



**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, April 22, 2021, at 9:02 a.m., and adjourned at 12:23 p.m.

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

Items 1 through 6 are reported on the attached agenda.

Item 1C2 was removed from the Planning Board agenda.

Commissioner Patterson left for the day at 11:55 a.m. during discussion of Item 6.

There being no further business, the meeting was adjourned at 12:23 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 29, 2021, via video conference.

James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, April 22, 2021**  
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. 220180070, Natural Woods** -- AR (formerly RDT) zone; 1 lot; located at the terminus of Lyndenwood Avenue; Agricultural and Rural Open Space Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220200780, Russell's Addition to Norwood** -- RE-2 zone; 1 lot; located on the west side of Old Orchard Road, approximately 1,700 feet south of Ednor Road; Cloverly Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220210170, First Addition to Section Two, Bradley Hills** -- R-90 zone; 1 lot; located on the north side of Audubon Road, approximately 440 feet east of Bradley Boulevard (MD Rt 191); Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220210610, West Chevy Chase** -- R-60 zone; 1 lot; located on the north side of De Russey Parkway, approximately 700 feet west of Offutt Road; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. 2710 Washington Avenue, Administrative Subdivision Plan No. 620190130, Extension Request No. 3**---R-60 Zone, 1.07 acres, third request to extend review from April 29, 2021 to July 29, 2021, to create 3 2 single-family lots. Located on Washington Avenue, 200 feet West of Ellingson Drive.; 2000 North & West Silver Spring Master Plan.

*Staff Recommendation: Approval of Extension Request*

~~**2. Takoma Junction, Preliminary Plan 120190150 & Site Plan 820190090, Extension Request No. 4**---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. ---REMOVED~~

~~*Staff Recommendation: Approval of Extension*~~

**3. Hampden East**

**A. Preliminary Plan 120210130 - Regulatory Extension Request #1**--- CR 5.0 C 5.0 R 4.75 H 250', BOZ, 1.06 acres. First request to extent the review period of concurrent Preliminary Plan and Site Plan applications from April 29, 2021 through July 29, 2021. Located one block east of Wisconsin Avenue on East Lane; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension*

**B. Site Plan 820210070 - Regulatory Extension Request #1**---CR 5.0 C 5.0 R 4.75 H 250', BOZ, 1.06 acres. First request to extent the review period of concurrent Preliminary Plan and Site Plan applications from April 29, 2021 through July 29, 2021. Located one block east of Wisconsin Avenue on East Lane; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension*

**4. Rock Spring Centre**

**A. Preliminary Plan Amendment No.11998092C, Regulatory Extension Request #4**--- Request to extend the regulatory review period until December 23, 2021; for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPD Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

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**B. Site Plan Amendment Nos. 82003036C, 82004017C, 82009003A, Regulatory Extension Request #2**---Request to extend the regulatory review period until December 23, 2021; for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPDP Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

**5. Kilmain ETC (Parcel P440): Preliminary Plan No. 120200180 – Regulatory Review Extension Request No. 3**---Request to extend the regulatory review period by 5 months until September 27, 2021: An Application to create 9 lots for 8 new single-family detached units and one existing house, on the northside of Whites Ferry Road (MD 107), west of Poolesville, approximately 3000 feet southeast of Wasche Road; 355.35 acres, 1980 Preservation of Agricultural & Rural Open Space Functional Master Plan.

*Staff Recommendation: Approval of Extension Request*

**6. Wilson Delay, Lot 1: Administrative Subdivision Plan No. 620210020, Regulatory Review Extension Request No. 3**---Request to extend the regulatory review period for 12 months until April 22, 2022; an Application to create one lot on West Hunter Road, 4,000 feet west of Darnestown Road; 12.45 acres; AR Zone; 1980 Agricultural and Rural Open Space Master Plan.

*Staff Recommendation: Approval of Extension Request*

**BOARD ACTION**

**Motion: 1. & 3. through 6. CICHY/VERMA**

**Vote:**

**Yea: 1. & 3. through 6. 5-0**

**Nay:**

**Other:**

**Action: 1. & 6. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension requests cited above.  
2. This Item was removed from the Planning Board agenda.  
3A., 4A., & 5. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.  
3B. Approved staff recommendation for approval of the Site Plan Extension request cited above.  
4B. Approved staff recommendation for approval of the Site Plan Amendment Extension requests cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of April 8, 2021

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of April 8, 2021, as submitted.

