



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 8, 2020, at 9:03 a.m., and adjourned at 3:40 p.m.

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

Items 1 through 3, and Items 5, 4, 6, and 7, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for lunch at 12:20 p.m. and reconvened via video conference at 1:15 p.m.

Items 8 through 10 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 15, 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, October 8, 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. Montgomery County Ballot Questions: Resolution 20-110

Staff Recommendation: Approval and Adoption of the Resolution

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation regarding the Montgomery County Ballot questions cited above and adopted the attached Resolution.

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 24, 2020

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 3-0

Nay:

Other: FANI-GONZÁLEZ & PATTERSON ABSTAINED

Action: Approved Planning Board Meeting Minutes of September 24, 2020, as submitted.

2. Roundtable Discussion

- Parks Department Director's Report

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Parks Department Director's Report – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the status of the upcoming Fall 2020 Semi-Annual Report, which is scheduled to be presented to the County Council on October 27 and will focus on the effects of the ongoing pandemic on the Parks Department work program, with a detailed Planning Board briefing scheduled for October 15; the status of the FY22 Operating Budget, with a Planning Board briefing scheduled for October 22; and the status of the Picnic in the Parks program, specifically the implementation of the Parks Directive allowing alcohol to be purchased, delivered, and consumed in a limited number of parks, with no incidents or complaints reported thus far, and a detailed Planning Board update forthcoming.

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

Parks Department staff then briefed the Planning Board on the latest updates to lead remediation measures for playground equipment containing rubberized surfaces at four parks. Following initial testing of playground rubberized surfaces at 24 parks in June, all of which returned with negative results, 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 repaired the damaged rubberized surfaces at two of the playgrounds and hired a construction contractor to remove all rubberized surfaces from the other two. Subsequent retesting has shown that the remediation efforts were successful, and all four playgrounds are now reopened. Staff added that the playgrounds with repaired rubber surfacing have had their priorities elevated in the Capital Program for full life-cycle renovations.

There followed a brief Board discussion with questions to staff.

Staff then offered a multi-media presentation and discussed the ongoing Parks Bike Rack Analysis. According to staff, there are currently 79 total bicycle racks in parks, with 52 parks having at least one bike rack and 372 parks with none. The per-unit cost estimates for a single rack that will accommodate two bicycles is approximately \$2,000, which includes \$130 for the

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2. Roundtable Discussion

CONTINUED

rack, \$900 for a concrete pad, and additional costs for site design and Americans with Disabilities Act (ADA) access improvements. Staff noted that three racks with a three-rack pad can be installed for approximately \$4,000, as it is cost-effective to build racks as part of a larger project.

The next steps for the Analysis include additional study to determine the location and number of racks to be installed, establishing implementation priorities, and funding. Staff added that if funded through a planned FY22 budget ask, 10 to 15 new bike racks can be installed in FY22, based on prioritization and known needs.

There followed a brief Board discussion with questions to staff, during which the Planning Board instructed staff to explore the feasibility of using funds from Montgomery County Department of Transportation (MCDOT), and the feasibility of installing functional racks that also serve as pieces of public art.

3. Black Hill Regional Park---Authorization to acquire 18.54 acres, more or less, improved, from Jacob Bennett and Elizabeth Farquhar, located at 15000 West Old Baltimore Road Boyds, MD 20841.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above, as stated in the attached adopted Resolution.

Parks Department staff offered a multi-media presentation and discussed the proposed acquisition of land as an addition to Black Hill Regional Park for a negotiated purchase price of \$743,000. The 18.54-acre three-parcel site, identified as the Farquhar-Bennett property, is located on the south side of West Old Baltimore Road, just west of Clarksburg Road (MD121), within the Black Hill Regional Park in Clarksburg, Maryland. Staff noted that the acquisition is to be funded with grant money from the Maryland Program Open Space (POS) and Acquisition-Local Project Description Form (PDF) funds. Staff noted that the Planning Board was briefed in executive session on October 1 regarding the proposed acquisition.

There followed a brief Board discussion.

***5. Boyds Transit Improvements**

A. Preliminary Forest Conservation Plan MR2020029: Boyds Transit Improvements. Construction of site improvements at the existing MARC Rail station in Boyds, Maryland. Improvements include parking lot, bus drop-off, site access improvements on Barnesville Road, construction of sidewalk within the site and along Barnesville Road. Master Plan -MARC Rail Communities Sector Plan (2019).

