



**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, September 24, 2020, at 9:02 a.m., and adjourned at 5:15 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy and Partap Verma.

Vice Chair Natali Fani-González and Commissioner Tina Patterson were necessarily absent.

Items 1 through 5 are reported on the attached agenda.

The Planning Board recessed for lunch at 12:12 p.m. and reconvened via video conference at 1:00 p.m.

Items 7 through 12 are reported on the attached agenda.

Items 6 and 13 were removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 5:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 1, 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, September 24, 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.**

**\*C. Other Consent Items****1. Cloverleaf Center Germantown****A. Cloverleaf Center Germantown, Preliminary Plan Amendment No. 11988156B---**

Request to modify adequate public facilities findings to convert an existing office building to sixty-five (65) age-restricted, multi-family residential units (including 12.5% MPDU's) with associated 23,700 sq. ft. adult daycare use for up to 230 senior adults. Located at 20400 Century Blvd; 5.51 acres, zoned CR-2.0, C-1.25, R-1.0, H-145T and Germantown Transit Mixed Use Overlay; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**B. Cloverleaf Center Germantown, Site Plan Amendment No. 81990060C---**Request to convert the existing office use into a mixed-use building containing sixty-five (65) age-restricted, multi-family residential units (including 12.5% MPDU's) and an 23,700 sq. ft. adult day care for up to 230 senior adults including associated access improvements. Located at 20400 Century Blvd; 5.51 acres, zoned CR-2.0, C-1.25, R-1.0, H-145T and Germantown Transit Mixed Use Overlay; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**2. Hillandale Gateway, Sketch Plan Amendment No. 32018002A, Preliminary Plan No. 120190220, and Site Plan No. 820190130 Regulatory Extension Request #4---**Request to extend the regulatory review period from September 24, 2020 to February 25, 2021 for up to 598,721 square feet of mixed-use development, with up to 16,039 square feet of commercial and up to 582,682 square feet of residential development with 463 units, 155 of which are age-restricted; located at the southwest corner of the New Hampshire Avenue (MD 650) and Powder Mill Road intersection, Silver Spring; on approximately 6.60 acres of land zoned CRT 1.75, C-0.5, R-1.5, H-85; within the 2014 White Oak Science Gateway Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**3. Takoma Junction, Preliminary Plan 120190150 & Site Plan 820190090, Extension**

**Request No. 3**---NR 0.75 H 50 and Takoma Park/East Silver Spring Overlay zone, 1.25 acres, Third request to extend review from September 30, 2020 to April 29, 2021, for one lot for up to 40,761 square feet on non-residential uses; located on Carroll Avenue, 90 feet west of Sycamore Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** 1. through 3. CICHY/VERMA

**Vote:**

**Yea:** 1. through 3. 3-0

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

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

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

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

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

**\*1B. Record Plats**

**Subdivision Plat No. 220200040, Layhill Village East**

R-200 zone; 1 parcel; located in the southeast quadrant of the intersection of Layhill Road (MD 182) and Queensguard Road; Aspen Hill Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

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

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of September 10, 2020

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

**Action:** Approved Planning Board Meeting Minutes of September 10, 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 ongoing resource issues, particularly with general park maintenance and landscaping, due to the imposition of a six percent savings plan by the County Executive and County Council, restrained hiring, and staff leave and scheduling issues due to the COVID-19 pandemic; and the proposed update to the Wheaton Regional Park Master Plan, which will address aging infrastructure, more contemporary facilities and amenities, equity, and cultural diversity, and is currently in the public outreach phase, with community members able to offer input through an online survey, an interactive map, as well as printed surveys, which can be found at facilities throughout the park.

Mr. Riley then noted that requested reports regarding the increase of bicycle racks in parks and the status of lead remediation on playground equipment in four parks will be presented when all Planning Board members are present.

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

**\*3. Mar Thoma Church of Greater Washington, Preliminary Plan No. 120200080---** Request to create one lot for a religious assembly and one-family residential/parsonage use; located at 15400 New Hampshire Avenue; 11 acres; RE-2 Zone; Upper Paint Branch Special Protection Area and Overlay Zone; 1997 Cloverly Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to create one lot for religious assembly and residential/parsonage uses. The 11.31-acre property, identified as un-platted parcels P032 and P053, is located on the northwest side of New Hampshire Avenue (MD650), confronting its intersection with the terminus of Briggs Chaney Road, and is zoned Residential Estate (RE-2) within the Cloverly Master Plan area, the Upper Paint Branch Special Protection Area, and Upper Paint Branch Environmental Overlay Zone. The site is currently improved with an existing single-family residence that is accessed from MD650 via a private driveway. Staff added that in July 2020, the County Council approved a water and a sewer category change, which is restricted to Private Institutional Facility (PIF) uses only.