**2. Roundtable Discussion**

- Parks Department Director's Report

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

**Parks Department Director's Report** – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the status of the Montgomery County GreenFest event scheduled for April 24, with other virtual and in-person events scheduled throughout April; the status of the FY22 Operating Budget, with the County Council Planning, Housing, and Economic Development (PHED) Committee recently agreeing to restore more than \$1.3 million of the County Executive's recommended \$3.2 million in reductions, which will allow the Parks Department to fund known commitments, facility condition assessments, the park activation program, the implementation of the County Climate Action Plan, trail amenities, the internship program, and three new staff positions; the status of the FY22 Capital budget, with the Department receiving \$1.6 million in grants from the Maryland State Legislature, which will fund athletic field lighting at Damascus Recreational Park, a new parking lot at South Germantown Recreational Park, the acquisition of an additional parcel of land for the Willett Branch Greenway, trail renovations at Wheaton Regional Park, a new trail bridge and other improvements along the trail from Randolph Hills Local Park to Rock Creek Regional Park, and Americans with Disabilities Act (ADA) improvements at Fox Chapel Neighborhood Park, as well as a \$10 million grant to build a significant segment of the Powerline Trail between Bethesda and Germantown, with a kick-off meeting with the Potomac Electric Power Company (PEPCO) scheduled for this afternoon; the status of the Josiah Henson Museum and Park, with the Parks Department hosting recent virtual tours for elected officials and community leaders, and a public opening scheduled for April 22; the cancellation of the Wings of Fancy event at Brookside Gardens due to the ongoing COVID-19 pandemic; and upcoming Parks Department staff meetings regarding permitting policies and procedures for food trucks in the parks.

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

**3. Special Exception Amendment No. CBA-916-A, Foundation for Advanced Education in the Sciences (FAES)---**Request to transmit comments to the Hearing Examiner on a Special Exception Amendment application to permit the renovation and expansion of the existing structure housing the approved Private Club at 9101 Old Georgetown Road, Bethesda; 1.51 acres; R-60 zone/ TDR 8.0 overlay zone; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**(NOTE: Action required for Hearing by Hearing Examiner on May 7, 2021)**

**BOARD ACTION**

**Motion: PATERSON/VERMA**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Special Exception Amendment request cited above, subject to conditions, and transmittal of comments to the Hearing Examiner, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Special Exception Amendment request to renovate and expand an existing Private Club and Service Organization. The 1.57-acre property, identified as parcel P497, is located on the northeast quadrant of the intersection of Old Georgetown Road (MD187) and West Cedar Lane and is zoned Residential with a Transferable Development Rights (TDR) overlay within the Bethesda-Chevy Chase Master Plan area and the Lower Rock Creek Watershed. The site is currently developed with the Foundation for Advanced Education in the Sciences (FAES), a Private Club and Service Organization Special Exception use, which consists of a single 3,279-square foot building and an associated 52-space surface parking lot. The property is currently accessed via a right-in/right-out driveway along MD187 and an exit only driveway on West Cedar Lane.

Staff noted that the applicant proposes to modify the existing Special Exception to renovate and expand the existing Private Club and Service Organization use from its existing footprint to a maximum square footage of 9,264 square feet. In addition to the building expansion, the applicant also proposes modifications to the existing landscaping, lighting, parking, and stormwater management; and to increase its current capacity limit from the previously approved maximum of 100 people to a proposed maximum occupancy of 145 people, including event staff. Site access will remain the same, though the MD187 right-in/right-out driveway will be widened to 25 feet. Weekday operations will be Sunday through Thursday from 9:00 a.m. to 11:00 p.m., with weekday outdoor activities concluding by 9:00 p.m. Weekend

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**3. Special Exception Amendment No. CBA-916-A, Foundation for Advanced Education in the Sciences (FAES)**

CONTINUED

operations will be Friday and Saturday from 9:00 a.m. to 12:00 a.m., with weekend outdoor activities concluding no later than 11:00 p.m. As conditioned, the applicant will construct a six-foot wide buffer and ten-foot wide side-path along the MD187 frontage as well as intersection improvements along the northeast and southeast corners of the adjacent MD187 and West Cedar Lane intersection as improvements to the Bethesda Trolley Trail.

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

There followed a brief Board discussion with questions to staff.

**4. Briefing on the Retail in Diverse Communities Final Report**

*Staff Recommendation: Receive Briefing and Provide Guidance*

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:**

**Action:** By acclamation, approved the presentation of the final report on the Retail in Diverse Communities Study to the County Council, elected officials, and other interested parties.

