



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, December 17, 2020, at 9:15 a.m., and adjourned at 4:32 p.m.

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

Commissioner Tina Patterson joined the meeting at 9:16 a.m.

Items 1 through 7 are reported on the attached agenda.

The Planning Board recessed for lunch at 1:17 p.m. and reconvened via video conference at 1:48 p.m.

Items 11, 9, and 10, discussed in that order, are reported on the attached agenda.

Items 8 and 12 were removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 4:38 p.m. Due to the upcoming holidays, there are no Planning Board meetings scheduled for Thursday, December 24, 2020, and Thursday, December 31, 2020. The next regular meeting of the Planning Board will be held on Thursday, January 7, 2021, via video conference.

M. Clara Moise

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Sr. Technical Writer/Editor

James J. Parsons

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Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, December 17, 2020
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

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**

Subdivision Plat No. 220200230, Randolph Farms -- THD zone, 2 lots, 1 parcel; located on the east side of Putnam Road, 300 feet south of Randolph Road; White Flint 2 Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

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

***C. Other Consent Items**

1. Knowles Manor, Site Plan Amendment No. 82019008A---Request to center the layby along the frontage of the property; located at 3906 and 3910 Knowles Avenue; on approximately 34,597-square feet of land zoned CRT-2.5, C-2.0, R-2.0, H-75; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval with Conditions

2. Fairchild Apartments, Site Plan Amendment No. 82018022B---Request to modify setbacks for multi-family residential building to account for a minor subdivision application (under review) and to adjust the outdoor grill locations; located on the south side of Century Blvd., approximately 150 ft. east of the intersection with Aircraft Dr.; 5.49 acres; CR 2,0, C-1.5, R-1.5, H-145T and Germantown Transit Mixed Use Overlay Zone; Germantown Employment Area Sector Plan area.

Staff Recommendation: Approval and Adoption of Resolution

3. Snowdens Manor: Preliminary Plan No. 120200230, Regulatory Review Extension Request No. 2---Request to extend the regulatory review period until January 29, 2021; Application to create one lot for a restaurant and associated outdoor dining area; 0.58 acres; NR-0.75 H-45 Zone; located approximately 800-feet north of the intersection of New Hampshire Avenue and Briggs Chaney Road; 1997 Cloverly Master Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

- Motion:**
- 1. FANI-GONZÁLEZ/VERMA**
 - 2. VERMA/FANI-GONZÁLEZ**
 - 3. VERMA/FANI-GONZÁLEZ**

Vote:
Yea: 1. through 3. 5-0

Nay:

Other:

Action: 1. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, as stated in the attached adopted Resolution.

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

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of December 3, 2020

BOARD ACTION

Motion: VERMA/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved the Planning Board Meeting Minutes of December 3, 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 and discussed the top ten Planning Department accomplishments for 2020, which include the completion of the Wheaton Headquarters building, the County Council approval of the Forest Glen/Montgomery Hills Sector Plan and Germantown Plan for the Town Sector Zone, the transmission of the Shady Grove Minor Master Plan Amendment and Ashton Village Center Sector Plan to the County Council, the continuing work on the Corridor Forward – The I-270 Transit Plan and the I-495 and I-270 Managed Lanes Study, the Complete Streets Design Guidelines, the pilot tax abatement incentive for development at WMATA owned sites, the Equity Agenda for Planning, the approval of the updated Growth & Infrastructure Policy, the continuing work on the THRIVE Montgomery 2050 Update to the General Plan, and personnel changes, including the loss of staff due to illness, the retirements of key staff, and promotions and new hires.

There followed a brief Board discussion.

3. Bethesda Downtown Plan – Implementation Advisory Committee – Appoint six (6) new members to the committee

Staff Recommendation: Approval to appoint six (6) new members

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Following a brief discussion, approved staff recommendation to re-appoint the six current members of 2017 Bethesda Downtown Sector Plan Implementation Advisory Committee.