Staff noted that the applicant proposes to create one platted lot for a 350-seat religious assembly with up to four classrooms and one-family detached residential/parsonage unit, both to be served by public water and sewer. The applicant will be required to provide frontage improvements along MD650, including a 10-foot wide shared-use path, modifications to the existing signalized intersection at MD650 and Briggs Chaney Road to accommodate the proposed access point, and construction of a northbound left turn lane in the MD650 median to improve access.

Staff then discussed environmental issues, noting that no forest clearing is proposed, which results in an afforestation requirement of 1.7 acres. The applicant proposes to meet the afforestation requirement by planting 1.7 acres of forest in the western corner of the site, which will be protected in an on-site Category I conservation easement that will abut an existing off-site Category I conservation easement. The applicant has also submitted a variance request to impact one protected tree to allow for the removal of an existing shed, which will require no

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**\*3. Mar Thoma Church of Greater Washington, Preliminary Plan No. 120200080**

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mitigation. Staff supports the variance request. Staff added that the Preliminary/Final Special Protection Area Water Quality Plan, which was approved by the Montgomery County Departments of Permitting Services (DPS) and Environmental Protection (DEP) in August 2019, proposes 11.5 percent imperviousness, well within the recommended 15 percent limit.

Mr. Peter Ciferri, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Mathew T. Thomas, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff.

**\*4. 8901 and 8907 Colesville Road (Martha B Gudelsky Child Development Center)**

**A. Conditional Use CU202008**---Request for a Day Care Center (Over 30 persons) for 180 children to be established on the 2.02 acre, former Silver Spring Library site in the R-60 Zone; located at 8901 and 8907 Colesville Road, 390 feet north of Spring Street, within the 2000 North and West Silver Spring Master Plan.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action required for Hearing by Hearing Examiner on October 5 12, 2020)**

**B. Preliminary Forest Conservation Plan CU202008**---Request for construction of a Day Care Center (Over 30 Persons) for 180 children to be established on the 2.02 acre, former Silver Spring Library site in the R-60 Zone; located at 8901 and 8907 Colesville Road, 390 feet north of Spring Street, within the 2000 North and West Silver Spring Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**BOARD ACTION**

**Motion: A. & B. CICHY/VERMA**

**Vote:**

**Yea: A. & B. 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

**Action: A. Approved staff recommendation to transmit comments to the Hearing Examiner, as discussed during the meeting, and as stated in the attached transmittal letter.**

**B. Approved staff recommendation for approval of the Preliminary Forest Conservation Plan 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 proposed Conditional Use and associated Preliminary Forest Conservation Plan (PFCP) requests for a Day Care Center for over 30 children. The 2.2-acre property, consisting of parcels P959 and P933 and identified as the former Silver Spring Library site, is located on the east side of Colesville Road (US29), approximately 350 feet north of its intersection with Spring Street, bounded by Ellsworth Drive to the east, the Ellsworth Urban Park to the north, and is zoned Residential within the North and West Silver Spring Master Plan area. The property is currently developed with the former Silver Spring Library building, which has been vacant for several years, and two

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**\*4. 8901 and 8907 Colesville Road (Martha B Gudelsky Child Development Center)**CONTINUED

surface parking lots located along the Ellsworth Drive frontage. Access to the site includes a one-way through-drive entering from US29 and exiting onto Ellsworth Drive, and an entry to the southern parking lot from Ellsworth Drive.