Following brief introductory remarks by Planning Department staff, Mr. Bobby Boone, consultant from &Access – Retail Solutions, offered a multi-media presentation and discussed the findings and recommendations from the final report of the Retail in Diverse Communities Study. The study, a partnership between the Planning Department, Montgomery County Small Business Navigator and Montgomery County Economic Development Corporation (MCEDC), analyzed conditions in Silver Spring, Wheaton, and the Takoma-Langley Crossroads, areas with approximately 279 small businesses that are owned by or primarily serve communities of color, with the goal of developing tools to strengthen the clusters of small businesses serving diverse communities and addressing their unique business challenges. Staff noted that since 2010, the diversity in Montgomery County has increased, with a 20 to 40 percent growth in Black, Asian, and Hispanic populations. As these communities expand, minority-serving and -owned retailers have become extremely important by filling specific retail and service needs, bringing vitality and authenticity to the County business districts, and generating nearly 1,400 jobs and approximately \$137,900,000 in sales. However, these businesses face numerous challenges, including limited county staff capacity, limited business owner resources, barriers to initial occupancy, risk of displacement, prohibitively high rents in newly constructed buildings, limited funding and financing opportunities, accessibility and visibility impacts from construction, exclusive eligibility requirements, and limited protections for neighborhood character and cultural diversity.

Mr. Boone then discussed proposed tools to preserve diverse retailers and address the challenges faced by the owners, which include Diverse Retail Liaisons to coordinate efforts by existing organizations, provide direct connections between independent businesses and the county, and link targeted minority-owned businesses to financial, technical, and organizational resources; a Legacy and Minority Business Designation Program; a bill of rights and leasing support for small independent retailers who rent commercial space; implementing Commercial

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**4. Briefing on the Retail in Diverse Communities Final Report**CONTINUED

Inclusionary Zoning to provide a designation for micro-retail uses of less than 1,000 square feet and permitting its use, by right, in all Commercial/Residential (CR) and Commercial Residential Town (CRT) zones; implementing a Commercial Overlay Zone that would limit width of storefront frontages to provide diversity in retail space sizes; a loan pool to support re-tenanting space through subsidized tenant improvement loans for small businesses; a monthly instead of annual tax bill to help independent businesses budget those costs into a monthly budget, limiting the burden of annual bills; establishing a Small Business Impact Policy to minimize the impact of construction and County policy changes; and placemaking efforts that maximize shared value and to strengthen the connection between people and the places they share. Mr. Boone added that while all these proposed tools are essential, available resources must be prioritized in the short term. To that end, the study recommends Diverse Retail Liaisons, the Legacy and Minority Business Designation Program, the bill of rights and leasing support, Commercial Overlay Zone, loan pool, and placemaking as the highest priority for short-term implementation.

Ms. Anita Morris, consultant from Partners for Economic Solutions, and Mr. Manuel Ochoa, consultant from Ochoa Urban Collaborative, offered brief comments regarding Commercial Inclusionary Zoning and Purple Line corridor collaboration, respectively, and answered questions from the Planning Board.

There followed extensive Board discussion with questions to staff, Messrs. Boone and Ochoa, and Ms. Morris, after which the Planning Board, by acclamation, approved the presentation of the study to the County Council, other elected officials, and other interested parties.

**5. Great Seneca Science Corridor Transit Improvements**---The Montgomery County Department of Transportation staff will brief the Planning Board on the proposed Great Seneca Science Corridor Transit Improvements.

*Staff Recommendation: Receive Briefing and Provide Guidance*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Following brief introductory remarks by Mr. Chris Conklin of Montgomery County Department of Transportation (MCDOT), Ms. Darcy Buckley, MCDOT staff, offered a multi-media presentation and discussed the proposed Great Seneca Transit Network, an enhanced bus network to service the Life Sciences Center. According to staff, the boundary of the Great Seneca Science Center includes the area straddling Interstate 270 (I-270) from the Rockville Metrorail Station southeast of the Life Sciences Center to the Kentlands area to the northwest. The area is a key element of County’s biotech and life sciences economy, and a robust transit network is necessary to support economic recovery from the COVID-19 pandemic; increased equity through better access to healthcare, education, and jobs; and improved connectivity through direct bus transit for residents, workers, patients, and students.