Staff Recommendation: Approval with Comments and Adoption of Resolution

B. Mandatory Referral MR2020029: Boyds Transit Improvements. Construction of site improvements at the existing MARC Rail station in Boyds, Maryland. Improvements include parking lot, bus drop-off, site access improvements on Barnesville Road, construction of sidewalk within the site and along Barnesville Road. Master Plan -MARC Rail Communities Sector Plan (2019).

Staff Recommendation: Transmit Comments to Montgomery County Department of Transportation

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.
 B. Approved staff recommendation to transmit comments to Montgomery County Department of Transportation, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral and associated Preliminary Forest Conservation Plan (PFCP) requests from Montgomery County Department of Transportation (MCDOT) for the construction of transit improvements at the existing Boyds MARC Rail Station, the former Anderson property. The 1.16-acre property, identified as Parcels 157 and 155, is located on the southwest quadrant of the intersection of Barnesville Road (MD117) and Clarksburg Road (MD121) and is zoned Commercial/Residential/ Neighborhood (CRN) within the MARC Rail Communities Sector Plan area. The development site is adjacent to the Boyds Master Plan Historic District along the west and south, a CSX rail right-of-way (ROW), and the Metropolitan Branch of the B&O Railroad, a

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***5. Boyds Transit Improvements**CONTINUED

National Register of Historic Places (NRHP) eligible resource. The site is currently developed with one NRHP eligible building, known as Hoyles Mill, and another existing building. Both buildings are proposed to be preserved.

Staff noted that MCDOT proposes to construct a concrete one-way bus loop along the western side of the site and an additional 42-space, pervious pavement parking loop along the eastern side of the site. A ten-foot wide side-path and five-foot wide grass buffer will be added along the frontage of MD117 as well as room for a future four-foot wide bikeable shoulder along the roadway, which will allow for a connection from the Ride On service to the existing Hoyle's Mill Trail that runs along MD121. A crosswalk at MD121 will be constructed along the south side of MD117 for the side-path. A new internal sidewalk will be added to the site and along the bus stop, ultimately connecting to the existing MARC Rail Station northbound platform, an existing but closed pedestrian tunnel, and MD117 to the west. The site will be accessed via two curb cuts along MD117, with car traffic to enter and exit the site along the western portion of the site, and the eastern access limited to bus egress only to address a sight distance deficiency. Ten short-term and 20 long-term bicycle parking spaces are proposed to be located on the western portion of the site.

Staff then discussed the proposed FCP, noting that the application encompasses 1.36 acres, as it includes some off-site work. With no proposed forest clearing, the project results in a 0.20-acre planting requirement, which the applicant proposes to meet through purchasing credits in an off-site forest conservation bank. MCDOT has also submitted a variance request to remove ten trees and impact, but not remove, 11 others. Mitigation will be provided through the on-site planting of 15 overstory native trees. No mitigation is required for trees that are impacted but retained. Staff supports the variance request.

Staff then discussed their recommendations, which include requiring MCDOT to reengage with the community to proactively work on a plan for an adaptive reuse of the Hoyle's Mill building; consultation between MCDOT and the Maryland Historic Trust on National Register evaluations and any need for further review; further coordination between MCDOT, the Planning Department Historic Preservation Division, and the Boyds Community on appropriate historical markers or signage to educate and inform visitors about the history of the area; requiring that the grade, cross slope, and material of the proposed side-path to be leveled across both driveways; coordination between MCDOT and the Maryland Department of Transportation/State Highway Administration (SHA) to reduce the posted speed limit on MD117 to 25 miles per hour to match the Master Planned target speed; additional measures, including a possible bus-activated gate, be considered to prevent vehicles from using the bus-only egress onto MD117; moving the bus egress further west to avoid sight distance issues; modifying the proposed shoulder and curb proposed along the eastbound direction of the site frontage due to existing cost and topographic constraints; install a pedestrian warning signal for approaching trains and make safety improvements to the at-grade crossing surface for the CSX tracks; signage along MD117 indicating the presence and location of bicycle parking; provision of more detail for bicycle parking at the next design phase; relocation of two Americans with Disabilities Act