***4. 4702 Chevy Chase Drive**

A. Sketch Plan No. 320210010---CR 1.5 C 0.25 R 1.5 H 70’ and Bethesda Overlay Zones, 0.48 acres. Request for up to 85,000 square feet of density for a multi-family residential development, including up to 53,913 square feet of BOZ density and associated PIP payment; located on Chevy Chase Drive approximately 130 feet east of Bradley Boulevard; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Preliminary Plan No. 120210010---CR 1.5 C 0.25 R 1.5 H 70’ and Bethesda Overlay Zones, 0.48 acres. Request to create one lot for multi-family residential development for up to 70 units; located on Chevy Chase Drive approximately 130 feet east of Bradley Boulevard; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

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 Sketch Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

B. Approved staff recommendation for approval of the Preliminary 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 Sketch Plan and Preliminary Plan requests to construct a multi-family residential development. The 0.48-acre site, consisting of Lots 3 and 4, is located on the south side of Chevy Chase Drive, approximately 130 feet east of its intersection with Bradley Boulevard, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan and Bethesda Overlay Zone (BOZ) areas. The site is currently developed with a single-family detached dwelling that has been used as a medical office, associated surface parking, and fronts on both Chevy Chase Drive and Nottingham Drive.

Staff noted that the applicant proposes to demolish the existing structure and consolidate two existing parts of Lots 3 and 4 into a new 17,270-square foot lot and to redevelop the site with a new 70-foot tall, 85,000-square foot multi-family residential building for up to 70 dwelling

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***4. 4702 Chevy Chase Drive**CONTINUED

units, and underground parking. Vehicular access will be from Chevy Chase Drive for the below-grade garage and Nottingham Drive for loading and service. The proposed project includes a future allocation of density from the BOZ of up to 53,913 square feet. The final unit count and amount of density to be purchased from the BOZ, which will require a Park Impact Payment (PIP), will be determined at Site Plan review. The applicant will also be required to design and construct sidewalk extensions along Chevy Chase Drive and Nottingham Drive. Staff then briefly discussed minor corrections to the conditions of approval for the Sketch and Preliminary Plans.

Staff has received correspondence regarding traffic impacts, loading impacts, the proposed relocation of on-street parking, the proposed massing of the western side of the proposed building, and the tree impacts associated with the proposed offsite sidewalk extensions. Staff addressed each of these concerns as detailed in the December 7 technical staff report.

The following speakers offered testimony: Mr. Michael Zajac, adjacent property owner; Ms. Naomi Spinrad representing the Chevy Chase West Neighborhood Association; Ms. Rochelle Rosenberg of Nottingham Drive; Ms. Sherry Glazer representing the 4720 Chevy Chase Drive Condominium Association; Ms. Karen Hoffman of Chevy Chase Drive; Ms. Wendy Patterson of Chevy Chase Drive; Mr. Giuseppe Esposito of Chevy Chase Drive; Mr. Joseph Fitzgerald of Chevy Chase Drive; and Mr. Edward Butler of Chevy Chase Drive.

Ms. Patricia Harris, attorney representing the applicant, offered comments regarding some of the speakers' concerns, and concurred with the staff recommendation.

Mr. Tim Longfellow, member of the applicant's team, also offered comments.

There followed extensive Board discussion with questions to staff and Ms. Harris.

5. 8516 Meadowlark Lane, Administrative Subdivision No. 620210030---R-90 zone, 0.88 acres, Request to create two one-family lots located in the southeast quadrant of the Meadowlark Lane and Burning Tree Road intersection, 1990 Bethesda-Chevy Chase Master Plan.

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 Sketch Plan cited above, subject to conditions, as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Administrative Subdivision Plan to create lots for single-family dwelling units. The 0.88-acre property, identified as Lot 4, Bock Q, is located on the southeast quadrant of the intersection of Burning Tree Road and Meadowlark Lane and is zoned Residential within the Bethesda – Chevy Chase Master Plan area. The site is currently developed with a single-family detached dwelling unit and driveway with access from both Burning Tree Road and Meadowlark Lane.

Staff noted that the applicant proposes to demolish portions of the existing single-family dwelling in order to meet the minimum setback requirements, subdivide the 0.88 acre parcel into 12,286-square foot Lot A for the construction of a new single-family dwelling, and 26,348-square foot Lot B, which will accommodate the modified existing residence. The new residence will be accessed from Meadowlark Lane via a new private driveway, with the existing residence to be accessed from Burning Tree Road via an existing driveway. The final design and location of the dwelling units will be determined at the time of building permit review. As per the County Code requirements, the applicant is required to provide frontage sidewalks unless their construction is waived by the Montgomery County Department of Permitting Services (DPS).

Staff has received correspondence from neighboring property owners expressing concerns regarding the establishment of a covenant that would limit future development on proposed Lot B, stormwater management, neighborhood compatibility, and the proposed tree removal. Staff addressed each of these issues, as detailed in the December 4 technical staff report.

Messrs. Brian Athey and Andrew Norman, members of the applicant’s team, offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff.

