



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, October 1, 2020, at 9:06 a.m., and adjourned at 3:16 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, 4, 5, 7, and 8 are reported on the attached agenda.

The Board recessed for lunch at 11:56 a.m. and convened in Closed Session at 11:58 a.m. to take up Items 6 and 12, Closed Session Items.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:58 a.m. via video conference on motion of Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3)(2020), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition, and §3-305(b)(13)(2020), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the meeting were Senior Counsels Megan Chung and Matt Mills of the Legal Department; Deputy Directors John Nissel and Miti Figueredo, Brenda Sandberg, Henry Coppola, Bill Hamilton, Darren Flusche, and Doug Ludwig of the Parks Department; and James Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the proposed acquisition of land as an addition to Black Hill Regional Park, and approved the Closed Session Minutes of April 30, May 7 and 28, and July 9 and 16, 2020.

The Closed Session meeting was adjourned at 12:12 p.m.

The Planning Board reconvened via video conference at 1:27 p.m.

Item 10 is reported on the attached agenda.

Item 11 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 3:16 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 8, 2020, via video conference.

M. Clara Moise

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, October 1, 2020
2425 Reddie Drive
Wheaton, MD 20902
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**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Record Plats submitted for approval.**

***C. Other Consent Items**

1. Shady Grove Station

A. Preliminary Plan No. 12012008F---Request to convert previously approved but unbuilt retail to add 7,268 square feet of office use into Multi-Family Building D; 90.34 acres of land in the CRT-1.0, C-0.25, R-0.75, H-90T (TDR 0.89 Overlay) Zone and CRT-0.75, C-0.25, R-0.5, H-60T (TDR Overlay 0.6); located on the south side of the intersection of Shady Grove Road and Crabbs Branch Way; within the 2006 Shady Grove Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan No. 82013022G---Request to add 7,268 square feet of office use into Multi-Family Building D; shift dwelling units between multi-family buildings and revise the unit mix; add additional parking spaces; and make corresponding changes to architectural elevations and courtyard design, with minor modifications to building footprints, streetscape, and utilities; 90.34 acres of land in the CRT-1.0, C-0.25, R-0.75, H-90T (TDR 0.89 Overlay) Zone and CRT-0.75, C-0.25, R-0.5, H-60T (TDR Overlay 0.6); located on the south side of the intersection of Shady Grove Road and Crabbs Branch Way; within the 2006 Shady Grove Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

2. Urby/Studio Plaza, Preliminary Plan No. 12013002A, Site Plan Amendment 82013001B, Site Plan 820200170, Extension Request No. 2---CR-3.0, C-2.0, R-2.75, H-110T, and CBD-1. zone, 1.46 acres, Request to extend review period from October 08, 2020 to March 4, 2021; located at 905 Silver Spring Avenue, bounded by Thayer Avenue, Fenton Street, Silver Spring Avenue and Mayor Lane; 2000 Silver Spring Central Business District Sector Plan.

Staff Recommendation: Approval of Extension

3. Snowden’s Mill Section 7: Limited Major Site Plan Amendment No. 81979014A---Amendment to add a two-story community center building including a leasing office; provide additional ADA accessible parking; and provide new trash enclosures; located at 2000 Harlequin Terrace; 5.57 acres zoned R-90; 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

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***C. Other Consent Items**

CONTINUED

4. Avondale, Sketch Plan No. 320200050 and Preliminary Plan No. 120200220, Extension Request No. 2---CR 1.5 C 0.25 R 1.5 H 70’ and Bethesda Overlay Zones, 0.33 acres. Request to extend the review period from October 8, 2020 to January 7, 2021; located on Avondale Street approximately 200 feet east of Wisconsin Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: 1. through 4. CICHY/VERMA

Vote:

Yea: 1. through 4. 5-0

Nay:

Other:

Action: 1A. Approved staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

1B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

2. Approved staff recommendation for approval of the Preliminary and Site Plan Amendments, and Site Plan Extension requests cited above.

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

4. Approved staff recommendation for approval of the Sketch and Preliminary Plan Extension requests cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 17, 2020

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of September 17, 2020, as submitted.