Staff noted that the applicant proposes to adaptively re-use the former library building and construct a 12,090 square foot addition to accommodate a 30,671-square foot Group Day Care facility for up to 180 children and 60 staff members, as well as additional minor site improvements to enhance the open space, provide improved Americans with Disabilities Act (ADA) access and on-site circulation, accommodate on-site loading and trash collection, and improve stormwater management. A proposed enclosed outdoor play area/outdoor classroom space along the north side of the building will allow for approximately 6,752 square feet of additional space. The existing access from US29 and Ellsworth Drive will be retained. Parents dropping off students will access the site from either US29 or Ellsworth Drive, park and escort the children into the building, and exit via the two driveways on Ellsworth Drive. The applicant is also proposing to retain and reconfigure portions of the parking lots along Ellsworth Drive and expand parking along the entrance drive. The reconfiguration of parking will result in an overall decrease from the current layout. Although the resulting 89 spaces is slightly less than the standard requirements for the proposed use, a proposed staggered pick-up and drop-off schedule, proximity to transit, and other factors will ensure there is adequate parking for patrons and staff. To that end, the applicant is requesting waivers for the minimum number of vehicle parking spaces and for the parking setbacks. Five long-term and four short-term bicycle parking spaces will be provided inside the building and at the building's main entrance, respectively.

Regarding pedestrian access and circulation, the applicant will be required to replace the existing sidewalks along US29 and Ellsworth Drive with five-foot sidewalks while keeping the existing curb alignment, and install new internal sidewalks connecting to Ellsworth Drive at the northern and southern driveways. Staff added that due to existing site conditions and the constraints associated with retrofitting the property, the applicant is also requesting waivers for the landscape area, canopy cover, and perimeter planting standards which are otherwise required for parking lots containing ten or more spaces, as well as Alternative Method of Compliance regarding excessive illumination. Staff supports the waiver requests and the request for alternative compliance. Staff then briefly discussed minor corrections to the Conditional Use and PFCP conditions of approval.

Staff then discussed the proposed PFCP, noting that the applicant proposes no tree removal, which has an afforestation requirement of 0.33 acres of planting to be met through credits purchased from an off-site forest conservation bank. The applicant has also submitted a variance request to impact but not remove four specimen trees, which requires no mitigation. Staff supports the variance request.

Parks Department staff then briefly discussed the parking and usage issues regarding Ellsworth Urban Park. According to staff, the site's northern parking lot currently has 30 parking spaces that have been reserved exclusively for park patrons through a longstanding, informal agreement with Montgomery County Libraries. To address increased use of the park due to

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**\*4. 8901 and 8907 Colesville Road (Martha B Gudelsky Child Development Center)**CONTINUED

updated playground equipment and the addition of a dog park, Parks Department staff has added a new condition of approval requiring the applicant to make a minimum of 12 assigned spaces available for use by park patrons during non-drop-off and pick-up hours and holidays, with the time periods and usage of the shared parking spaces to be formally agreed upon by the applicant and the Parks Department.

Ms. Busy Graham of Long Branch Parkway, Ms. Mary Reardon representing the Silver Spring Historical Society, and Mr. Raj Gupta of Ellsworth Drive offered testimony.

Ms. Pat Harris, attorney representing the applicant, offered comments and discussed proposed revisions to the Conditional Use conditions 2, 3, 4, 12, and 15, regarding hours of operation, the number of students per each staggered drop-off and pick-up time, vehicle queueing, the shared parking spaces, and the reduction in the number of spaces shared with the Parks Department, respectively.

Ms. Myrna Peralta, member of the applicant's team, also offered comments and discussed the project's design elements, and noted that the Day Care Center has no plans for extensive use of the existing Ellsworth Urban Park.

There followed extensive Board discussion with questions to staff, Ms. Harris, and Ms. Peralta, during which the Planning Board agreed with the proposed revisions to Condition 2 but supported staff's recommendations for Conditions 3, 4, 12, and 15, with Chair Anderson recommending an additional comment stating that while the recommended number of parking spaces allotted for park patrons is 12, a formal agreement between the applicant and the Parks Department will not be reached until Preliminary Plan review.