***6. Westwood Shopping Center/ Kensington of Bethesda**

A. Preliminary Plan Amendment 12017017A---Westwood Shopping Center CRT 1.5 C 0.5 R 1.5 H 75’ zone; 2.92 acres; Request to modify the previously approved site access and density to permit a residential care facility of up to 106,000 square feet (up to 155 beds); Located in the southern quadrant of the intersection of River Road and present-day Ridgefield Road (future realigned Westbard Avenue); Westbard Sector Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan 820200200, Kensington of Bethesda---CRT 1.5 C 0.5 R 1.5 H 75’ zone; 2.92 acres, Request for one lot for 106,000 square feet of residential development, for a residential care facility of up to 155 beds, measuring up to 75 feet in height, and a parking waiver to exceed the maximum number of parking spaces; Located in the southern quadrant of the intersection of River Road and present-day Ridgefield Road (future realigned Westbard Avenue); Westbard Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 4-0-1

Nay: A. & B. FANI-GONZÁLEZ

Other:

Action: A. Approved staff recommendation for approval of the Preliminary Plan Amendment 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 Plan Amendment and Site Plan requests to modify the previously approved access point in order to commence with the next phase of construction for a residential care facility. The 3.05-acre site, a portion of a larger 23.150-acre property, consists of Lot 3 Block H and part of Parcel B, which is currently in the process of being re-platted as Lots 1 and 2 Block H, and 0.87 acres of right-of-way (ROW) dedication for the Westbard Avenue realignment. The site is located on the southeast quadrant of the intersection of current Westbard Avenue and Ridgefield Road, which will be part of the future Westbard Avenue realignment, bounded by River Road (MD190) to the east, and zoned Commercial/Residential/Town within the Westbard Sector Plan area. Currently, the property is developed with the two-story Westbard II Shopping Center

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***6. Westwood Shopping Center/ Kensington of Bethesda**CONTINUED

building located primarily on 0.74-acre Lot 1, and associated surface parking located primarily on 0.64-acre Lot 2. Staff noted that Lot 2 will be conveyed to the Montgomery County Parks Department for the future Willett Branch Greenway.

Staff then briefly discussed previous approvals, including a 2019 Preliminary Plan for up to 111 lots for a total development of up to 852,915 square feet, with up to 647,378 square feet of residential uses in 104 townhomes and up to 410 multifamily dwelling units, and up to 205,537 square feet of commercial uses on approximately 23 acres of land; a 2019 Site Plan for up to 540,524 square feet of total development, with up to 369,292 square feet of residential uses on approximately 12.4 acres of land; and a 2020 ROW Abandonment Petition to abandon portions of Westbard Avenue and Ridgefield Road that will no longer be necessary for public use as ROW following realignment of Westbard Avenue, was heard at a virtual Hearing Examiner Public Hearing on December 15.

Staff noted that the applicant proposes to modify the previously approved site access point on Lot 1 Block H by adding a second point of access located approximately 180 feet south of MD190 along the future Westbard Avenue realignment for loading and service vehicles, and to modify the land use density on Lot 1 to reduce the previously approved 410 multi-family dwelling units by 144 units and construct a 106,000-square foot residential care facility for up to 155 beds. The applicant is also seeking waivers to increase parking from 74 spaces to 90 spaces to accommodate guests, residents, and staff, and to modify Zoning Ordinance form standards to address topography. Staff added that the proposed reduction in the previously approved density for the site has a corresponding decrease in its impacts to adequate public facilities. The 75-tall building will be served by below-grade structured parking, which will not be visible from the public street. As a condition of approval, the applicant will demolish and remove existing structures within Lot 2, convey the land to the Parks Department, remove any invasive species, and grade and stabilize the land in a manner suitable to Parks staff. Final details of the grading and stabilization will be determined prior to issuance of a Park Construction Permit.

Staff then briefly discussed forest conservation, noting that while there is currently no existing forest on-site, there is a 0.34-acre afforestation requirement, which the applicant proposes to meet through the purchase of off-site forest bank credits.

Staff has received numerous letters from neighboring property owners expressing concerns regarding architecture and site design, transportation, the sufficiency of the proposed off-site open space, and the relationship between the two applications and the future development of the Willett Branch Greenway. Staff addressed each of these issues, as detailed in the December 4 technical staff report.