2. Roundtable Discussion

- Planning Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director’s Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the update to the County Growth Policy, with the County Council Planning, Housing, and Economic Development (PHED) and Government Operations and Fiscal Policy (GO) Committees approving many of the Planning Board’s recommendations during worksessions held on September 25 and 30 and another scheduled for next week; the status of the THRIVE Montgomery 2050 Update to the General Plan, with Planning Board approval of the Working Draft Plan as the Public Hearing Draft Plan scheduled for later today, community meetings with civic associations scheduled throughout this month, and a Planning Board Public Hearing scheduled for November; the status of the Ashton Village Center Sector Plan, with Planning Board worksessions forthcoming; the continuing work on the Shady Grove Minor Master Plan Amendment; the status of the Silver Spring Downtown and Adjacent Communities Plan, with community outreach meetings forthcoming; the status of the Corridor Forward I-270 Transit Plan, with a virtual kick-off meeting held September 30; the ongoing work on the Pedestrian Master Plan and the Complete Streets Design Guide; an upcoming National Association for Industrial and Office Parks (NAIOP) tour of the new Wheaton Headquarters building scheduled for October 2; and the status of the Hispanic Heritage Month, with virtual events scheduled for September 15 through October 15.

There followed a brief Board discussion with questions to Ms. Wright.

Planning Department staff then offered a multi-media presentation and discussed the Reforest Montgomery tree planting program. According to staff, the Forest Conservation Law was enabled in 1991 by the Maryland Forest Conservation Act to minimize the loss of State forest resources during land development. Montgomery County has its own Forest Conservation Law, which must adhere to the State law but can be enforced more stringently if deemed necessary. In certain cases, applicants with reforestation requirements per the Forest Conservation Law may contribute to the Montgomery County Forest Conservation Fund by paying a fee-in-lieu of planting or protecting forest, which is currently at a rate of \$1.25 per square foot and can only be used to fund tree planting, reforestation, or reforestation

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2. Roundtable Discussion

CONTINUED

maintenance. Currently, the Forest Conservation Fund has \$1,100,000 in available funds, with FY21 interest and revenue estimated to be \$170,000, and expenditures related to Reforest Montgomery estimated between \$400,000 and \$450,000.

Staff noted that prior to 2020, fee-in-lieu funded reforestation programs included the Shades of Green free shade tree program, the Money Grows on Trees native tree coupon program, and the Planting on Parkland reforestation program. These three programs, with the addition of the Reforest Your Conservation Easement program, which offers free trees for easements, and Re-Leaf the Reserve program, a partnership with Montgomery Countryside Alliance offering free trees for the Agricultural Reserve, have been brought together and rebranded as the Reforest Montgomery program. Thus far in FY20, 641 \$40 native tree discount coupons have been redeemed, with an estimated 800 coupons to be reimbursed in FY21. Through a partnership with the Tree Montgomery program, staff estimates that the Reforest Montgomery program will be able to distribute 100 to 120 free shade trees per year. Planting on Parkland now offers two planting programs, traditional reforestation and the transplanting of large five- to seven-inch caliper trees, with the goal of planting five acres per year in six high-priority watersheds. Staff added that all information regarding these programs is located on the Reforest Montgomery page on the Planning Department website.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff to explore ways to make the Reforest Montgomery page a user-friendly resource that explains all the tree planting options available to homeowners.

3. ~~Complete Streets Design Guidelines Work Session #3~~ ~~Work Session # 3 on the Draft Complete Streets Design Guidelines~~ **REMOVED**

Staff Recommendation: Comments on Draft Document

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. Briefing & Draft Recommendations on the Montgomery County Street and Parks Facilities Naming Review

Staff Recommendation: Briefing & Approval to transmit recommendations to the County Council

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to transmit recommendations to the County Council, as stated in the attached transmittal letter.**

Parks Department and Planning Department staff offered a multi-media presentation and discussed the draft recommendations for the potential renaming of County public streets and parks. Staff noted that on June 15, the County Council sent a letter to the County Executive and Chair Anderson requesting a comprehensive review of all County owned and maintained street names and public facilities to determine all those named for Confederate soldiers or those who otherwise do not reflect Montgomery County values, and a subsequent public process to rename these county streets and facilities in a manner that more appropriately reflects the community to which they belong. To help achieve this goal, a project team was formed consisting of Maryland-National Capital Park and Planning Commission (M-NCPPC) Information Technology & Innovation (ITI) Division Geographic Information Systems (GIS) staff; Montgomery Planning Department staff from the Historic Preservation Section, the Countywide Planning and Policy Division, the Intake & Regulatory Coordination Division, and the Communications Division; and Montgomery Parks Department staff from the Cultural Resources Stewardship Section, the Park Planning and Stewardship Division, and Public Affairs and Community Partnerships, who launched a dedicated website and email address to inform the community of this endeavor and to collect information from residents and stakeholders. From this initial research, which focused on the 1790s through the 1860s, four groupings were identified to correspond with the County Council request, including nationally known Confederates, local Confederates, Confederate sympathizers, and slaveholders, with staff focusing on a subset of the streets and park assets that have full name matches with nationally known Confederates. Staff added that subsequent phases of research could include the names from the other groupings but would require additional research to confirm intent of linking a given name to an asset.