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***5. Boyds Transit Improvements**CONTINUED

(ADA) accessible parking spaces to the western side of the site near the bicycle parking area to be closer to the CSX platforms; the addition of a crosswalk across the bus loop and two-way travel lanes to connect the sidewalk leading to the MARC Station northbound platform and the proposed side-path along MD117; ADA improvements to the closed pedestrian underpass to facilitate its reopening; coordination between MCDOT and CSX regarding the feasibility of an additional sidewalk on the south side of the existing buildings; and coordination between MCDOT and SHA to facilitate the removal of a channelized island from the channelized right-turn lane on MD117 at MD121.

Ms. Miriam Schoenbaum representing the Boyds Civic Association offered testimony.

Mr. Dan Sheridan of MCDOT offered comments and noted that he and his staff will continue to work on the proposed design to address staff's concerns.

Ms. Rebecca Park of MCDOT also offered comments and answered questions from the Planning Board.

There followed extensive Board discussion with questions to staff and Mr. Sheridan, during which the Planning Board instructed staff to include a comment stressing the importance of pedestrian safety issues, specifically for the at-grade crossing surface for the CSX tracks.

4. The Bethesda Downtown Streetscape Standards---Request to recommend approval of the 2020 Bethesda Downtown Streetscape Standards. This is a complete update to the April 1992 Bethesda Streetscape Plan Standards for the Metro Core District.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the 2020 Bethesda Streetscape Standards, with modifications, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and discussed the 2020 Bethesda Streetscape Standards. According to staff, the document, a companion to the approved 2017 Bethesda Downtown Sector Plan and Bethesda Downtown Design Guidelines, is an update to the 1992 Bethesda Streetscape Plan Standards for the Metro Core District. The 2020 update is needed to address streetscapes within the entire Bethesda Downtown Sector Plan boundary, rather than solely in the Core District, and to address new approaches and strategies, such as the integration of stormwater into the public right-of-way, which is now mandated by state law. Along with a consultant, staff conducted a thorough inventory of the existing conditions and analysis of the existing streetscapes within the Sector Plan boundary, and engaged in extensive outreach with the Bethesda Urban Partnership, the Bethesda Downtown Sector Plan Implementation Advisory Committee, business owners, residents, and various County agencies.

Staff noted that in addition to applying standards to all streets and street types within the Plan area, other key updates include guidelines defining a clear separation of uses within the sidewalk zones by street type with recommended dimensions for each zone as established in the Bethesda Downtown Design Guidelines, as well as the design and installation of sidewalk elements such as the frontage zone next to the face of buildings, pedestrian sidewalk surfaces and dimensions, and the planting and furnishing zones; the inclusion of best management practices (BMPs) for stormwater management facilities that integrate environmental site design strategies; a revised roster of mostly native tree species for each street based on existing conditions findings, with guidelines to maintain biodiversity and a continuous tree canopy; and an updated selection of street furnishings, including painted benches, trash receptacles, bike racks and lantern lighting. Staff added that they plan to update the streetscape standards every five years as needed to respond to changing technology and conditions in the downtown.

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4. The Bethesda Downtown Streetscape Standards

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There followed extensive Board discussion with questions to staff, during which Chair Anderson instructed staff to include additional language clarifying that bicycle lanes are not to be obstructed and recommending the installation of placemaking public art that is also a functional bicycle rack.

6. MR2021001 – Parcel P874 Hawkins Creamery Road (Disposition)---A Mandatory Referral has been filed by Montgomery County Department of General Services for the Disposition of County owned Land known as Parcel 874 tax map GW32 on Hawkins Creamery Road. Located south of Hawkins Creamery Road 1,040 feet west of Laytonsville Road. 17.47 Acres in size located within the 2006 Damascus Master Plan area and zoned AR.

Staff Recommendation: Transmit Comments to Montgomery County Department of General Services

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval to transmit comments to the Montgomery County Department of General Services, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by Montgomery County Department of General Services (DGS) for the disposition of County owned land. The 17.47-acre property, identified as Parcel 874, is located on the south side of Hawkins Creamery Road, 1,040 feet west of its intersection with Laytonsville Road (MD108), adjacent to the Davis Airport, and is zoned Agricultural Reserve (AR) within the Damascus Master Plan area and the Great Seneca Creek watershed. The site is currently developed with a portion of runway from the Davis Airport.