The following speakers offered testimony: Ms. Patricia Johnson representing the Citizens Coordinating Committee on Friendship Heights; Ms. Sarah Morse representing the Little Falls Watershed Alliance, who offered a multi-media presentation; Ms. Cynthia Green representing the Springfield Civic Association; Mr. Lloyd Guerci of Hunt Avenue, who offered a multi-media

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***6. Westwood Shopping Center/ Kensington of Bethesda**

CONTINUED

presentation; Ms. Phyllis Edelman representing Citizens Coordinating Committee on Friendship Heights; Ms. Susan Spock representing the Westbard Study Group; Ms. Lynne Battle of Westbard Avenue; Mr. Peter Rizik representing the Kenwood Citizens Association.

Ms. Erin Girard, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Parks Department staff discussed the feasibility of providing a trail connection through the dedicated parkland sooner rather than later, noting that if a trail were constructed during Phase II of development, it may not offer a real connection.

Mr. Kevin Johnson, member of the applicant's team, also offered comments and answered questions from the Planning Board.

There followed extensive Board discussion with questions to staff and Ms. Girard, during which Vice Chair Fani-González expressed concern that a trail connection through the dedicated parkland would not be constructed during Phase II of the development.

7. Annual School Test Guidelines and Updated FY21 Annual School Test Results--- Planning Board review and approval of the Annual School Test Guidelines; review and certification of the updated FY21 Annual School Test results, effective January 1, 2021.

Staff Recommendation: Planning Board Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the revised Annual School Test Guidelines, certification of the updated FY21 Annual School Test results, and approval of the accompanied FY21 School Utilization Report.

Planning Department staff offered a multi-media presentation and discussed the Annual School Test Guidelines and Updated FY21 Annual School Test results. According to staff, on November 16, 2020, the County Council unanimously adopted the 2020-2024 Growth and Infrastructure Policy (GIP), formerly known as the Subdivision Staging Policy. The newly adopted Resolution made substantial changes to the school segment of the policy, including how the Annual School Test is administered. The policy requires the Planning Board to adopt Annual School Test Guidelines and certify the results of the Annual School Test, which must also be accompanied by a School Utilization Report. To increase transparency in this process, the new GIP requires the Planning Department to approve Annual School Test Guidelines that document the methodology and explain the various rules and standards used. The new Guidelines will address procedures related to the application of the Test, which include modifying the Montgomery County Public Schools (MCPS) enrollment and capacity projections for test purposes, establishing a school service area's adequacy status, calculating a school service area's adequacy ceilings, calculating and applying student generation rates, estimating the enrollment impacts of a development application, and calculating applicable Utilization Premium Payment (UPP) factors for new and amended residential development applications. Staff noted that they support Version 1.0 of the Guidelines.

Staff then discussed the updated FY21 Annual School Test, noting that under the new GIP, the Annual School Test only evaluates individual school facilities, with schools tested for their projected utilization levels four years in the future. When a school is found to exceed certain adequacy levels, its school service area is placed in a UPP tier according to the school's projected level of utilization. Staff prepared updated FY21 Annual School Test results according to the newly adopted GIP and the Guidelines.

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7. Annual School Test Guidelines and Updated FY21 Annual School Test Results

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Following Planning Board certification, the updated school test results will take effect on January 1, 2021. Staff noted that the new GIP also requires Planning Department staff to prepare a School Utilization Report at the time of the Annual School Test, which will consist of a Countywide Report and Individual Schools Report to provide supplemental information about the County's public school facilities from both perspectives.

Staff then briefly discussed their recommendations, which include adoption of the revised Annual School Test Guidelines, review and certification of the updated results of the FY21 Annual School Test, and receipt and approval of the accompanied FY21 School Utilization Report.

There followed a brief Board discussion with questions to staff.

8. ~~Hillandale Gateway~~ **REMOVED*

A. ~~Sketch Plan Amendment No. 32018002A~~—Request to amend condition Nos. 1 and 2 to allow an increase in density and height for up to 598,721 square feet of mixed-use development, with up to 16,039 square feet of commercial development and up to 582,682 square feet of residential development (including a 35% density bonus for providing 25% MPDUs); located at 10110 and 10140 New Hampshire Avenue, at the southwestern corner of the intersection of New Hampshire Avenue and Powder Mill Road, Silver Spring; 6.61-acre tract in the CRT-1.75, C-0.05, R-1.5, H-85 Zone; 2014 White Oak Science Gateway Master Plan.