Staff noted that the first phase of research of men from Montgomery County identified in Daniel Hartzler's *Marylanders in the Confederacy*, based largely on Confederate States of America records at the National Archives database, digitized local newspapers, and burials of

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4. Briefing & Draft Recommendations on the Montgomery County Street and Parks Facilities Naming ReviewCONTINUED

Confederate veterans, among others, enabled them to compile a preliminary database identifying 709 known Confederates, including 269 residents of Montgomery County and 440 senior officers of the Confederate Army; 5,826 slaveholders from 1790 to 1864; 137 streets matching local Confederate surnames; 325 streets matching all Confederate surnames; and 30 parks and six trails matching Confederate surnames, with further research revealing that only two parks and one trail are actual matches. Staff noted that there must be a documented association between the named person and the named asset, as some names in the database may or may not align with people who do not reflect Montgomery County's values. Given the need for the additional research that is necessary for even surnames associated with nationally-known figures, staff further narrowed the nationally-known Confederates search to look at those street and Park assets associated only with a full-name match, which include J.E.B. Stuart Court, J.E.B. Stuart Road, Jubal Early Court, and J.E.B. Stuart Trail at Woodstock Equestrian Park.

Staff then discussed their recommendations, specifically removing the current name of the J.E.B. Stuart Trail and renaming it the Northern Edge Trail. Other recommendations include creating new trail signs and maps, creating two new National Park Service style interpretive signs, and developing a new website and marketing strategy associated with the new names. The next steps for the renaming process include presentation of staff's research to the County Council, staff presentation of any refinements and additional phasing to the Planning Board, if so directed by the Board, staff presentation of any refinements, additional phasing, public process, and community outreach to the County Council, full public outreach, and implementation of the County Council and Planning Board Directive on the renaming effort.

There followed extensive Board discussion with questions to staff, during which the Planning Board approved staff recommendation regarding the renaming of the J.E.B. Stuart Trail to the Northern Edge Trail.

5. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2020-4 Administrative Amendment Group – Four Water/Sewer Service Category Change requests.

Staff Recommendation: Transmit Comments to County Executive

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments and recommendations to the County Executive, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed four proposed amendments to the Montgomery County Comprehensive Water Supply and Sewer System. Staff noted that the Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). The following requests were reviewed by staff: i) 20-DAM-03A, Shannon Chaney and Sheila Hutchison 032-acre property, approve S-1; ii) 20-DAM-04A, King-Souder, LLC 9.64-acre property, approve W-3 and S-3, with service extended from Ridge Road; iii) 20-POT-03A, Spiro Gioldasis 0.95-acre property, approve S-1, with service extended from a sewer line is located across Golden Road, confronting the property; and iv) 20-POT-13A, Mary B. Frye Trust 2.27-acre property, approve S-1, single hook-up only.

Staff added that Map 1, included in the September 24 staff report, shows the existing sewer service envelope recommended in individual master and sector plans for the entire County and the locations of the four properties requesting sewer service are shown with asterisks. Staff also noted that the Planning Board’s recommendations will be transmitted to the County Executive for final action.

There followed a brief Board discussion with questions to staff.

7. **Hill Farm Lot 12 Block A, Administrative Subdivision Plan No. 620200100**---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 Avenue; 1997 Cloverly Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Administrative Subdivision Plan to create one lot without frontage for a single-family detached residence. According to staff, proposed lots without frontage require Planning Board action. The approximately 2.01-acre property, identified as parcel P175, is located on the north side of Norwood Road, approximately 1,500 feet west of its intersection with New Hampshire Avenue (MD650), and is zoned Residential Estate (RE-2) within the Cloverly Master Plan area and the Northwest Branch Watershed. The property is currently undeveloped and except for a small portion in the southwest, mostly forested. The site is tucked behind two un-platted parcels, each developed with an existing single-family detached house, and is accessed from Norwood Road via an existing 12-foot wide driveway currently serving the parcel directly to the south. An existing 30-foot wide access easement is located along the eastern property lines and the two parcels to the south.

