



**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 29, 2021, at 9:02 a.m., and adjourned at 10:35 a.m.

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

Commissioner Partap Verma was temporarily absent.

The Board convened in Closed Session at 9:03 a.m. to take up Item 6, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session Meeting:

The Board convened in Closed Session at 9:03 a.m. via video conference on motion of Commissioner Cichy, seconded by Vice Chair Fani-González, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Patterson voting in favor of the motion and Commissioner Verma absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(7)(8), consult with counsel to obtain legal advice and consult with staff, consultants, or other individuals about pending or potential litigation.

Also present at the Closed Session meeting were Director Michael Riley, Deputy Director Miti Figueredo, Brenda Sandberg, Henry Coppola, Jai Cole, Doug Ludwig, Matthew Harper, and Rebecca Ballo of the Parks Department; Principal Counsel Emily Vaias, Senior Counsel Matthew Mills, and Sr. Technical Writer/Editor M. Clara Moise of the Legal Department.

In Closed Session, the Board received briefing regarding the proposed acquisition of land as an addition to the Reddy Branch Stream Valley Park.

The Closed Session meeting was adjourned at 9:15 a.m. and the Planning Board reconvened via video conference at 9:16 a.m.

Commissioner Verma joined the meeting after the Closed Session meeting.

Item 1 and Items 2, 4 and 5 are reported on the attached agenda.

Item 3 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 10:35 a.m. The next regular meeting of the Planning Board will be held on Thursday, May 6, 2021, via video conference.

*M. Clara Moise*

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, April 29, 2021**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**6. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the proposed acquisition of land as an addition to the Reddy Branch Stream Valley Park**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Lake Potomac Preliminary Plan 12013028A MCPB No. 21-033
2. Flats at Knowles Station Site Plan 820210030 MCPB No. 21-026
3. Forest Conservation In-Lieu Fee and Administrative Penalty Rate MCPB No. 21-039

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Adopted the Resolutions cited above, as submitted.

**\*B. Record Plats**

**Subdivision Plat No. 220200440, West Chevy Chase** -- R-60 zone; 1 lot; located on the north side of De Russey Parkway, 425 feet west of Offutt Road; Bethesda - Chevy Chase Master Plan.  
*Staff Recommendation: Approval*

**Subdivision Plat Nos. 220200750 and 220200760, Edgemoor** -- CR zone; 2 lots; located in the southeast quadrant of the intersection of Woodmont Avenue and Hampden Lane; Bethesda Downtown 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. 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, forth request to extend review from April 29, 2021 to September 16, 2021, for one lot for up to 40,761 square feet on non-residential uses; located on Carroll Avenue, 90 feet west of Sycamore Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval of Extension*

**2. ELP Bethesda at Rock Spring**

**A. Sketch Plan No. 320210030 Regulatory Extension Request #2**---Request to extend the regulatory review period from May 6, 2021 to July 29, 2021 for a continuing care retirement community with up to 1,300 independent living units, 210 assisted living/memory care units, a 50-unit skilled nursing facility, and 5,300 square feet of retail; located at 10400 Fernwood Rd, Bethesda; on approximately 33.64 acres of land zoned CRF 1.5, C-0.75, R-1.5, H-150; within the Rock Spring Sector Plan area.

*Staff Recommendation: Approval of the Extension Request*

**B. Preliminary Plan No. 120210040 Regulatory Extension Request #2**---Request to extend the regulatory review period from May 6, 2021 to July 29, 2021 for a continuing care retirement community with up to 1,300 independent living units, 210 assisted living/memory care units, a 50-unit skilled nursing facility, and 5,300 square feet of retail; located at 10400 Fernwood Rd, Bethesda; on approximately 33.64 acres of land zoned CRF 1.5, C-0.75, R-1.5, H-150; within the Rock Spring Sector Plan area.

*Staff Recommendation: Approval of the Extension Request*

**3. Milestone Senior Germantown: Preliminary Plan No. 120210110, Regulatory Review**

**Extension Request No. 2**---Request to extend the regulatory review period for 3 months until August 1, 2021; an Application to create one lot for a five-story independent senior living facility with up to 111 dwelling units, north of the intersection of Frederick Road and High Point Drive; 2.64 acres; R-90 Zone; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of Extension Request*

**4. Freeman Property: Administrative Subdivision Plan No. 620190140, Regulatory Review**

**Extension Request No. 5**---Request to extend the regulatory review period for 3 months until August 2, 2021; an Application to create two lots; on Sugarland Road 1,200 feet northeast of Sugarland Lane; 7.65 acres; R-200 Zone; 1980 Agricultural and Rural Open Space Master Plan.

*Staff Recommendation: Approval of Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**5. PSTA Site: Extension Request for Preliminary Plan No. 120200100**---Fifth request to extend the regulatory review period for four additional months, from May 5, 2021 through September 9, 2021. The Application will subdivide Montgomery County’s former Public Safety Training Academy site that was vacated in 2016, for the creation of 288 buildable lots and approximately 25 parcels for the future construction of 645 residential units, public open space, HOA parcels, and roads; Located within the Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan; Located east of Darnestown Road, west of Great Seneca Highway (MD 119) and south of Key West Highway (MD 28); 44.8-acres of land in the CR-1.0, C-0.5, R-1.0, H-150 Zone. This Preliminary Plan is associated with a separate Mandatory Referral application for dispossession of County-owned land.