Staff noted that DGS proposes to dispose of the County owned property by selling it to Laytonsville Airport, LLC, who owns and operates Davis Airport, at the purchase price of \$131,000.00, which is less than fair market value, to provide 600 feet of additional runway to meet safety standards as part of the airport's proposed expansion plans. Currently, the property is in the flight path of the runway, and the deed prohibits any above-ground structures or overhead wires that would interfere with the navigable air space of the Davis Airport, including the runway. Staff noted that the County may consider a purchase amount at less than fair market value if it is determined to be in the best interest of the County. Expanding the runway at Davis Airport will relieve some of the repetitive training traffic at the Montgomery County Airpark in Gaithersburg, which is likely to continue and increase in coming years due to new FAA regulations. Also, the Davis Airport allows the Montgomery County Police Department to utilize the runway for patrol car calibration and offers space for training exercises to the Laytonsville Fire Department and Civic Air Patrol.

Ms. Amy Donin of DGS offered brief comments.

There followed a brief Board discussion with questions to staff.

***7. College View Campus**

A. Preliminary Plan No. 120200170---Application to create three 3 lots, ~~1 lot~~ for up to a 142 multi-family units, ~~building with 92 units including 29~~ including 25 percent MPDU’s, and up to 47,887 square feet commercial use; ~~1 lot for a multi-family building with 45 units including 15 MPDU’s, and 1 lot for a laboratory building with approximately 47,335~~ located on Frederick Road (MD 355), 500 feet north of Cider Press Place; 4.98 acres; CRT-0.75, C-0.75, R-0.5, H-40 and R-60, TDR-12 zones; 2009 Germantown Employment Area Sector Plan.
Staff Recommendation: Approval with Conditions

B. Site Plan No. 820200140---Application for two multi-family buildings with up to 142 multi-family units, ~~137 units~~ including 25 percent 44 MPDU’s, and one commercial ~~a laboratory~~ building with up to ~~approximately 47,335~~ 47,887 square feet of commercial use; located on Frederick Road (MD 355), 500 feet north of Cider Press Place; 4.98 acres; CRT-0.75, C-0.75, R-0.5, H-40 and R-60, TDR-12 zones; 2009 Germantown Employment Area Sector 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 Preliminary Plan cited above, subject to conditions, as stated in the attached adopted Resolution.**
B. Approved staff recommendation for approval of the Site Plan cited above, subject to conditions, as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan requests to create three lots for a mixed-use development. The 4.98-acre property, consisting of part of Lot 79 and unrecorded parcels P809, P811, and P888, is located on the west side of Frederick Road (MD355), and is split-zoned Commercial/Residential/Town (CRT) along the eastern portion of the site and Residential/Transferable Development Rights (R/TDR) along the western portion, within the Germantown Employment Area Sector Plan area and the Montgomery College District. The property is currently accessed from MD355 and is developed with abandoned buildings, paving materials, and assorted debris.

Staff noted that the applicant proposes to create three lots for the construction of up to 142 multi-family residential dwelling units, including a minimum 25 percent Moderately Priced Dwelling Units (MPDUs), located in two four-story buildings, identified as Buildings A and B,

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***7. College View Campus**CONTINUED

