



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, February 18, 2021, at 9:07 a.m., and adjourned at 8:56 p.m.

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

Item 1, and Items 3 through 6 are reported on the attached agenda.

Item 2 was removed from the Planning Board agenda.

The Planning Board recessed for lunch at 12:35 p.m. and reconvened via video conference at 1:05 p.m. to continue discussion of Item 6 and take up Items 7, 8 and 9.

Items 6 through 9 are reported on the attached agenda.

The Planning Board recessed for dinner at 3:55 p.m. and reconvened via video conference at 6:19 p.m.

Items 10 through 12 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:56 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 25, 2021, 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, February 18, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Consent Agenda

***A. Adoption of Resolutions**

1. Olney Theatre Center Site Plan 82001022C MCPB No. 21-007
2. Ashford Woods Preliminary Plan 120200110 MCPB No. 20-140

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220170330 & 220170340 Damascus Hills -- RE-2C and RC zones; 7 lots, 4 parcels; located at the southern terminus of Stanley Hills Way; Damascus Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Flats at Knowles Station, Sketch Plan No. 320210020, Preliminary Plan No. 12021210030, and Site Plan No. 820210030, Regulatory Extension Request No. 2---Second request to extend the regulatory review period for one additional month, from February 18, 2021 through March 18, 2021; application to consolidate six (6) lots into one (1) lot for the construction of a mixed-use building with 25 live/work units and 75 multi-family units, and approximately 23,000 square feet of commercial retail, office; located at 10509 Summit Avenue, at the intersection of Summit Avenue and Knowles Avenue, Town of Kensington; 0.84 acre in the CRT-1.5, C-1.0, R-0.5, H-60 Zone; 2012 Kensington Sector Plan.

Staff Recommendation: Approve the Extension Request

2. King Souder Property, Preliminary Plan No. 120210060 – Regulatory Review Extension Request No. 1---Request to extend the regulatory review period from March 9, 2021 to June 9, 2021: Application to create sixty-two (62) lots for Townhouse Living units and two (2) lots for Single-Unit Living located along Ridge Road (MD 27) approximately 475 feet north of Bethesda Church Road; 10.91 acres; CRT-1.0, C-0.5, R-0.5, H-55T Zone with TDR 1.16 Overlay; 2006 Damascus Master Plan.

Staff Recommendation: Approval of the Extension

3. Creekside at Cabin Branch: Site Plan No. 820200160, Regulatory Review Extension Request No. 2---Request to extend the regulatory review period for an additional four months until June 24, 2021; Application for 117 new one-family detached dwelling units, 208 new one-family attached dwelling units, and one existing one-family detached dwelling unit for a total of 326 units, including 12.5% MPDUs, and parkland dedication of approximately +/-280 acres to M-NCPPC; 402.6 acres; RNC Zone and Clarksburg West Environmental Overlay Zone; located on the northwest quadrant of the intersection of MD Route 121 (Clarksburg Road) and W Old Baltimore Road; 1994 Clarksburg Master Plan & Hyattstown Special Study Area; 2014 Clarksburg Ten Mile Creek Area Limited Amendment.

Staff Recommendation: Approval of the Extension Request

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***C. Other Consent Items**

CONTINUED

4. Linthicum West: Preliminary Plan Amendment 12005003A, Regulatory Review Extension Request No. 2---Request to extend the regulatory review period for 4 months until June 24, 2021; an Application to convert all 28 approved single-family detached MPDU dwellings into single-family attached MPDU dwellings, and to convert 4 additional market rate units into MPDUs for a total of 32 MPDUs, and to extend the Adequate Public Facilities Validity Period for the Plan; 14222 West Old Baltimore Road; 165.25 acres; RE-1 and TDR-2 Overlay; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

Staff Recommendation: Approval of Extension Request

BOARD ACTION

Motion: 1. through 4. FANI-GONZÁLEZ/VERMA

Vote:

Yea: 1. through 4. 5-0

Nay:

Other:

Action: 1. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.

1., 2., & 4. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

1. & 3. Approved staff recommendation for approval of the Site Plan Extension requests cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of February 4, 2021

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved the Planning Board Meeting Minutes of February 4, 2021, as submitted.

2. ~~Roundtable Discussion~~

- Parks Department Directors Report—**REMOVED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

3. Preliminary FY22 Operating Budget Discussion*Staff Recommendation: Discussion***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Corporate Budget Manager John Kroll briefed the Planning Board on the Spending Affordability Guidelines (SAG) for Montgomery County proposed preliminary FY22 Operating Budget, as approved by the County Council on February 9, and as discussed in the February 11 staff memorandum to the Planning Board. According to Mr. Kroll, the SAG project a 9.1 percent reduction from the proposed budget, or approximately \$13,960,000 in Montgomery County funded departmental budgets, including the Montgomery County portion of the bi-county departments. Mr. Kroll noted that the actual amount of the required reduction may change with the release of the County Executive's budget, scheduled for March 15. The Planning Board and other County agencies have until the end of the month to respond to the County Council via a letter generally stating that reductions necessary to meet the guidelines will result in substantive service reductions and are therefore not recommended. While the County fiscal situation may improve in the next month, Mr. Kroll believes it would be appropriate to begin the process of developing options sooner rather than later given the magnitude of the proposed reduction.