**\*5. Pooks Hill, Site Plan Amendment No. 81982098F---CR 1.0 C 1.0 R 0.75 H 160', 19.38 acres.** Request to reduce maximum density from 905,250 to 769,073 square feet, reduce residential density from 645,657 to 510,000 square feet and reduce total residential units from 631 to 562 units while maintaining 15% MPDUs, reduce height from 160 feet to 136 feet; redesign vehicular circulation and relocate garage entries, modify building footprints, entrances, and add a first floor connection between residential towers; reduce parking from 804 spaces to 520 spaces; redesign hardscape and landscape areas; redesign building facades and modify balconies; modify associated public benefit points; located on Pooks Hill Road approximately 500 feet from Rockville Pike; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

**Action:** 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 a proposed Site Plan Amendment request to significantly modify the density, uses, and design of a mixed-use development. The 19.38-acre property, identified as Parcel K, is located on the north side of Pooks Hill Road, approximately 1,200 feet west of its intersection with Rockville Pike (MD 355), and is zoned Commercial/Residential within the Bethesda-Chevy Chase Master Plan area. A portion of the site is currently developed as the Bethesda Marriott, a 15-story hotel and Conference Center with surface parking. Staff noted that in 2006, the property was subject to a condominium regimen that created two land condominium units, the six-acre Development Parcel Unit, identified as the Multi-Family Site, and the 11.92-acre Hotel Unit, with previous dedications accounting for the remaining 1.46 acres. The Multi-Family Site is currently developed with terraced surface parking lots that serve as overflow parking for the hotel.

Staff then briefly discussed previous approvals, including a 1976 Site Plan for the construction of a hotel tower with 248 guest rooms, a low-rise motel with 53 guest rooms, 220-seat restaurant, convention and conference center, and various recreational facilities, with subsequent amendments to allow expansion of the hotel and restaurant use as well as modification to parking, landscaping, and pedestrian walkways; a 2015 Sketch Plan for up to 549,755 square feet of residential development with 97,000 square feet of Moderately Priced Dwelling Units (MPDUs) and 294,593 square feet of non-residential uses; a 2017 Sketch Plan

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**\*5. Pooks Hill, Site Plan Amendment No. 81982098F**CONTINUED

Amendment and Site Plan for 905,250 square feet of total development, consisting of 548,808 square feet of residential development for up to 631 units with 15 percent MPDUs and a maximum of 259,593 square feet of non-residential uses to remain within the existing hotel unit on the site. Staff noted that the approved Site Plan comprises of a phased multi-family development within two towers with individual underground parking garages, and several amenity areas spaced throughout the rear of the property. A subsequently administrative amendment was approved to allow modifications to landscaping along Pooks Hill Road.

Staff noted that the applicant proposes to reduce the overall density and height of the previous Site Plan approval for the multi-family development. The proposed project will maintain two residential towers, but the applicant proposes to provide one underground parking garage connecting the two towers to reduce the overall depth of the garage. The towers will be connected on the first floor with a new one-story lobby and fire-accessible driveway entrance. Each residential tower will be reduced in height from the previously approved 160 feet to approximately 137 and 134 feet. The overall project density will be significantly reduced from 645,657 to 510,000 square feet, resulting in a decrease of residential units from 631 to 562 units while maintaining 15 percent MPDUs. Proposed modifications to address topography constraints include redesigning the vehicular circulation, relocating the garage entrances, modifying the building footprints and entrances, and reducing parking from 804 spaces to 520 spaces. Other modifications include redesigning the hardscape and landscape areas, redesigning buildings facades, modifying the balconies, and modifying the associated public benefit points. Staff has received one letter from a neighboring resident expressing concerns regarding the reduction of parking, which staff addressed in detail in the September 11 technical staff report.

Staff then briefly discussed the existing Forest Conservation Plan, which allows 1.03 acres of forest clearing, 3.58 acres of forest retention, and a total of 0.44 acres of onsite reforestation. No changes to a previously approved tree variance to remove three trees and impact one, are proposed in the Amendment.

The following speakers offered testimony: Mr. Allen Myers, representing the Maplewood Citizens Association, who offered a multi-media presentation; Mr. David Brown, attorney representing an adjacent property owner; Mr. David Peppelman of Linden Avenue; and Mr. Marc Yatsko of Pooks Hill Road.

Ms. Soo Lee-Cho, attorney representing the applicant, offered a multi-media presentation, comments, discussed the project design elements, and concurred with the staff recommendation.

Mr. Bryan Lamb, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff.