Staff Recommendation: Approval with Conditions

B. ~~Preliminary Plan No. 120190220~~—Request to create two lots for up to 598,721 square feet of mixed-use development, with up to 16,039 square feet of commercial development and up to 582,682 square feet of residential development (including a 35% density bonus for providing 25% MPDUs); located at 10110 and 10140 New Hampshire Avenue, at the southwestern corner of the intersection of New Hampshire Avenue and Powder Mill Road, Silver Spring; 6.61-acre tract in the CRT-1.75, C-0.05, R-1.5, H-85 Zone; 2014 White Oak Science Gateway Master Plan.

Staff Recommendation: Approval with Conditions

C. ~~Site Plan No. 820190130~~—Request to redevelop the property with up to 598,721 square feet of mixed-use development, with up to 16,039 square feet of commercial development and up to 582,682 square feet of residential development (including a 35% density bonus for providing 25% MPDUs); located at 10110 and 10140 New Hampshire Avenue, at the southwestern corner of the intersection of New Hampshire Avenue and Powder Mill Road, Silver Spring; 6.61-acre tract in the CRT-1.75, C-0.05, R-1.5, H-85 Zone; 2014 White Oak Science Gateway Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

11. Greenskeeper Landscaping, Preliminary Plan No. 120190110---Request to create one lot for a landscape contractor; located at 3309 Damascus Road; 31.57 acres; AR Zone; Patuxent River Watershed Primary Management Area; 2005 Olney Master Plan.

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 Preliminary Plan request cited above and adopted the attached Resolution.

In keeping with the December 4 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to create one lot for a landscape contractor business. The 31.57-acre property is located on Damascus Road in the Patuxent River Watershed Primary Management area in the Olney Master Plan area. Staff noted that the surrounding properties, which also include the rural community of Unity, are predominantly agricultural with single-family detached residential homes on large estate lots, farms and unimproved parcels in the Agricultural (AR) and Residential (R-200) zones. The site is surrounded by a small enclave of Residential (R-200) zoned properties to the south, a large farm property to the east in the AR zone, a 340-foot wide PEPCO power line right-of-way to the north and the northeast in the AR Zone and four agricultural properties to the west, also in the AR zone. The Unity neighborhood Park and the Rachel Carson Conservation Park are located approximately 850 and 1,000 feet respectively from the southern corner of the property, immediately outside of the defined neighborhood. The south side of the property is developed with several buildings and gravel parking lots as well as operational parking areas that are used for the existing landscape contracting business. The east side of the property has two additional buildings and a gravel parking area. The property is accessed from Damascus Road via a pipe-stem that is approximately 75 feet wide and includes a gravel driveway leading to the parking areas. The southern property line abuts the rear yards of the residential (R-200) properties fronting on Damascus Road.

Staff further added that the property contains approximately 2.81 acres of forest and fifty-six large trees were identified on the property, including eleven specimen trees. The great majority of these trees are located within the existing forest stand in the northwest corner and there are no steep slopes or highly erodible soils. The Final Forest Conservation Plan (FFCP) was approved as part of Conditional Use request 15-04, which was approved by a November 17,

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11. Greenskeeper Landscaping, Preliminary Plan No. 120190110CONTINUED

2015 Resolution of the Planning Board. There is no disturbance proposed as part of the FCP, therefore the existing forest is to be retained. Based on the land use category and the forest conservation worksheet, the FCP resulted in a 3.51-acre forest planting requirement which was satisfied on site within the stream buffer and adjacent to the existing forest. A revision to the FFCP was approved by Planning Department staff on June 10, 2016. Overall, the approved FCP resulted in the retention of 2.81 acres of existing forest, planting of 3,51 acres of forest, and protection of these areas as well as the stream, stream buffer and pond in a Category I conservation easement.

Staff also noted that a letter from an adjacent property owner was received requesting screening from the landscape contractor business.

Mr. Robert Antonetti, attorney representing the applicant, Mr. David Mamana of Greenskeeper Landscaping, also present, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

9. Briefing on the Advancing the Pike District Initiative first report: Development Trends, Infrastructure Update, and Short-Term Solutions.

Staff Recommendation: Discuss Key Findings and Potential Solutions Included in the Initiative's First Report and Review Activations in Response to the COVID-19 Pandemic

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing on the Advancing the Pike District Initiative first report, including discussion of the key findings and potential solutions in response to the COVID-19 Pandemic, followed by Board discussion, and approved staff recommendation to transmit the report to the County Council.