Mr. Kroll then briefly discussed the allocation of the proposed budget reduction, including a \$3,195,812 reduction from the proposed FY22 Administration Fund and a \$10,759,387 reduction from the Park Fund, which would leave a total of \$2,600,000 in funding for new initiatives and \$2,900,000 for compensation markers for salary and reclassification. Mr. Kroll added that departments should start to formulate possible reduction scenarios for discussion with the Planning Board, keeping in mind that reductions to the bi-county departments will also have to be discussed with the Prince George's County Planning Board.

There followed extensive Board discussion with questions to Mr. Kroll.

4. Corridor Forward: The I-270 Transit Plan---The purpose of this briefing is to provide the Board an update on Corridor Forward's progress, including the plan's pre-screening effort.

Staff Recommendation: Briefing and Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the ongoing work on Corridor Forward: The I-270 Transit Plan. According to staff, the Planning Board was last briefed on the Plan in December 2020 during which staff outlined the Plan's planning process, provided a review of various transit modes included in the scope, and provided an overview of 13 conceptual transit options that could improve access along the County I-270 corridor. During that same meeting, the Planning Board instructed staff to develop an alternative approach to the Corridor Cities Transitway (CCT), which is currently master planned as a Bus Rapid Transit (BRT) line serving Corridor Cities communities in Rockville, the Life Sciences Center (LSC), Gaithersburg, Germantown, and Clarksburg. Staff added that today's briefing will address the Plan's pre-screening process, a revised Corridor Cities Transitway option, and outreach strategies.

Staff then discussed the project pre-screening analysis, which was used to evaluate 13 conceptual options based on cost and geography; ridership, travel time savings, and mode shift; performance analysis and evaluation; and cost and geography rank. Based on these criteria, staff recommended advancing six options for a detailed study, including MARC station and service upgrades along the Brunswick Line, identified as Option 2A/B; Red Line Extension to Germantown, identified as Option 4A/B; construction of the CCT with current alignment, identified as Option 5; the extension of the Purple Line to Tysons Corner, Virginia, identified as Option 6; Monorail, identified as Option 8, or Light Rail along I-270 from Shady Grove to Frederick; and construction of I-270 BRT from Frederick to Northern Virginia, identified as Option 12, with a CCT supplemental concept. Staff added that some modifications to the conceptual options were made during the pre-screening process, which will be refined further as part of the forthcoming modeling and evaluation process.

Staff also discussed their revised approach to access the CCT, noting that to date, only the first phase of the CCT has advanced into preliminary design with the Maryland Department of Transportation/Maryland Transit Administration (MDOT/MTA), resulting in 30 percent civil

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4. Corridor Forward: The I-270 Transit PlanCONTINUED

engineering plans and funding restrictions leaving the project stalled. Using historical documents related to the CCT, information provided by various stakeholders during the pre-planning phase, 2015 American Community Survey data related to equity, two internal workshops that included relevant Planning Department staff, input from the Montgomery County Department of Transportation (MCDOT), and travel demand analysis developed to support the Alternatives Development phase of the planning process, staff developed a package approach to support local CCT access. This proposed approach focuses on relatively shorter trips from existing transit service to the LSC, includes proposed Option 12, I-270 BRT from Frederick to Northern Virginia, and supports it with strategically located, locally-serving dedicated guideways, including from Montgomery College to the Clarksburg outlets, the Germantown MARC station to the future MD355 BRT, Montgomery Village to Metropolitan Grove, Shady Grove to the LSC, and Rockville Town Center to the LSC, as well as other infrastructure. While staff believes the proposed option will supplement rather than replace the CCT and will offer efficient, regional travel and enhanced local access, they also acknowledge that further coordination with MCDOT is needed regarding dedicated guideway locations.

Staff then briefly discussed outreach efforts, which have included on-bus signage, a multi-language postcard campaign, and an online transit values questionnaire. Staff added that in-person outreach will continue if, and when pandemic conditions allow.

There followed extensive Board discussion with questions to staff, during which the Board provided guidance to staff.

***5. Urby/Studio Plaza Phase II**

A. Urby/Studio Plaza Phase II, Preliminary Plan Amendment No. 12013002A---CR-3.0, C-2.0, R-2.75, H-110T, and the Overlay Zone, 0.46 acres, Request to increase the number of dwelling units from 749 to 793, to decrease the retail from 36,180 SF to 34,980 SF. The approved 78,000 SF office to remain. Request to amend Final Forest Conservation Plan to reflect updated limits of disturbance. Located at 905 Silver Spring Avenue, 2000 Silver Spring CBD Plan.