~~6. — **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. **REMOVED**~~

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**7. Shady Grove Sector Plan Minor Master Plan Amendment Worksession No. 5: Public Community Facilities, Parks, Trails and Open Space, Sustainability and Land Use Follow-up. ~~Implementation.~~**

*Staff Recommendation: Discussion and Provide Direction to Staff*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion and provided guidance to staff.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed the Shady Grove Sector Plan Minor Master Plan Amendment section on Community Facilities, Parks, Trails and Open Space, Sustainability and Land Use Follow-up. Staff noted that the purpose of this worksession is to describe and discuss the community facilities, parks, trails and open space, and overall environmental sustainability recommendations in the Public Hearing Draft Plan. This worksession will also follow-up on land use and zoning recommendations for the Crabbs Branch Office Park and a vacant property at Frederick Road (MD 355) and Shady Grove Road, initially discussed with the Planning Board during the third worksession. Prior worksessions discussed the Metro Neighborhoods and other key properties, the historic designation for the Derwood Store and Post Office, and overall mobility issues in the plan area. The Public Hearing Draft Plan recommends a broad range of community facilities, including an elementary school and new open spaces, to support the existing and future growth within the area. These recommended facilities are similar to those facilities recommended in the 2006 *Shady Grove Sector Plan*.

Staff also added that as discussed in detail in the September 17 technical staff report, staff requests that the Planning Board provide guidance on the following: i) alternative recommendations for tree canopy, green cover and shade within the Metro Station Neighborhoods; ii) include recommendations for the preservation of biological diversity in the Planning Board Draft; and iii) alternative zoning recommendations for properties within the Crabbs Branch Office Park. The sixth worksession is scheduled for October 15 to discuss recommendations for Plan implementation and review the Redline Version of the Draft Plan.

There followed extensive Board discussion with questions to staff.

**8. Charles W. Woodward High School Re-opening: Final Forest Conservation Plan No. MR2020022---Request to clear 2.07 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 Garrett Park Master Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Final Forest Conservation Plan for the Charles W. Woodward High School Re-opening, subject to conditions discussed at the meeting, and adopted the attached Resolution.

In keeping with the September 14 technical staff report, Planning Department staff offered a multi-media presentation and discussed the Final Forest Conservation Plan (FCP) request for the Charles W. Woodward High School Re-opening. Staff noted that the preliminary FCP was reviewed by the Planning Board on July 23, 2020, in conjunction with the Mandatory Referral, discussed and approved on the same date. During the review of the preliminary FCP, the Planning Board expressed concern that the Stormwater Management Concept (SMC) was not approved, which could alter the final limits of disturbance (LOD). Since the July 23 Planning Board hearing, Montgomery County Public Schools (MCPS), the applicant, has worked with Planning and Parks Departments staff to address a number of items that were unresolved when previously presented to the Planning Board.

Staff added that the first item that has been resolved is that MCPS has received approval for an SMC and confirmed the final limits of disturbance. The second item that has been resolved is that MCPS has also worked with staff to provide trail connection between Timberlawn Local Park and the school property, as well as enhance the tree plantings along the Old Georgetown Road frontage, consistent with the Green Corridors Policy included in the 1992 North Bethesda-Garrett Park Master Plan. The property is subject to the Montgomery County Forest Conservation Law, Chapter 22 of the County Law. The property has 2.68 acres of forest, all of which is categorized as being of the highest priority for retention due to the presence of slopes greater than 25 percent and the presence of numerous specimen trees. MCPS is proposing to remove 2.68 acres of forest

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**8. Charles W. Woodward High School Re-opening: Final Forest Conservation Plan, No. MR2020022**

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onsite. The resulting forest mitigation requirement of 6.82 acres will be met by providing equivalent credit in an approved off-site forest mitigation bank. The mitigation must occur in the same watershed as the school location. Since the school property is located in both the Lower Rock Creek and Cabin Branch watersheds, the mitigation must occur in either of those watersheds. MCPS also proposes to impact thirty-one specimen trees, of which 27 are proposed for removal.

Staff also briefly discussed the conditions of approval.

At the Board's request, Mr. Seth Adams of MCPS offered comments.

The following speakers offered testimony: Ms. Carla Sguigna of Empire Lane and representing the Village Gate Townhomes, Old Georgetown Village Condos & Townhomes, Georgetown Village Condos, and Timberlawn Homes; Ms. Nermine Demopoulos of Roseland Drive and representing the Walter Johnson Cluster.