on two proposed lots, and a three-story commercial building, identified as Building C, on the third proposed lot. Vehicular access will remain from MD355 via proposed Public Street A, with additional access provided from the future connection of Cider Barrel Drive, which currently terminates directly north and south, through the site. Residential building A, located on the southwestern portion of the property, will accommodate 97 total dwellings, including 72 market rate and 25 MPDUs, and front along extended Cider Barrel Drive to the east. Residential Building B, located on the northeast portion of the site, will accommodate 45 total dwellings, including 32 market rate units and 13 MPDUs, and front on proposed Public Road A along the south. Commercial Building C, located on the southeast portion of the property, will accommodate 47,887 square feet of research, lab, office, and commercial space, and front on proposed Public Road A to the north. Parking will be provided in structured parking facilities at each new building. The proposed amenities include an off-site eight-foot wide natural-surface trail connection to Montgomery College along an existing stormwater management easement, a 16-foot wide shared-use path, five- and six-foot wide sidewalks, a multi-use athletic field, an urban plaza along Public Street A, and open areas with seating. To allow for better use of the site and improve compatibility with existing residential development to the north and south of the property, the applicant is requesting a narrower right-of-way (ROW) for MD355 than the 250 feet recommended by the Master Plan of Highways and Transitways, and instead proposes a 150-foot ROW with a building restriction line (BRL) along the frontage, which sets back building placement, provides 182 feet of clearance between the buildings and the opposite ROW, and accommodates all planned public facilities, including Bus Rapid Transit (BRT). Staff and the Montgomery County Department of Transportation (MCDOT) support the request. To address traffic safety issues associated with the proposed development, the applicant will be required to provide intersection signalization at Oxbridge Drive and MD355, signal optimization at Germantown Road (MD118) and MD355, and to modify an existing full-movement intersection at Cider Barrel Drive and MD118 to right-in/right-out. Staff added that the applicant has also requested a two-year extension of the Adequate Public Facilities validity period, which will be phased. Staff then briefly discussed minor corrections to the Preliminary Plan conditions of approval.

Staff then discussed the Preliminary/Final Forest Conservation Plan (P/FFCP), which applies to the 4.98 onsite acres and 0.29 acres of offsite disturbance required for utility connections, a stormwater management outfall, and connections to Cider Barrel Drive. Of the 0.79 acres of existing onsite forest, the application proposes to retain 0.45 acres of forest and remove 0.34 acres, which generates a reforestation requirement of 0.68 acres. The applicant proposes to meet the planting requirement by reforesting 0.22 acres onsite within the unforested portion of an existing stream buffer, which will be protected in a Category I conservation easement, and the remaining 0.46 acres offsite at an approved forest bank. The applicant has also submitted a variance request to remove two trees and impact another, which will be mitigated by the onsite planting of nine native canopy trees. Staff supports the variance request.

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***7. College View Campus**

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Messrs. Tom Brault and Bob Kyte, members of the applicant's team, offered comments.

Mr. Wes Guckert, member of the applicant's team, offered comments and requested that Condition 12e regarding the installation of a traffic signal at the intersection of MD355 and Oxbridge Drive be removed from the Site Plan.

At the request of Chair Anderson, Ms. Rebecca Torma of MCDOT discussed the proposed signalization at MD355 and Oxbridge Drive, noting that the proposed right-in/right-out at MD118 and Cider Barrel Drive requires the signalization to address the resulting redistribution of traffic caused by the modification.

There followed extensive Board discussion with questions to staff, Messrs. Brault, Kyte, and Guckert, and Ms. Torma, during which the Board approved staff's recommendation regarding the proposed signalization at MD355 and Oxbridge Drive.

8. Liberty Mill – Conditional Use No. CU2020-09---Request to transmit comments to the Hearing Examiner on a conditional use application to construct and operate a residential care facility for over 16 persons at 19115 Liberty Mill Road, Germantown; 3.59 acres; Residential 200 (R-200) Zone; Germantown Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Conditional Use request \stated above, subject to conditions discussed at the meeting.

In keeping with the September 25 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Conditional Use (CU) request to transmit comments and recommendations to the Hearing Examiner on a request to construct and operate a residential care facility for over 16 people and up to 125 beds. The 3.59-acre property is located on Liberty Mill Road in the Germantown Master Plan area. Staff noted that the site is improved with a 2,584 square foot, two-story, single-family house with detached accessory buildings with access from Liberty Mill Road via a semi-circle asphalt paved driveway with two entrance aprons to Liberty Mill Road. The existing improvements are located towards the northwest corner of the property. Along with three significant size trees, the remainder of the property consists primarily of lawns, ornamental grass, landscape and a variety of trees. The property is encumbered along the southern, and part of the western, property lines by a 40-foot-wide Washington Suburban Sanitary Commission (WSSC) easement for a 30-inch sewer main and an overlapping storm drain easement for a 24-foot storm drain line following the southern property line. There are no known rare or endangered species on the property.