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

B. Urby/Studio Plaza Phase II, Site Plan Amendment 820130010B---CR-3.0, C-2.0, R-2.75, H-110T, and the Overlay Zone, 0.46 acres, ~~Request to amend forest conservation requirements, specifically the afforestation requirement of 0.66 acres to be met through the purchase of forest mitigation credits from an approved offsite forest mitigation bank.~~ Request to reduce the maximum base density on Phase 1 from 344,573 square feet to 327,337 square feet and to amend Final Forest Conservation Plan to reflect updated limits of disturbance. Located at 905 Silver Spring Avenue, 2000 Silver Spring CBD Plan.

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

C. 12013002A Urby/Studio Plaza Phase II, Site Plan 820200170---CR-3.0, C-2.0, R-2.75, H-110T, and the Overlay Zone, 0.46 acres, Request for 325,480 square feet of development to include 394 multi-family units, 54 57 MPDU's 18 WFHU units, and 7,611 square feet of non-residential uses. Located at 905 Silver Spring Avenue, 2000 Silver Spring CBD Plan.

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

BOARD ACTION

Motion: A. through C. FANI-GONZÁLEZ/CICHY

Vote:

Yea: A. through C. 5-0

Nay:

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

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

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***5. Urby/Studio Plaza Phase II**CONTINUED

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary Plan Amendment, Site Plan Amendment, and Site Plan requests to increase the number of approved dwelling units, decrease the approved retail uses, increase the approved Limits of Disturbance (LOD), decrease the base density, amend the approved Final Forest Conservation Plan (FFCP), and construct a mixed-use development. The 8.65-acre site is located on the northwest quadrant of the intersection of Fenton Street and Silver Spring Avenue and is zoned Commercial/Residential (CR) within the Silver Spring Central Business District (CBD) and the Fenton Overlay Zone. The property is currently developed with several buildings with grocery, convenience, specialty retail, and small commercial uses, and associated surface parking. Staff added that although the property is zoned CR, it is being reviewed under the CBD-1 Optional Method standards.

Staff briefly discussed previous approvals, including a 2013 Preliminary Plan to create three lots for a maximum base density of 626,781 square feet, and a 2013 Site Plan for a project identified as Studio Plaza Phase I that proposed a 418,069 square-foot mixed-use building with up to 415 dwelling units, including 61 Moderately Priced Dwelling Units (MPDUs) and 10 Workforce Housing Units (WFHUs), and up to 10,500 square feet of ground-floor retail. Now completed and occupied, Phase I consists of 397,041 square feet of total built development with 399 residential units, 9,146 square feet of non-residential uses, and includes a 35,100-square foot central green, a public parking garage, a new private drive, and a portion of public pedestrian connection, identified as Mayor's Promenade, located between Georgia Avenue (MD97) and the new private drive.

Staff noted that the applicant is requesting to increase the number of multi-family dwelling units from 749 to 793, to decrease the retail uses to 34,980 square feet, increase the LOD for the Preliminary Forest Conservation Plan (PFCP), decrease the base density to reflect the current as-built condition, to amend FFCP to reflect updated limits of disturbance, and to construct a mixed-use project, identified as Urby Silver Spring Phase II, with an up to 325,742-square foot mixed-use building for a maximum of 394 dwelling units, including 57 MPDUs, 18 WFHUs, and 7,611 square feet of non-residential development on a 1.15-acre portion of the site. Vehicular access will be from Silver Spring Avenue via a single full-movement driveway to a below-grade parking garage. The Mayor's Promenade will be extended from the private drive toward Fenton Street, terminating at a public alley stub, and will also offer limited access to westbound vehicles.

Staff has received correspondence expressing concerns regarding height, massing and afforestation. Staff has addressed each of these issues in the February 5 technical staff report.

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

Mr. David Barry, member 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. Silver Spring Downtown & Adjacent Communities Plan - Planning Board Briefing Project Update - Briefing on the Existing Conditions Analysis for the Plan Area---Staff will brief the Planning Board on the findings of the existing conditions analysis for the Plan area including History, Land Use and Zoning, Transportation, Environment, Parks and Opens, Urban Design, Schools and Community Resources, Economic Development, Housing and Historic Resources.

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department and Parks Department staff offered a multi-media presentation and discussed the existing conditions data gathering and analysis work for the Silver Spring Downtown and Adjacent Communities Plan, an update to the Silver Spring Central Business District (CBD) Sector Plan. Staff noted that following approval of the Plan boundary and Scope of Work and a Planning Board update on equitable engagement in June and December 2020, respectively, they have been gathering data and conducting a thorough analysis of the existing conditions in the plan area.