Staff noted that the applicant proposes to create one 2.01-acre lot without frontage to accommodate a single-family detached house that will utilize the existing 12-foot wide driveway, which the applicant proposes to widen to 20 feet and extend from its current terminus at the adjacent parcel to the south, as access from Norwood Road. The property will be served by a new well and septic system.

Staff then discussed the submitted Forest Conservation Plan, which proposes to retain 0.24 acres and remove 0.97 acres of on-site forest, which generates a reforestation requirement of 0.89 acres that will be met off-site at an approved forest bank. The 0.24 acres of retained forest will be protected in a Category I conservation easement. The applicant has also submitted a variance request to remove two protected trees, which will require no additional mitigation. Staff supports the variance request.

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7. Hill Farm Lot 12 Block A, Administrative Subdivision Plan No. 620200100

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Staff has received comments from the Cloverly Civic Association (CCA) following the publication of the staff report expressing concerns regarding the protection of the environment and streams, the accuracy of the data on the impervious area located within the sub-watershed, the accuracy of off-site impervious calculations for the proposed driveway and the potential implications for three sub-watersheds that are currently above 15 percent, and the presence of highly erodible soils. Staff noted that each of these concerns are addressed in the September 18 technical staff report.

Mr. Dhavalkumar Patel, member of the applicant’s team, offered brief comments.

There followed extensive Board discussion with questions to staff, during which Commissioner Patterson discussed the feasibility of delaying action on the proposed Plan pending further discussion with CCA in order to avoid any potential for a reconsideration request.

Staff noted that they will facilitate discussion between CCA and Montgomery County Departments of Permitting Services (DPS) and Environmental Protection (DEP) regarding CCA’s concerns.

***8. Bloom Montgomery Village, Site Plan No. 82017013B**---Request to make minor revisions to the Montgomery Village Foundation park; reallocation of units and MPDUs to throughout the project; remove duplex and replace with standard unit; removal of units within dam breach limits; and provide Forest Conservation plan revisions, update of utilities, stormwater and grading; located at the intersection of Montgomery Village Avenue and Stewartown Road, Montgomery Village; on approximately 147 acres of land zoned TLD and CRN-0.5, C-0.0, R-0.5, H-65 Zone; within the 2016 Montgomery Village Master Plan area.

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve 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 Site Plan Amendment request to make minor revisions to the allocation, types, and locations of units, the Final Forest Conservation Plan (FFCP), utilities, stormwater management, and grading of an approved plan. The 147-acre site, consisting of five non-contiguous parcels identified as areas 1 through 6, is located on the east and west sides of Montgomery Village Avenue, north and south of its intersection with Stewartown Road, and is split-zoned, with 120.3 acres zoned Townhouse Low Density (TLD) and 26.7 acres zoned Commercial/Residential/Neighborhood (CRN) in the Montgomery Village Master Plan area. The site, which is bisected by a PEPCO easement, is currently developed with an abandoned golf course with associated fairways, cart paths, and irrigation ponds.

Staff briefly discussed previous approvals, including the 2017 concurrently approved Preliminary and Site Plans for 494 lots for the construction of 26 detached single-family dwelling units, two duplexes, and 466 townhouses, including 12.5 percent Moderately Priced Dwelling Units (MPDUs) located in the CRN zone and 14.1 percent in the TLD zone, and a 2019 Site Plan Amendment to make minor modifications to the final locations of infrastructure and stormwater management facilities; increase the number of moderately priced dwelling units provided throughout the site plan area to 25 percent, including new MPDU locations in Area 5; identify the conservation easement areas in Area 6 to meet Phase 1 afforestation requirements; and make minor revisions to proposed landscape elements per the updated architecture, permit review, and utility company requirements.

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***8. Bloom Montgomery Village, Site Plan No. 82017013B**CONTINUED

Staff noted that the applicant proposes the following modifications: 1) a slight reconfiguration of the parking lot, relocation of some plantings, and minor adjustments in the placement of light fixtures in the Montgomery Villager Foundation Park in Area 1, and a delay in the delivery of a proposed community garden until the issuance of the 180th building permit; 2) an increase in the overall number of units proposed for Area 1 from 111 to 118, increase of MPDUs from 28 to 36, and conversion of four of the townhouse sticks from 20-foot wide units to 16-foot wide units; 3) the reallocation of MPDUs in Areas 1 and 3, resulting in 30 MPDUs in area 1, 23 percent in area 3, and 15 percent in Area 6; 4) the replacement of one duplex in Area 3 with a single-family unit; 5) minor revisions to the FFCP, utilities, stormwater, grading, and planting area delineations in Areas 1, 3, and 6; 6) the reconfiguration of the proposed residential units, the addition of one additional unit, and trail connection enhancements in Area 6; and 7) changes to the placement and treatment of stormwater management facilities, none of which will affect the validity of the 2017 Montgomery County Department of Permitting Services (DPS) concept approval. Staff also briefly discussed minor corrections to the staff report.

