APF) validity period by three (3) years for 490,000 square feet of unbuilt residential development and 31,000 square feet of unbuilt commercial development; located on Executive Boulevard, east of Old Georgetown Road; on approximately 5.14 acres of land zoned CR-3.0, C-1.5, R-2.5, H-70 and CR-4.0 C-2.0 R-3.5 H-250; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

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

In keeping with the July 9 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan Amendment request to extend the Preliminary Plan validity period by two years and the Adequate Public Facilities (APF) validity period by three years for 490,000 square feet of unbuilt residential development and 31,000 square feet of unbuilt commercial development. The 5.14-acre property is located on Executive Boulevard, east of Old Georgetown Road in the White Flint Sector Plan area. Staff noted that based on the unanticipated delays to the project's progress, it has become necessary to extend the validity periods of the original approval. Therefore, the applicant is seeking to extend both the Preliminary Plan and the APF validity periods. This will provide the applicant with the time necessary to finalize its acquisition of the necessary property from the County and record the plat, leading to the realization of this important project that furthers the goals and objectives of the Sector Plan.

Staff then discussed the conditions of approval and noted that the applicant is seeking a Section 50.9.3.A waiver from Section 50.4.3.J.7 to extend the APF validity period. The waiver is necessary, because the applicant was not able to move forward with record plats and/or construction while the road network was being realigned, abandoned, and re-platted and constructed as part of the Montgomery County Department of Transportation (MCDOT) White Flint West Workaround CIP No. 501506, including the construction of realigned Executive Boulevard, the future Grand Park Avenue, and the Implementation of Market Street. Staff also added that the applicant made a timely request to extend both validity periods.

There followed a brief Board discussion with questions to staff

***10. Wilgus, Preliminary Plan No. 120200140**---Request for subdivision of 5 platted parcels for a proposed mixed-use project with 1,025,789 square feet of residential uses (107 lots for townhouse units, 2 lots for multi-family units, and 2 lots for two-over-two units), and 15,000 square feet of commercial uses on 1 lot; additional parcels for private streets, open space, and stormwater management; located at the northwest quadrant of the intersection of Montrose Parkway and Towne Road; on approximately 16.64 acres of land zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75 and CRN-0.75, C-0.0, R-0.75, H-50; within the 2018 White Flint 2 Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request for the Wilgus property. The request is to subdivide five platted parcels for a proposed mixed-use project with 1,025,789 square feet of residential uses, with 107 lots for townhouse units, 2 lots for multi-family units, and 2 lots for two-over-two units, and 15,000 square feet of commercial uses on one lot; and additional parcels for private streets, open space, and stormwater management. The 16.64-acre property is located at the northwest quadrant of the intersection of Montrose Parkway and Towne Road in the White Flint Sector Plan area. Staff noted that the site is close to a range of residential, office, retail, commercial and institutional uses. The Pike and Rose mixed-use neighborhood, with restaurants, retail, entertainment, hotels, and multi-family-homes is located across Towne Road to the southeast. Also, located across Montrose Road to the north, is the Jewish Community Center and Hebrew Home campuses, multi-family apartments, and office condominiums. The property confronts the United States Postal Service annex and low-rise professional offices to the east along Jefferson Street. There are numerous retail shopping centers along Rockville Pike, including Montrose Crossing, the Pike Center, and Federal Plaza.

Staff also added that the property is within a mile of the White Flint Metrorail station, and has a quick access to the Ride-On bus service, and the Montrose Road/Rockville Pike Park, and Ride Facility. The property is also in proximity to major highways and arterial streets, including access to Interstate 270 to the west via Montrose Parkway and Rockville Pike

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***10. Wilgus, Preliminary Plan No. 120200140**CONTINUED

(MD355) and Randolph Road to the east. The applicant proposes to demolish the existing gas station and build a development project with several housing types, including 15 percent Moderately Priced Dwelling Units (MPDUs), retail and open spaces. The proposed Plan also proposes the extension of Stonehenge Place between Montrose Parkway and Montrose Road, and the construction of various segments of separated bicycle facilities and a portion of the breezeway network, a master-planned bikeway along Montrose Parkway and Towne Road. The overall development is proposed to be built in four phases.

Staff also discussed the conditions of approval and noted that the abutting Cherintong Homeowners Association expressed concerns in writing about the proposed project, which include landscape buffer, fencing, lack of a berm, stormwater run-off, traffic and parking. Staff noted that these concerns have been addressed in the July 13 detailed technical staff report.

Ms. Roslyn Needle of Stonehedge Place and representing the Cherington Homeowners Association offered testimony.

Ms. Barbara Sears, attorney representing the applicant, introduced Mr. Phillip Hummel, attorney from Miles & Stockbridge; Ms. Nancy Randall of Wells & Associates; Messrs. Bob Mazzuca and Richard Cohen of Willco Construction; Messrs. Phil Isaja and Brandon Fritz, and Ms. Keely Lauretti of Soltesz; Mr. Don Zimar of Proper Tree Care; and Mr. Greg Ruff of Winchester Homes, offered detailed comments and concurred with the staff recommendation.

Ms. Rebecca Torma and Mr. Billy Whelan of Montgomery County Department of Transportation (MCDOT) were also present to answer questions from the Board.

There followed a brief Board discussion with questions to staff and Ms. Sears.