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the Advancing the Pike District Initiative first report, including key findings and potential solutions in response to the COVID-19 Pandemic. Staff noted that the report is focused on development trends, infrastructure progress, and short-term solutions to address these trends. The report documents the development of the Pike District in the 10 years since the adoption of the 2010 White Flint Sector Plan, and identifies potential short and medium-term initiatives, policies, and/or investments to accelerate the pace of growth and implementation of the Sector Plan's vision.

Staff discussed the strengths and opportunities facing the Pike District, which include among others: stakeholders strongly believe in the 2010 White Flint Sector Plan; the pace of development doubled following adoption of the Sector Plan; the Pike District is one of eight strong-performing submarkets that supports high-rise development outside of downtown D.C. and Rosslyn; and the Staging Plan for the 2010 White Flint Sector Plan has sufficient capacity and does not appear to limit development. Staff also discussed the obstacles and challenges, i.e., construction costs have dramatically increased and national trends have depressed demand for office and retail space, making development increasingly difficult; the Pike District is the least accessible and weakest performing of the eight submarkets that support high-rise development outside of D.C. and Rosslyn; Montgomery County experienced modest office sector job growth, negatively affecting the formation of new households and resulting in stagnant rent growth in the Pike District; the mechanisms which financed the 2010 White Flint Sector Plan infrastructure recommendations are not generating sufficient revenues and there are few additional tools available to increase these funds; and developers have difficulty securing equity investments due to the incomplete implementation of the vision from the Sector Plan.

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9. Briefing on the Advancing the Pike District Initiative first report: Development Trends, Infrastructure Update, and Short-Term Solutions.CONTINUED

Staff added that the report identifies a menu of potential solutions, guided by four key strategies, focused on feasible short and medium-term adjustments to Montgomery County's approach to investment, amortization and activation of the Pike District to accelerate attainment of the Sector Plan's vision. A complete list of the of potential solutions is listed in Chapter 1 of the report. A few of these solutions include: 1) prioritize short-term physical improvements to make the area more walkable and attractive for new development; 2) facilitate the formation of a Business Improvement District (BID) that will energize the area by actively programming public spaces to support economic development, attract new businesses and manage branding, programming and maintenance; 3) support new development in the Pike District by streamlining regulatory review, providing clear street design standards, and coordinating upcoming infrastructure improvements with property owners; and 4) reprioritize transportation improvements and evaluate alternative financing mechanisms to advance infrastructure implementation.

Mesdames Anita Morrison and Abigail Ferretti of Partners for Economic Solutions offered a multi-media presentation and comments.

There followed a brief Board discussion with questions to staff.

10. Thrive Montgomery 2050 Worksession No. 1: Summary and of major themes of public testimony. ~~the Plan.~~

Staff Recommendation: Discuss Issues and Provide Direction to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and provided guidance to staff.

At the onset of the Planning Department staff briefing on the major issues, themes and comments for which testimony was received at the Thrive Montgomery 2050 Public Hearing on November 19, 2020, Planning Department Director Gwen Wright offered brief introductory comments and noted that public written testimony has been received up to the close of business on December 10, 2020, but comments can still be forwarded to the Chair's office until the end of February 2020.

Staff offered an overview of the public comments, highlighted some of the major issues raised, and discussed in more detail the comments on the overall approach and organization of the Plan, and discussed a tentative work program for upcoming worksessions. Staff noted that it is seeking approval and guidance from the Planning Board on i) the summary and major themes of the public testimony; ii) approval of an outline of the reorganized draft plan to address the comments related to the overall organization and layout of the plan; and iii) approval of the tentative schedule of subsequent worksessions that will cover the public comments on the nine chapters and their specific goals and policies contained in the plan elements, part of the draft plan. Staff also noted that the issues of affordable housing, public transit, complete communities, sustainability, economy, equity and evolution of Wedges and Corridors concept received the highest number of comments.

Staff then discussed a proposed schedule for future worksessions during January and February 2021.

There followed extensive Board discussion with questions to staff.

~~12. **Ashford Woods: Preliminary Plan No. 120200110**—Application to create 326 lots and 37 parcels for a residential development consisting of 322 single family attached dwelling units and 42 two-over-twos for a total of 364 units, including 25 percent of MPDUs; and one +/- 39.9 acre parcel for conveyance to M-NCPPC; +/- 141.4 acres; R-90, Rural, Clarksburg East Environmental Overlay and Clarksburg West Environmental Overlay Zones; located on the southwest quadrant of the intersection of Frederick Road and Comus Road; 2014 Clarksburg Ten Mile Creek Area Limited Amendment. ——— **REMOVED**~~

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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