Following a review of the historic context of the Plan area, staff discussed the existing conditions analysis, which has included research and interviews to compile a more complete and inclusive history of the Plan area; demographics analysis; analysis of existing development, including land use, zoning, and density; an urban design analysis of the various districts in the downtown and the adjacent residential blocks, including a study of the edge conditions between the downtown and the adjacent residential blocks; a parks and public spaces analysis; a study of the current transit networks, road networks, traffic conditions, pedestrian and bike infrastructure, parking facilities, and micro-mobility activities; an environmental analysis; a housing analysis focused on existing affordable and missing middle housing; study and analysis of the existing retail and office markets; collection of data on existing community resources, and analysis of existing Montgomery County Public Schools (MCPS) data regarding schools who draw students from the plan area; and a review of properties currently listed on the Locational Atlas, as well as sites already included in the Master Plan for Historic Preservation. Staff noted that two

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6. Silver Spring Downtown & Adjacent Communities Plan - Planning Board Briefing Project Update - Briefing on the Existing Conditions Analysis for the Plan AreaCONTINUED

additional presentations, a Partners in Economic Solutions (PES) Downtown Silver Spring Retail and Office Market Conditions Report and a staff Missing Middle Market Study, will be presented to the Planning Board in the near future, as part of the existing conditions phase of work.

The next steps for the Plan include visioning, scheduled for March through September; approval of the Working Draft, scheduled for October; a Planning Board Public Hearing, worksessions, and approval of the Planning Board Draft, scheduled for October through spring 2022; a County Council Public Hearing, worksessions, County Council Planning, Housing, and Economic Development (PHED) Committee review and worksessions tentatively scheduled for spring 2022 through summer 2022; County Council approval tentatively scheduled for summer 2022; and a Sectional Map Amendment (SMA) approval tentatively scheduled for Fall 2022.

There followed extensive Board discussion with questions to staff, during which the Planning Board provided guidance to staff.

***7. Residences at Forest Glen, Site Plan No. 820210020**---Request to redevelop the Property with up to 219,315 square feet of residential uses (189 units) in a multi-unit building with a minimum 20% MPDUs; located at 9920 Georgia Avenue/2106 Belvedere Boulevard; on approximately 2.63 acres of land zoned CRTF-1.75, C-0.25, R-1.5, H-70; within the 2020 Forest Glen/Montgomery Hills Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Action: Approved staff recommendation to approve the Site Plan Request cited above, subject to conditions, as discussed during the meeting, and adopted the attached Resolution.

In keeping with the February 5 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan request to redevelop a 2.63-acre property with up to 219,315 square feet of residential uses, or 189 units, in a multi-unit building with a minimum 20 percent Moderately Priced Dwelling Units (MPDUs)/ The site is located at the intersection of Georgia Avenue and Belvedere Boulevard within the Forest Glen/Montgomery Hills Sector Plan area. Staff noted that the applicant proposes to redevelop the property into a multi-family residential building with structured parking, as well as some surface parking. The Plan shows a unit mix of 29 three-bedroom units, 83 two-bedroom units, and 77 one-bedroom units, for a total of 189 units. There are two courtyard amenity spaces on the south elevation, designed for children and families. The floor area ratio (FAR) is 1.4 FAR, and the proposed maximum height is 70 feet. The proposed plan takes advantage of the elevation change on the property by allowing for entrances to the internal parking areas at two different levels, while minimizing the amount of excavation needed. The main and secondary entrances are also located on two different levels and the building sits at the corner of Georgia Avenue and Belvedere Boulevard. Although the main entrance is on the Belvedere Boulevard façade, a secondary entrance is located on the Georgia Avenue façade, entering on the first floor. The corner is enhanced with a brick column with the building’s address. Raised planters soften the façade and mitigate the elevation changes along Georgia Avenue and Belvedere Boulevard. The property topography results in partial stories being exposed along Belvedere Boulevard, as it falls away from Georgia Avenue. The main entrance and lobby are located where the topography results in an entire story being exposed, entering on the ground floor. Stormwater and landscape planters soften the exposed stories and mitigate the elevation changes. The use of a variety of materials breaks up the massing of the façade and adds visual interest.

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***7. Residences at Forest Glen, Site Plan No. 820210020**

CONTINUED

Staff also noted that staff has received correspondence from citizens expressing concerns related to parking, traffic, pedestrian circulation and safety and compatibility.

Ms. Praj Kasbekar of Montgomery County Housing Partnership offered comments and answered questions from the Board.

Ms. Katie Noonan of Ballard Spahr Inc., representing the applicant, offered brief comments and concurred with the staff recommendation.

Also present at the meeting and representing the applicant were: Mr. Kyle DeThomas of Ballard Spahr Inc.; Mr. Ken Jones of Macris, Hendricks, & Glasscock, Pa; Ms. Patricia Chen of Grim & Parker Architects; Ashish Mayer of Grim & Parker Architects; Ms. Connie Fan of LSG Landscape; and Mr. Glenn Cook of The Traffic Group.