Staff added that the maximum number of employees at any time will be 35, and they will work in three shifts that change at approximately 7:00 a.m., 3:00 and 11:00 p.m., and the care facility will operate 24 hours a day. The level of care and diversity of services offered are customary to similar facilities and include meal preparation, household chores, managing medications, medical treatments, personal services, and social and recreational activities. In addition to a full-service staff, the facility will also provide a diverse and complimentary array of amenities, which include outdoor spaces, fitness room, living room, bistro, dining room, demonstration kitchen, wellness room, medical center, card/pub room, theater, art studio, bar,

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8. Liberty Mill – Conditional Use No. CU2020-09CONTINUED

salon, laundry room, porch and balconies. The applicant proposes to provide a shuttle service between 9:00 a.m. and 3:00 p.m. for residents. This will include transportation to appointments and other excursions, with five shuttle bus runs per week for medical needs, shopping and other events.

Staff then discussed the Forest Conservation Plan (FCP) and noted that on July 24, 2017 an FCP was approved as part of Preliminary Plan 120170210 and Conditional Use 2017-02, while this FCP was completed for a different development project, the impacts of the proposed project are substantially similar with respect to the Forest Conservation Law. The existing FCP remains valid for the property, and therefore the Forest Conservation Law is satisfied with this CU review. The final FCP will be revised as part of the subsequent preliminary plan amendment. Staff also noted that no correspondence has been received from the adjacent communities or the public at large.

Ms. Stacy Cirner of Miles & Stockbridge P.C., representing the applicant, Flourney Development Group, LLC, introduced Mr. Charlie Sabin of Flourney Development Group, LLC; Ms. Katie Wagner of Gorove Slade on behalf of Flourney Development Group, LLC; Mr. Ken Jones of Macris, Hendricks & Glascock; and Ms. Janet Meyer and Mr. Ryan Geiger of BCT Architects, members of the applicant's team.

Ms. Cirner also offered brief comments and concurred with the staff recommendation. There followed a brief Board discussion with questions to staff and Ms. Cirner.

9. Complete Streets Design Guidelines – Worksession #3 ----Worksession # 3 on the Draft Complete Streets Design Guidelines,

Staff Recommendation: Comments on Draft Document

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by Board Discussion.

As discussed in the October 1, 2020 staff memorandum and attachments, Planning Department staff and Messrs. Andrew Bossi and Matt Johnson of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed a summary of the bikeways and transit portions, including floating bus stops, as part of the Complete Streets Design Guidelines. Staff responded to relevant comments received through public testimony, as discussed in the attachments to the Draft Guidelines, and requested the Planning Board review of these comments and staff’s responses.

There followed extensive Board discussion with questions to staff and MCDOT representatives,

Mr. Dan Sheridan of MCDOT was also present at the meeting.

There followed extensive Board discussion with questions to staff and Messrs. Bossi and Johnson.

10. 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.

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing.

Planning Department staff and Montgomery County Economic Development Corporation (MCEDC) representatives Mr. Benjamin H. Wu, President and CEO; Ms. Sarah Miller, Vice President of Strategy; and Ms. Nadia Khan, Counsel and Special Projects Manager, offered a multi-media presentation and provided an overview of the findings and recommendations from three related reports about recruiting a university branch campus or research center to the County and its potential for bolstering economic development and opportunities for an expanded research-focused higher education presence in Montgomery County. These reports are the result of a collaborative effort between Planning Department staff and MCEDC staff. The efforts were spurred by requests from the County Council and the County Executive's Office to examine the possibility and implications of attracting a branch of a major research university to the County.

Staff and MCEDC representatives discussed the following three reports: i) a 'Lessons Learned' analysis consisting of case studies of domestic and global satellite university campuses completed by Bolan Smart & Associates and Alvarez & Marshall for Planning; ii) an analysis of the potential of an enhanced University System of Maryland presence in Montgomery County with recommendations completed by Margrave Strategies, LLC for MCEDC; and iii) an MCEDC staff report on findings from initial engagement with non-Maryland universities.

Staff also added that a transmittal letter to the County Executive and County Council, attached to the October 2 staff memorandum, summarizes the key takeaways from the studies, and this presentation provides an opportunity for the Planning Board to be briefed about these reports and the next steps.

There followed a brief Board discussion with questions to staff and MCEDC representatives.