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

**9. Washington Adventist Hospital: Site Plan Amendment No. 82008021K**---Site Plan Amendment request to revise three (3) conditions of the prior Site Plan Amendment 82008021J regarding the existing Street B-5 (also known as Healing Way) from public to private ownership, and bond refund for the cross-section of Street B-5 and the construction of Bikeway LB-8; reallocation of square footage of medical office use to hospital-related use in Building A; reallocation of square footage and increase building height for the addition of an eighth-floor atop the Main Hospital; and addition of a vestibule to the main building; Located on the west side of Plum Orchard Drive, approximately 400 feet south of Broadbirch Drive; 44.86 acres within the 2014 White Oak Science Gateway Master Plan and the Life Sciences Center (LSC) 1.0, H-200 Zone.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** FANI-GONZÁLEZ & PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Site Plan Amendment request cited above, subject to revised conditions discussed at the meeting, and adopted the attached Resolution.

In accordance with the September 14 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan Amendment request for Washington Adventist Hospital (WAH). Staff noted that the request is to revise three conditions of approval of the prior Site Plan Amendment regarding the existing Street B-5, also known as Healing Way, from public to private ownership, and bond refund for the cross-section of Street B-5 and the construction of Bikeway LB-8; reallocation of square footage of medical office use to hospital-related use in Building A; reallocation of square footage and increase building height for the addition of an eighth-floor atop the Main Hospital; and addition of a vestibule to the main building; Located on the west side of Plum Orchard Drive, approximately 400 feet south of Broadbirch Drive; 44.86 acres within the 2014 White Oak Science Gateway Master Plan and the Life Sciences Center (LSC).

Staff also added that presently, WAH is faced with swiftly responding to the COVID-19 public health crisis by meeting the long-term need for patient beds in Montgomery County. WAH is coordinating with the State of Maryland and the County’s Public Health Office on the implementation of necessary hospital needs as quickly as possible and there is great urgency in obtaining approval of the Site Plan Amendment request. This Amendment request seeks an eight

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**9. Washington Adventist Hospital: Site Plan Amendment No. 82008021K-**CONTINUED

floor for additional patient space proposed atop the patient tower located in the southern portion of the main hospital building. Currently, floors 6 and 7 of the patient tower are under construction. However, it is not feasible to add the eight level after levels 6 and 7 have been completed. Therefore, the eight-level shell must be constructed in coordination with levels 6 and 7 to minimize any impacts to the 6<sup>th</sup> and 7<sup>th</sup> floors timing and to accommodate the placement of mechanical equipment on the eight-floor roof. WAH aims to complete the interior fit out of levels 6 and 7 to accommodate patient care by January 2021. No changes to the building footprint are proposed and the eight-floor architecture will follow the existing architecture previously approved.

Staff also discussed revisions to some of the conditions of approval and minor corrections to the staff report.

Mr. Daniel Park of Soltsez, member of the applicant's team, offered brief comments regarding proposed architectural design.

Mr. Patrick O'Neal, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. O'Neal.

**10. Traffic Counts Data Collection Policy During COVID-19 Pandemic**---The Planning Board will be briefed on an updated Planning Staff policy recommendation pertaining to the collection of traffic counts during the COVID-19 pandemic.

*Staff Recommendation: Planning Board Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion.**

Planning Department staff noted that the Planning Board will be briefed on the Planning Department plans to move forward with the collection of traffic counts and the acceptance of transportation impact studies during the pandemic. On March 14, 2020, the Montgomery County Planning Department initiated an interim policy to not accept transportation impact studies using traffic counts taken during COVID-19 pandemic. The policy was updated on May 7, 2020 to reflect changing conditions and to allow the use of existing counts taken prior to the pandemic, with potential modifications. The COVID-19 pandemic continues to add uncertainty into traffic analysis in Montgomery County. The impact on business, public offices, schools, other facilities, transit, coupled with the expansion of telework, has substantially reduced the total amount of motor vehicle and other traffic in the county. Nevertheless, Planning staff believes current conditions represent a new normal and that as the pandemic conditions subside, it will take quite a while for traffic volumes to slowly return to pre-pandemic levels.

There followed a brief Board discussion with questions to staff.

**11. Complete Streets Design Guidelines – Worksession #2**---Worksession # 2 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.**

Planning Department staff and Mr. Andrew Bossi of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed a summary of the Draft report of the Complete Streets Design Guidelines and the 33 public comments received at the Public Hearing and requested comments and guidance from the Planning Board. Staff noted that this worksession will focus on the sidewalk zone and the street zone, as discussed in detail in the September 17 staff memorandum. Staff will draft applicable revisions to the draft guidelines, which will be forwarded to the County Executive and the County Council along with a letter containing all the comments received and discussed during the worksessions, for further review and consideration.