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

***8. Hillandale Gateway**

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 and Adoption of Resolution

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 and Adoption of Resolution

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 and Adoption of Resolution

BOARD ACTION

Motion: A., B. & C.: CICHY/PATTERSON

Vote:

Yea: A., B. & C.: 5-0

Nay:

Other:

Action: A. Approved staff recommendation to approve the Sketch Plan Amendment request cited above, subject to revised conditions discussed at the meeting, and adopted the attached Resolution.

B. Approved staff recommendation to approve the Preliminary Plan request cited above, subject to revised conditions discussed at the meeting, and adopted the attached Resolution.

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***8. Hillendale Gateway: A. Sketch Plan Amendment No. 32018002; B. Preliminary Plan No. 120190220 & C. Site Plan No. 820190130**

CONTINUED

C. Approved staff recommendation to approve the Site Plan request cited above, subject to revised conditions discussed at the meeting, and adopted the attached Resolution.

In keeping with the February 3 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan Amendment request and Preliminary & Site Plan requests for the Hillendale Gateway project. Staff noted that the Sketch Plan Amendment request is 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 percent density bonus for providing 25 percent Moderately Priced Dwelling Units (MPDUs). The 6.61-acre property is located on New Hampshire Avenue, at the southwestern corner of the intersection of New Hampshire Avenue and Powder Mill Road in Silver Spring in the White Oak Science Gateway Master Plan area. The Preliminary Plan request is to create two lots for up to 598,721 square feet of mixed-use development and the Site Plan request is to redevelop the property. The 6.6-acre property is located at the southwest quadrant of the intersection of New Hampshire Avenue and Powder Mill Road. The western segment of Powder Mill Road is a cul-de-sac that butts the property to the north. The site has a tract area of 287,744 square feet and comprises two lots. The 4.35-acre South Lot includes the Holly Hall Apartments located at 10110 New Hampshire Avenue. The Housing Opportunities Commission of Montgomery County (HOC) owns and operates the Holly Hall apartments which currently provide 96 units of affordable senior housing. Holly Hall consists of three apartment buildings developed in the 1960s that are nearing the end of their useful and functional life, and many residents have been provided with affordable housing elsewhere. The Holly Hall complex includes a large surface parking lot behind the buildings and landscaped areas surround each building. A wooded area separates the South Lot from the Capital Beltway's westbound on-ramp from southbound New Hampshire Avenue. The South Lot slopes up toward the Beltway's on-ramp. The North Lot at 10140 New Hampshire Avenue, is currently an undeveloped grassy field. The two lots are separated by a portion of the ATU property, encumbered with an access easement, that is used to access Holly Hall from New Hampshire Avenue.

The site is designed to facilitate pedestrian travel internally as well as allow for circumferential navigation around the property. The internal sidewalks are buffered by parking in numerous locations and are between six and 16 feet wide. Staff worked with the applicant to ensure travel lanes were designed to be ten and eleven feet wide to help slow vehicular movements in locations where six-foot sidewalks remain unbuffered near loading areas. Beyond internal circulation, the applicant has provided a six-foot wide circulatory sidewalk behind the residential buildings. The applicant held a pre-submittal public meeting on March 11, 2019 at the

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***8. Hillandale Gateway: A. Sketch Plan Amendment No. 32018002; B. Preliminary Plan No. 120190220 & C. Site Plan No. 820190130**

CONTINUED

Tommy Douglas Conference Center and has complied with all submittal and noticing requirements. Staff has received one letter of opposition and two letters in support of the Project. The letter of opposition expresses concerns about the project's MPDU height and density bonus, traffic and noise generation, lack of open space, and the public benefit point system.

Staff also discussed revisions to the conditions of approval.

Mr. Peter Fosselman, Master Plan Ombudsman in the Office of the County Executive offered comments.

Mr. Shane Pollin Vice President of Development at PS Ventures, LLC, representing the applicant, Hillandale Gateway LLC., offered comments and answered questions from the Board.

Mr. Andrew Bossi of Montgomery County Department of Transportation answered questions from the Board.

Also present at the meeting were: Ms. Stacy Spann, Executive Director for the Montgomery County Housing Opportunity Commission (HOC); Mr. Mohamed Ait Allaoua of A3 Acoustics LLP; Mr. Les Powell of Charles P. Johnson & Associates, Inc.; Mr. Nick Driban of Lenhart Traffic Consulting, Inc.; Mr. Christopher M. Ruhlen of Lerch, Early & Brewer Chartered.; Mr. Brandon Nicholson of Nicholson Kovalchick Architects; Mr. Goyer Roberts of PS Ventures, LLC; Ms. Rebecca Torma of Montgomery County Government; and Ms. Kristyn Greco, Acting Communications Manager for the Montgomery County HOC.