***11. Charles W. Woodward High School**

A. Mandatory Referral, No. MR2020022---Replacement of the existing Tilden Middle School (former Charles W. Woodward High School), originally constructed in 1966, with a new 120,248 square foot facility with 2,700 student capacity and parking; located at 11211 Old Georgetown Road, Rockville MD; on 27.3 acres of land zoned R-90; within the 1992 North Bethesda Garret Park Master Plan.

Staff Recommendation: Approval and Transmittal of Comments to Montgomery County Public Schools

B. Preliminary Forest Conservation Plan, No. MR2020022---Request to clear 2.68 acres of forest and a variance request to remove and impact specimen trees; located at 11211 Old Georgetown Road, Rockville MD; on 27.3 acres of land zoned R-90; within the 1992 North Bethesda/Garret Park Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. FANI-GONZÁLEZ/VERMA

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation for approval of the Mandatory Referral cited above, and to transmit comments to Montgomery County Public School and the Board of Education, as stated in the attached transmittal letter.

B. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, as stated in the attached adopted Resolution, with the caveat that Montgomery County Public Schools will submit the Final Forest Conservation Plan for the Planning Board’s approval before any demolition and construction can begin.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Preliminary Forest Conservation Plan. Staff noted that Montgomery County Public Schools (MCPS) is proposing to replace the existing Tilden Middle School, the former Charles Woodward High School, originally built in 1966, with a new 120,248 square foot facility, with a capacity for 2,700 students and parking. Staff added that the 27.3-acre property is located on Old Georgetown Road and is zoned Residential (R-90) within the North Bethesda/Garret Park Master Plan area. Staff also noted that the property has served as holding space for Tilden Middle School since 1991, but the school will soon relocate to its permanent

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***11. Charles W. Woodward High School -- A. Mandatory Referral, No. MR2020022 & B. Preliminary Forest Conservation Plan, No. MR2020022**CONTINUED

new home at nearby Tilden Lane. The proposed project will provide a new facility for the re-opening of Charles W. Woodward High School in the fall of 2025/ The proposed new building will initially serve as swing space for Northwood High School from September 2023 through June 2025, during construction of its new facility on University Boulevard West. The proposal will be implemented in three phases.

Staff then noted that the completed school will include two properties, the subject property, which is approximately 27.3 acres, and a second property on Edson Lane of approximately 1.75-acres, which is currently in Montgomery County's ownership, and is being transferred to the Board of Education. Portions of the Edson Lane property will be developed as part of Phase 2 of the project. Phase 1 will be built primarily on the western half of the property to provide the facilities needed to create swing space for Northwood High School. The target date for completion of Phase 1 construction is summer of 2023. The first phase includes the construction of the comprehensive high school building, the bus loop, the access road and associated retaining wall, the at-grade parking, the lower portion of the parking structure and the relocation of the existing cellular tower. Due to their location on the southwest side of the property and proximity to the bus loop, the tennis and basketball courts are also being built in Phase 1.

Staff added that with this request the property will have the same use that has been in place since the existing building was constructed in 1965. Concerns have been raised by adjacent communities regarding retaining or improving existing tree areas along the perimeter of the school, to ensure there is no loss of privacy for surrounding residents, which have been addressed in the July 16 detailed technical staff report.

Staff then discussed the Stormwater Management Plan and noted that the Department of Permitting Services (DPS) rejected a stormwater management concept plan on April 6, 2020. As of today, MCPS continues to work with DPS to secure approval of a stormwater management plan which adequately reflects the proposed construction phases. Staff also discussed the proposed Preliminary Forest Conservation Plan (FCP) noting that the plan proposes the removal of 2.68 acres of high priority forest and the removal of forty-one specimen trees. Due to the topography of the site, several retaining walls are also needed. Staff recommended approval of the preliminary FCP with the conditions of approval discussed at the meeting and to be addressed at the time of Final FCP, and submission of an updated Tree Variance request to be approved by the Planning Board. Staff also recommended approval of the Variance request to remove trees Nos. 57, 59, 60, 61, and 62.

Parks Department staff also discussed the Timberlawn Local Park and the existing and proposed Lacrosse, Soccer and other athletic fields. Staff noted that MCPS will work with the Parks Department to manage the use of the fields. Staff also discussed the Parks Department recommendations.

Mr. Seth Adams of MCPS offered comments and answered questions from the Planning Board.

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***11. Charles W. Woodward High School -- A. Mandatory Referral, No. MR2020022 & B. Preliminary Forest Conservation Plan, No. MR2020022**

CONTINUED

Ms. Debby Orsak of Stephalee Lane, Cluster Coordinator Representative and member of the Walter Johnson Parent/Teacher Association, offered testimony.

At the Planning Board's request Mr. Shawn Benjaminson of Adtek Engineers, working with MCPS, offered comments.

Planning Department Director Gwen Wright also offered comments.

There followed extensive Board discussion with questions to staff and Mr. Adams.

Chair Anderson stated that MCPS needs to return to the Planning Board with an approved DPS stormwater management plan, before the Planning Board can comment on and approved the proposed Mandatory Referral request and final FCP.

12. Complete Streets Design Guide – Public Hearing---The Planning Board will hold a Public Hearing concerning the draft of the Complete Streets Design Guide. Public testimony will be heard.

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.**