Staff then discussed in more detail modifications to the original FFCP, noting that the application under review today makes additional adjustments to planting areas, and identifies the planting areas to satisfy the forest conservation mitigation requirements for development of Areas 1 and 3 and a portion of Area 6, identified as Area 6B. According to staff, the application will provide 11.11 acres of afforestation planting for these areas, for a total of 21.631 acres of the 26.12 acres of mitigation required for the site, leaving 4.489 acres to be fulfilled by subsequent phases of the overall development as shown on the FFCP. The applicant has also submitted a variance request to increase the previously approved Critical Root Zone (CRZ) impact to three trees, which will require no mitigation.

Ms. Pat Harris, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

9. Tomar’s Addition, Administrative Subdivision Plan No. 620200060---Proposal to create one residential lot for one single-family detached house; located at 10514 Warfield Street; on approximately 0.13 acres of land zoned R-60; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Administrative Subdivision Plan to create one lot from a parcel of land for a single-family detached house. The 6,000-square foot property, identified as part of Lot 2, is located on Warfield Street, approximately 90 feet north of its intersection with Brainard Avenue, and is zoned Residential (R-60) in the Kensington Sector Plan area. The currently vacant site is flat with no forest, streams, or environmental buffers. Staff noted that in 1980, an adjoining lot with an existing single-family house located on Warfield Street was created by deed. The property being reviewed today is an approximately 6,000-square foot remnant of the portion of the adjacent property that was previously conveyed by that deed.

Staff noted that the applicant proposes to create one lot from part of a lot for the purpose of constructing one single-family dwelling unit. The proposed lot will have frontage and access from Warfield Street, which has approximately 16 feet of paving, with informal parking on both sides of the road. Montgomery County Department of Transportation (MCDOT) has agreed with staff that while this road would typically be classified as a Secondary Residential Street with a 60-foot right-of-way (ROW), it can be accepted as a Secondary Residential Street with a 50-foot ROW. However, any additional ROW dedication would reduce the lot size below the minimum necessary for development. To address this issue, the applicant is requesting to provide a five-foot Public Improvement Easement (PIE) in lieu of ROW dedication, with frontage improvements to include a five-foot sidewalk and six-foot tree panel. Although street parking will initially be on the west side of the street, it will eventually be moved to the east side. Staff added that they and MCDOT support the request.

Ms. Casey Cirner, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

6. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

The topic to be discussed is the proposed acquisition of land as an addition to the Black Hill Regional Park

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

12. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(13),(2020) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

The topic to be discussed is the approval of Closed Session Minutes

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

~~11. — **Briefing on the University Research Studies** — Staff from Planning and MCEDC will providing a briefing on three reports that looked at opportunities for an expanded research-focused higher education presence in the County. — **REMOVED**~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. Thrive Montgomery 2050 Working Draft Plan---Review and approve the Working Draft Plan as the Public Hearing Draft Plan and set the public hearing date for November 19, 2020.

Staff Recommendation: Briefing and Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing and Approved staff recommendation for approval of the Thrive Montgomery 2050 Draft Plan as the Public Hearing Draft and set the Public Hearing date for November 19, 2020.

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the Thrive Montgomery 2050 Draft Plan and requested the Planning Board approval of the draft and to set the public hearing date for November 19, 2020. Staff presented the draft Thrive Montgomery 2050 Vision, Goals, Policies and Actions, organized into eight Plan chapters, to the Planning Board on June 11, 2020. This was a preliminary set of recommendations for Thrive Montgomery 2050. The June staff report also provided an introduction to Thrive Montgomery 2050, described the context and background for where the county is today, and stated why the changes proposed in the draft Plan are the right approaches for the county over the next 30 years.