There followed a brief Board discussion with questions to staff and the applicant's representatives.

9. Thrive Montgomery 2050 Worksession No. 8: Complete Communities: Mix of Uses and Forms---Revised (redlined) drafts of the Design, Arts and Culture, and Compact Growth chapters.

Staff Recommendation: Discuss Issues and Provide Direction to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Staff noted that the main topic of discussion for today’s worksession and approval by the Planning Board is the draft of the Complete Communities chapter now called “Theme #2: Complete Communities: mix of uses and forms.” It lays out the issues and existing conditions related to the current disconnected land use pattern based on separation of uses that has resulted, with a few exceptions, in places that lack the mixture of uses and elements needed to achieve a vibrant community, including a compact form with diverse housing types, commercial uses, transit, and a walkable public realm. The revised chapter proposes the idea of Complete Communities as a departure from the automobile-oriented neighborhood and single use district planning of the last several decades. It relies on a mixture of uses and diversity of housing types to create a critical mass of housing, jobs, services and amenities with a compact form of development near transit. The revised chapter also includes a set of potential measures to monitor the progress towards achieving the Plan’s goals of equity, economic resilience and sustainability through Complete Communities.

Staff offered a multi-media presentation and a summary of major themes of the public hearing testimony about the Public Hearing Draft Plan’s recommendations related to Complete Communities. The idea of Complete Communities and 15-minute living received comments that ranged from enthusiastic support for Complete Communities with 15-minute living to skepticism about the feasibility of these concepts in a mostly suburban county to full rejection of the idea. Those who fully supported the idea cited housing affordability; diversity of population and incomes; more walking, biking and rolling choices; more social connections and active lifestyles; and sustainability as the major benefits of Complete Communities. Those who questioned the feasibility of or rejected the idea of Complete Communities indicated that it was neither realistic nor practical for everyone to walk or bike everywhere. For them, even places that would become Complete Communities would still rely on cars for most of their daily trips. As mentioned in the staff report for the previous worksessions, because of the inherent overlap

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9. Thrive Montgomery 2050 Worksession No. 8: Complete Communities: Mix of Uses and FormsCONTINUED

between the topics of the Plan's chapters, there were many comments about Complete Communities that also touched upon the role of growth, equity, housing affordability, walkability, compact growth and urbanism.

A majority of the comments on this chapter, including many who applauded the idea of diverse and walkable places with daily services and transit nearby, asked for more information about what a Complete Community would look like and, more specifically, how it would affect their neighborhoods. Several commenters noted that these ideas were ambiguous, with no standard definition or explanation of how Complete Communities would vary in urban, suburban and rural areas. There were questions about which services would be needed for a community to be considered complete and whether it was feasible to provide these services within walking or biking distance of every residence in the county, particularly in rural areas. They asked for data on how many of the county residents currently experience 15-minute living; how many could reasonably be expected to embrace 15-minute living; and what would it take to make that happen. Some commenters further noted that it is necessary to identify the critical elements of a Complete Community, as well as the metrics that will demonstrate when a community is considered complete.

Staff also briefly discussed a revised draft of the Design, Arts and Culture chapter and the Compact Growth chapter with redlined changes detailing how staff has incorporated the Planning Board's comments in these chapters.

Staff then briefly discussed the revised draft chapters of the Design, Arts and Culture, and the Compact Growth chapter with redlined revisions to show how staff has incorporated the Planning Board's comments in each chapter.

There followed a brief Board discussion, during which the Planning Board, by consensus, agreed with the staff recommended revisions, recommended a few additional changes and provided guidance to staff.

10. New Avenue Bikeway, Section A MD 650---Mandatory Referral MR2021007 -- New Avenue Bikeway, Section A MD650. Construction of bikeway improvements along the west side of New Hampshire Avenue between Auburn Avenue and Holton Lane, Takoma Park Master Plan (2001).

Staff Recommendation: Approval with Comments to be transmitted to the City of Takoma Park

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve the Mandatory Referral Request cited above, as discussed during the meeting, and to transmit comments to the City of Takoma Park, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request to construct bikeway improvements along the west side of New Hampshire Avenue between Auburn Avenue and Holton Lane in the Takoma Park Master Plan area. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public, including federal, building or structure, or public utility, whether publicly or privately owned, prior to the project being located, constructed or authorized. staff acknowledges that the implementation of master plan transportation recommendations is a challenge faced by the applicant in developing design plans to convert desired master plan recommendations into engineering design drawings. The design process brings clarity with considerably more detail than considered during a master plan, and issues such as environmental impacts, historical impacts, and construction costs may introduce new factors that need to be weighed in developing a final design solution. It is hoped that the Mandatory Referral process aids in this process to develop an optimal or at least an improved design solution.