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

**\*12. Good Hope Road – Side-path**

**A. Preliminary/Final Water Quality Plan MR2020035**---Upper Paint Branch Special Protection Area. Construction of side-path improvements along the east side of Good Hope Road between Windmill Lane and Briggs Chaney Road and along the west side of Good Hope Road between Briggs Chaney Road and Rainbow Drive. Master Plan -Cloverly Master Plan (1997). *Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Mandatory Referral Request MR2020035**--Construction of side-path improvements along the east side of Good Hope Road between Windmill Lane and Briggs Chaney Road and along the west side of Good Hope Road between Briggs Chaney Road and Rainbow Drive. Master Plan -Cloverly Master Plan (1997). *Staff Recommendation: Approval with Comments*

**BOARD ACTION**

**Motion: A. & B. CICHY/VERMA**

**Vote:**

**Yea: A. & B. 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

**Action: A. Approved staff recommendation for approval of the Preliminary/Final Water Quality Plan, subject to conditions, and adopted the attached Resolution.**

**B. Approved staff recommendation for approval of the Mandatory Referral request cited above and to forward comments to Montgomery County Transportation Department, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Preliminary/Final Water Quality Plan for Good Hope Road - Side-path submitted by Montgomery County Department of Transportation (MCDOT). Staff noted that MCDOT is proposing to construct pedestrian, bicycle and safety improvements along Good Hope Road in Silver Spring. The proposed project includes: i) construction of an 8-foot wide side-path with a predominantly five-foot wide buffer on the east side of Good Hope Road between Windmill Drive and Briggs Chaney Road for a total distance of 1,330 linear feet; ii) construction of an 8-foot wide side-path with a predominantly five-foot wide minimum buffer on the west side of Good Road Hope and Rainbow Drive for a total of 3,150 linear feet; iii) crosswalk improvements at the intersection of Good Hope with Briggs Chaney Road; and iv)

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**\*12. Good Hope Road -- Side-path -- A. Preliminary/Final Water Quality Plan #MR2020035 & B. Mandatory Referral Request MR2020035**

CONTINUED

construction of a 10-foot wide pedestrian bridge to span a tributary to the Upper Paint Branch near Hopefield Road. The project, which includes full design and construction cost funding, is listed as a Capital Improvements Program (CIP) project. This project was originally envisioned as a sidewalk project starting in FY19, however, starting in FY21, the project was modified into a side-path project. The current cost estimate is \$4.73 million, which includes final design cost, utility modification/relocation, easement cost, as well as construction cost. For cost comparison purposes, this equates to an average cost of \$5.4 million/mile.

Parks Department staff then noted that the project is located within the Upper Paint Branch Special Protection Area and although this is a public project, a Water Quality Plan is encouraged. The request meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law and staff has recommended approval of the Water Quality Plan. The majority of the side-path construction occurs within the MCDOT right-of-way (ROW) and would result in temporary construction impacts on parkland within the Limit of Disturbance (LOD). New construction will not require ROW expansion or additional easements on parkland with the exception of a very narrow, linear sliver of approximately 0.05 acres of perpetual easement requested for a segment of the side-path along the Upper Paint Branch Stream Valley Park where the existing MCDOT ROW narrows. The areas of parkland impacted are part of the designated Upper Paint Branch Natural Area (BNA). BNAs contain the best examples of park natural resources, including features such as large wetlands, forests, diverse native vegetation, and uniquely spectacular topography. MCDOT will be required to obtain a Park Construction Permit from the Parks Department prior to the commencement of any construction activities on parkland.

Mr. Dan Sheridan of MCDOT offered comments and answered questions from the Planning Board,

Ms. Rebecca Park of MCDOT also offered comments and answered questions.

Mr. Sebastian Smoot of Rainbow Drive and representing the Good Hope Estates Civic Association offered testimony.

There followed extensive Board discussion with questions to staff and MCDOT representatives, with Chair Anderson instructing staff to forward the comments and recommendations offered by the Planning Board to MCDOT.



~~13. — Briefing & Draft Recommendations on the Montgomery County Street and Parks Facilities Naming Review~~ **REMOVED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

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