The Planning Board supported the main concepts behind the preliminary recommendations and provided some detailed comments for the next version of the draft plan. The Planning Board’s guidance included: increased emphasis on transit; extending transit to new places; focus on urbanism, compact development, mix of uses, and less reliance on cars; regional solutions; the need for a greater variety of housing types; more housing options near transit; more affordable housing; incorporation of sustainable building techniques in our development practices; innovative implementation techniques; and making a stronger argument for the Plan’s proposals. Since June 11, 2020, staff has continued to pursue a robust online outreach strategy to get feedback from the community, the Technical Advisory Group, the county agencies, and all other stakeholders. Staff conducted a Housing Day on Twitter; held online Community Chats on each of the main chapter/ topic areas of the Plan; organized two lunch-and-learn events during the June Pride Month to explore LGBTQ+ history, communities and action in historic preservation and planning; and made virtual presentations to the county’s five Citizen Advisory Boards, homeowners and civic associations, and other public and private partners and interested parties, as well as briefing to the County Council

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10. Thrive Montgomery 2050 Working Draft Plan---Review and approve the Working Draft Plan as the Public Hearing Draft Plan and set the public hearing date for November 19, 2020.

CONTINUED

Committee on Planning, Housing and Economic Development (PHED) Committee (for more details, please see Appendix B of the Working Draft Plan). Correspondence that has been received over the summer is attached to this staff report.

Staff added that the attached Working Draft Plan is the first full draft of the General Plan Update. It retains the overall concepts presented in the June 11, 2020 report, but incorporates many refinements as a result of the Planning Board guidance and the community and stakeholders' feedback since June 11, 2020. Major modifications include reorganization of the beginning of the Plan with a new section, "Rationale and Context," which consolidates and expands the rationale for the key concepts of urbanism, Complete Communities, transit, and equity. It includes a new Implementation chapter, which details the key implementation tools and inter- agency and cross-sector partnerships needed to achieve implementation of Thrive Montgomery 2050 and highlights examples of short-term actions from the draft Plan to jumpstart implementation. A companion to the Implementation chapter is a separate document that organizes the Working Draft Plan's actions by anticipated implementation timeframes and lists recommended lead and support agencies. This document is attached to this staff report. The Working Draft Plan also includes a new appendix on the community outreach conducted for the Plan with a detailed list of events, meetings and other mechanisms used at various stages of the Plan's development.

The Thrive Montgomery 2050 Working Draft Plan organizes the overall document into the following parts: 1) the introduction sets the stage and context for Thrive Montgomery 2050. It describes the reasons for conducting an update of the General Plan; details trends and challenges facing the county's future; and offers a brief discussion of equity and social justice challenges in Montgomery County and the impact of COVID-19 on the Plan's development; 2) provides a rationale and context for the Plan's key concepts and explains the three overarching outcomes of the Plan, followed by the Plan's major themes and overall vision for Montgomery County in 2050; 3) the Plan elements section contains the Plan's eight policy chapters and an Implementation chapter. Each policy chapter includes a summary of issues and challenges of the Plan's vision for the element, and a draft list of goals, policies and actions; and 4) the appendices include a brief description and major milestones of the county's planning history; a summary of Montgomery Planning's outreach and communications efforts for the Plan; a description of how the Plan conforms to the 12 Visions of the State Planning Act; and a glossary defining terms used in the draft Plan. The Appendices section also contains a list of references and related studies published, as part of the Plan development process.

Staff then added that major changes to the goals, policies and actions contained in the eight policy chapters in the Plan elements section of the Working Draft Plan were primarily a result of the feedback from individuals and community groups such as the Montgomery County Food Council, the Arts and Humanities Council of Montgomery County, Montgomery County Office of Agricultural Services, Montgomery Countryside Alliance, Audubon Naturalist Society, and

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10. Thrive Montgomery 2050 Working Draft Plan---Review and approve the Working Draft Plan as the Public Hearing Draft Plan and set the public hearing date for November 19, 2020.

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Darnestown Civic Association, among others. These changes ranged from small edits to rewrites of some of the recommendations. Also, in some cases, various policies and actions with redundant language in different chapters or in the same chapter were condensed or consolidated into fewer recommendations. In others, the language was edited to be clearer and to better reflect the true intention of the recommendations.

Staff then noted that the next steps after the Planning Board’s review and approval of the revised Working Draft Plan as the Public Hearing Draft, will be as follows: the Public Hearing Draft will be published no later than October 12, 2020 and the public hearing is scheduled for November 19, 2020. That will start the next phase of the Planning Board’s review of the Draft Plan as follows: Planning Board holds Thrive Montgomery 2050 Public Hearing on November 19, 2020, with Public comment period requested to remain open until December 10, 2020; Planning Board worksessions from December 17 through January 28, 2021; Planning Board provides final comments on February 11, 2021; Planning Board approves Draft report for transmittal to the County Council and County Executive.

There followed extensive Board discussion with questions to staff.