Staff noted that as a follow-up to a 2012 New Ave feasibility study and bikeway recommendations in the Bicycle Master Plan adopted and approved in 2018, the City of Takoma Park is proposing to design and construct bicycle improvements along MD 650 (New Hampshire Avenue) between Auburn Avenue and Holton Lane. The specific project elements include: a 12-foot wide, two-way separated bike lane starting at Holton Lane extending one block to Kingwood Drive; One northbound six-foot wide buffered bike lane with southbound bicycle traffic using an 11 to 12-foot wide travel lane between Kingwood Drive and Glenside Drive; A ten-foot wide side-path between Glenside Drive and Sligo Creek Parkway; An 8 to 10-foot wide

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10. New Avenue Bikeway, Section A MD 650---Mandatory Referral MR2021007CONTINUED

side-path between Sligo Creek Parkway and Auburn Lane; and a micro-bioretenion facilities and a small segment of stream restoration (including outfall repairs) to meet stormwater management quality requirements. MD 650 is classified as a Major Highway in the Master Plan of Highways and Transitways (MPOHT). The City Takoma Park has embarked on this ambitious project to “creatively redesign the underutilized service lanes on the southbound side on New Hampshire Avenue as a two-directional bikeway, while still providing vehicular access to properties.”² The location of the planned New Ave Bikeway is shown in Figure 2 by the three sections proposed. Section A is the middle and longest section. The New Ave Bikeway is currently supported by a Maryland Bikeways grant to develop semi-final (60%) and final design documents. It will provide design and consideration of pavement markings, signage, curb and sidewalk adjustments, vertical barriers between bicyclists and vehicular traffic, and possible elimination of some curbside parking in the service lane. The current stage of this project is the 60% stage. City plans currently envision the completion of the final design stage for Section A in Spring 2022. Section B of this bikeway project is expected to undergo semi-final design in Summer/Fall 2021 and will be the next section reviewed through the Mandatory Referral process later this year.

Staff added that the proposed project has not been approved for an exception to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code, and is accordingly subject to compliance with Forest Conservation laws and regulations.

Parks Department staff then discussed parklands impacts noting that the proposed side-path is on or adjacent to M-NCPPC parkland from Larch Avenue north to approximately 175 feet north of Sligo Creek Parkway. At Sligo Creek Parkway, the side-path will connect to the Sligo Creek trail at the NW corner of the intersection. The parkland unit between Larch Avenue and Sligo Creek Parkway, known as the Takoma Neighborhood Park, consists of 6.89 acres and contains a number of natural resources of concern, including a number of large trees, steep slopes, a perennial stream (Larch Tributary), and a stormwater outfall. The side-path will require the use of retaining walls at several locations on parkland due to the steep slopes, outfall restoration, and stream stabilization in relation to the proposed new headwall where the stream flows under MD 650. The side-path will cross Sligo Creek on the existing roadway bridge so no additional impacts to Sligo Creek are proposed. The parkland unit impacted north of Sligo Creek Parkway is part of Sligo Creek SVU 1A, which contains 17.79 acres of parkland along Sligo Creek. However, only a small piece of parkland in this location will be impacted by the project. The small area of impact north of Sligo Creek already contains multiple infrastructure assets including a stormwater outfall, telecom equipment, and a WSSC sanitary sewer.

There followed a brief Board discussion with questions to staff.

11. Review of County Executive’s Recommended FY22 Capital Budget and FY21-26 Capital Improvements Program Amendments – Transportation & Schools.

Staff Recommendation: Review and Approval to Transmit Comments to the County Council and the County Executive.

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Received briefing and approved staff recommendation to transmit comments to the County Council and the County Executive, as stated in the attached transmittal letter.

In keeping with the February 11 technical staff report, Planning Department staff offered a multi-media presentation and discussed the County Executive’s Recommended FY22 Capital Budget and FY21-26 Capital Improvements Program Amendments regarding Transportation and Schools. Staff noted that the County Executive published his Recommended FY22 Capital Budget and amendments to the FY21-26 Capital Improvements Program (CIP) on January 15, 2021. The document may be found at:

<https://apps.montgomerycountymd.gov/BASISCAPITAL/Common/biennialindex.aspx?FY=2022&VER=REC>.

A summary of the budget changes is provided in Attachment 1 to the staff report. Staff has analyzed the recommended budget and CIP and have listed projects of interest that have significant changes in budget or schedule. In total, the County Executive’s recommended CIP amendments decreased transportation CIP project funding by \$30.419 Million and school CIP project funding by \$50.090 Million compared to the approved CIP. This represents a three percent reduction for transportation projects and a 3.1 percent reduction for schools over the current CIP funding. The Executive’s recommendation for MCPS is \$53.758M or 3.1 percent less than the Board of Education’s request.

There followed a brief Board discussion with questions to staff.