The implementation of the proposed enhanced bus network is scheduled to take approximately five years to complete, with the initial network consisting of the Lime Line, which will use Interstate 370 (I-370) to provide an express route to the RIO Lakefront shopping center, the Crown Farm area, and the Life Sciences Center; and the Pink Line, which will link the Shady Grove Metrorail Station with the Life Sciences Center. The initial network will feature 1.75 miles of dedicated bus lanes, transit signal priority, new roadway connections, and distinctive, easily identifiable stations with passenger amenities. An expanded transit network will include the Gray Line, which will connect the Kentlands area to the Life Sciences Center and offer a key east/west connection to the Rockville Town Center and Metrorail station; the Cobalt Line, which will link the Falls Grove, King Farm, and Piccard corridor with Life Sciences Center; and the extended Lime Line, which will provide access to the Maryland State Route 28 corridor and the west side of Great Seneca Science Center Master Plan area. The expanded network will include two miles of dedicated bus lanes, queue jumps, and new roadway connections. Additionally, both networks will include new bus shelters with real-time information and frequent, high quality service.

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**5. Great Seneca Science Corridor Transit Improvements**CONTINUED

The next steps for the proposed transit network include County Council funding approval, scheduled for later this year; additional planning and design, scheduled to be completed no later than 2022; the launch of the initial network, scheduled for 2023; the launch of the expanded network, scheduled for 2025; and full implementation in 2026. The estimated cost of the project is between \$60,000,000 and \$70,000,000. Ms. Buckley added that MCDOT staff will continue to coordinate with partners and stakeholders throughout the project.

There followed extensive Board discussion with questions to Planning Department staff, Mr. Conklin, and Ms. Buckley.

**6. Great Seneca Science Corridor Minor Master Plan Amendment**---The staff will present the Working Draft of the Great Seneca Science Corridor Minor Master Plan Amendment.

*Staff Recommendation: Approve the Working Draft of the Great Seneca Science Corridor Minor Master Plan Amendment as the Public Hearing Draft and Schedule the Public Hearing Date*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Great Seneca Science Corridor Minor Master Plan Amendment Working Draft as the Planning Board Public Hearing Draft and to set the Public Hearing for June 3, 2021.

Planning Department staff offered a multi-media presentation and discussed the Working Draft of the Great Seneca Science Corridor Minor Master Plan Amendment, an update to the current 2010 Great Seneca Science Corridor Master Plan. Though the Amendment boundary covers the same 4,360 non-contiguous acres along the Interstate 270 (I-270) Corridor as the current Master Plan, which includes the Life Sciences Center, the western Quince Orchard and Rosemont neighborhoods, and the National Institute of Standards and Technology (NIST), it will focus solely on the approximately 1,000-acre Life Sciences Center, located along the southern portion of the Plan area, as it is the only area of the Master Plan subject to its staging requirements. According to staff, the proposed Amendment is not a traditional master plan amendment that provides recommendations for land use, zoning, transportation, parks, trails, open space, the environment, or community facilities. Instead, the Amendment will evaluate the current Master Plan, examine the progress made toward achieving the Plan vision, and recommend adjustments to the Plan’s staging requirements to address the urgent need to accommodate growth in the life sciences industry, which contributes to the County’s economic health as well as advancements in science. The Amendment is also intended to balance support for economic development and opportunity in the County with critical transportation connections.

Staff noted that much of the vision for the area set forth in the 2010 Master Plan has been achieved, with the residential housing market thriving, a 19 percent Non-Auto Driver Mode Share (NADMS) achieved, the proposed Life Sciences Center Loop Trail having received funding, and new bicycle and pedestrian infrastructure installed. However, barriers to and departures from achieving the current Master Plan vision also exist, including the uncertain future of the Corridor Cities Transitway (CCT) due to lack of further funding, unbuilt Pipeline

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**6. Great Seneca Science Corridor Minor Master Plan Amendment**CONTINUED

Development, an existing stock of non-residential development that does not meet the needs of the life sciences industry, limited retail options, lower density than anticipated, a spread-out and auto-centric design, and undelivered park and open space amenities.

To address these issues, staff offered two recommendations: 1) the creation of an interim stage between current development Stage 1 and future Stage 2 that shifts 400,000 square feet of non-residential development capacity from Stage 2 to the proposed interim stage, and releasing that development capacity immediately through the interim stage; and 2) the initiation of a more comprehensive future amendment to the 2010 Plan to address the staging requirements, the departures from, and barriers to the current Master Plan, which were identified in the Amendment under review today; to provide an opportunity to integrate policy guidance from countywide plans and initiatives, including Corridor Forward – The I-270 Transit Plan, Thrive Montgomery 2050, and Vision Zero; and to employ a robust outreach and engagement strategy to create a plan that advances racial equity and social justice.

There followed extensive Board discussion with questions to staff.