12. Grosvenor BiPPA Improvements Mandatory Referral and Forest Conservation Plan

A. Preliminary Forest Conservation Plan No. SC2020015---Request to clear 0.34 acres of forest and a variance request to impact specimen trees, including the Linden Oak, which is the County Champion white oak; located along Rockville Pike between Tuckerman Lane and Bellevue Drive in Maryland; Small sections lie within four Master Plan areas: the 2017 Grosvenor-Strathmore Minor Master Plan, the 1992 North Bethesda/Garrett Park Master Plan, the 1990 Kensington Wheaton Master Plan, and the 1990 Bethesda Chevy Chase Master Plan.
Staff Recommendation: Approval with Conditions

B. Mandatory Referral MR2021010, Grosvenor BiPPA Improvements---Construction of sidewalk improvements between Pooks Hill Road and the MD355/I-95 interchange and side-path improvements along the north side of MD 355 between Grosvenor Lane and Tuckerman Lane (south leg) Small sections lie within four Master Plan areas: the 2017 Grosvenor-Strathmore Minor Master Plan, the 1992 North Bethesda/Garrett Park Master Plan, the 1990 Kensington Wheaton Master Plan, and the 1990 Bethesda Chevy Chase Master Plan.
Staff Recommendation: Approval to Transmit Comments to Montgomery County Department of Transportation

BOARD ACTION

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

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 as stated in the attached adopted Resolution.**

B. Approved staff recommendation to approve the Mandatory Referral request cited above, and to transmit comments to Montgomery County Department of Transportation.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Preliminary Forest Conservation Plan (PFCP) by Montgomery County Department of Transportation (MCDOT). Staff noted that the request is for the construction of sidewalk improvements between Pooks Hill Road and the MD355/I-95 interchange and side-path improvements along the north side of MD 355 between Grosvenor Lane and Tuckerman Lane (south leg). Small sections lie within four Master Plan areas: the 2017

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12. Grosvenor BiPPA Improvements -- A. Preliminary Forest Conservation Plan No. SC2020015 & B. Mandatory Referral MR2021010CONTINUED

Grosvenor-Strathmore Minor Master Plan, the 1992 North Bethesda/Garrett Park Master Plan, the 1990 Kensington Wheaton Master Plan, and the 1990 Bethesda Chevy Chase Master Plan. The PFCP request is to clear 0.34 acres of forest and a variance request to impact specimen trees, including the Linden Oak, which is the County Champion white oak located along Rockville Pike between Tuckerman Lane and Bellevue Drive in Maryland.

Staff also added that the property is subject to the Montgomery County Forest Conservation Law and MCDOT has submitted an PFCP, shown as Attachment 1 to the staff report. The PFCP was originally submitted as a Sediment Control PFCP before it was determined that the project required Mandatory Referral review. The PFCP and Final Forest Conservation Plan (FFCP), when approved, will provide required compliance with Chapter 22A requirements of the Mandatory Referral for the Grosvenor Bicycle Pedestrian Priority Area (BiPPA) Improvements. The net tract area within the Limits of Disturbance is 1.15 acres. The net tract area contains 0.34 acres of forest, which will be cleared for construction of the project. Based on the net tract area, land use designation, and forest clearing proposed, the required afforestation and reforestation mitigation is 0.49 acres. MCDOT is proposing to fulfill a portion of the mitigation with on-site reforestation. One proposed reforestation area of 0.13 acres is sufficiently large to qualify for on-site reforestation credit. Three other proposed reforestation areas of 0.01 acres, 0.02 acres, and 0.05 acres are too small to qualify for on-site reforestation credit. Reforestation areas must be at least 5,000 square feet in size, approximately 0.11 acres, and either 50 feet wide or adjacent to other forest to qualify for reforestation credit. Areas approved for mitigation credit usually must be placed in a Category I Forest Conservation Easement, but in this case, the 0.13 acres of reforestation is occurring on park property. Park areas are considered protected; therefore, no easement recordation is required. Means of fulfillment of the remaining 0.36 acres of required reforestation will be determined at the time of FFCP approval.

Parks Department staff discussed environmental guidelines noting that staff has approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420200660) for the site on February 6, 2020. Portions of the project lie within stream buffers and the 100-year floodplain. No permanent structures will be constructed in the 100-year floodplain. The site also contains steep slopes. The proposed project is being undertaken to provide safe pedestrian and bicycle movement along MD355. The current sidewalk is narrow, contains obstacles such as utility poles, and has no buffer between the sidewalk and the roadway. MD 355 is heavily traveled in this area. Staff has worked with the applicant to minimize environmental impacts. Portions of the project lying within park land have also been reviewed by the Department of Parks. Based on our review, staff finds the project in conformance with the *Environmental Guidelines*.

Messrs. Robert Gonzales, Dan Sheridan, Corey Pitts, and Matt Johnson of MCDOT were present at the meeting.

There followed extensive Board discussion with questions to staff.