*Staff Recommendation: Approve the Extension Request*

**BOARD ACTION**

**Motion:**                   1. CICHY/VERMA  
                                   2A & 2B. CICHY/VERMA  
                                   3. 4. & 5. CICHY/VERMA

**Vote:**  
       **Yea:**                5-0 (ALL)

**Nay:**

**Other:**

**Action:**            1. Approved staff recommendation for approval of the Takoma Junction Preliminary Plan & Site Plan Extension Requests.  
                           2A. Approved staff recommendation for approval of the ELP Bethesda at Rock Spring Sketch Plan, Regulatory Extension Request No.2.  
                           2B. Approved staff recommendation for approval of the ELP Bethesda at Rock Spring Preliminary Plan, Regulatory Extension Request No.2.  
                           3. Approved staff recommendation for approval of the Milestone Senior Germantown Preliminary Plan, Regulatory Review Extension Request No.2.  
                           4. Approved staff recommendation for approval of the Freeman Property Administrative Subdivision Plan, Regulatory Review Extension Request No.5.  
                           5. Approved staff recommendation for approval of the PSTA Site Preliminary Plan Extension Request No.5.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of April 15, 2021

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of April 15, 2021, 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 on the following ongoing and upcoming Planning Department events and activities: County Council Public Hearing for Thrive Montgomery 2050 Plan is scheduled for June 15; County Council discussion of the Ashton Master Plan delayed by one week, will take place on May 4 with a vote out expected; Community discussions and meetings for Silver Spring Downtown Master Plan; Work on Affordable Housing Strategies by Planning Department staff and presentations to community groups; work on the Rustic Roads Plan; feedback on the Briggs Chaney/Fairland Master Plan; Upcoming Speaker Series with some focusing on the Fairland and Briggs Chaney areas. Ms. Wright also offered a multi-media presentation and talked about Asian American & Pacific Islander Community Month in May, and the activities that staff have scheduled for the whole month. Ms. Wright also discussed the University Boulevard Bike Lane Pilot project, and the \$50,000 grant the Planning Department has received from the Council of Governments (COG) Group for innovative transportation and land use related projects, which will be used for the street design guidelines for the Silver Spring Design Guidelines. Ms. Wright thanked all the staff members who worked on the grant application.

There followed a brief Board discussion with questions to Ms. Wright.

~~3. 6940 Seven Locks Road (Franklin Property), Administrative Subdivision No. 620210070~~—Request to convert the existing parcel to a lot to allow the owner to raze the existing single family detached dwelling and construct a new single family detached dwelling. Located at 6940 Seven Locks Road approximately 300 feet west of Cypress Grove Lane, 1990 Bethesda Chevy Chase Plan. **REMOVED**

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**4. Resolution of Adoption for the Shady Grove Sector Plan Minor Master Plan Amendment**

*Staff Recommendation: Approve the Resolution of Adoption for Transmission to the Full Commission*

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to approve the Resolution of Adoption for the Shady Grove Sector Plan Minor Master Plan Amendment.

Following a brief presentation, Planning Department staff requested the Planning Board approval of Montgomery County Planning Board Resolution Number 21-036 to adopt the Shady Grove Sector Plan Minor Master Plan Amendment. Staff noted that the Montgomery County Council, sitting as the District Council, approved the Shady Grove Sector Plan Minor Master Plan Amendment by Resolution Number 19-779 on April 6, 2021.

There followed a brief Board discussion with questions to staff.

**5. Washington Grove Connector – Crabbs Branch Extension**---Washington Grove Connector – Crabbs Branch Extension – Montgomery County Department of Transportation officials will provide a technical briefing on the Washington Grove Connector side-path facility planning study and the Crabbs Branch Extension to Amity Drive facility planning study, including public input received to-date.

*Staff Recommendation: Receive Briefing*

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Received Briefing and Approved staff recommendations discussed at the meeting and instructed staff to transmit them to Montgomery County Department of Transportation.

Planning Department staff and Mr. Kyle Lukacs of Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed the Washington Grove Connector – Crabbs Branch Extension. Staff noted that MCDOT will be providing a briefing to the Planning Board on two projects in the Shady Grove/Washington Grove area that are being managed together with the Planning Department: 1) the Washington Grove Connector, a trail connecting Crabbs Branch Way into the Town of Washington Grove; and 2) The Crabbs Branch Way Extension facility planning study for a road connecting Crabbs Branch Way to Amity Drive. MCDOT has developed four trail alternatives for the Washington Grove Connector to improve connectivity between the Town of Washington Grove and the Shady Grove Metrorail Station. The Planning Board is asked to recommend a preferred alternative to MCDOT for the trail project.

The Washington Grove Connector project is being funded through the Bikeway Program Minor Projects program, and this project is funded for planning, design, and construction. It is anticipated to be fully constructed by FY24. The Crabbs Branch Way Extension project is being funded through the Facility Planning-Transportation Program, and this project is only funded through facility planning during FY20-21. The Crabbs Branch Way Extension project has been delayed largely due to COVID-19 issues, the main one being the difficulty in collecting accurate transportation data during the pandemic. This study will include a detailed transportation analysis of the transportation effects of this proposed road extension; however, during this briefing, MCDOT will present the proposed road connection and estimated construction costs. The Washington Grove Connector Study developed four trail alternatives, which were

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**5. Washington Grove Connector – Crabbs Branch Extension**CONTINUED

presented at the February 21, 2021 public meeting. The proposed Alternatives are as follows: Alternative 1: Railroad Drive/Roberts Oxygen; Alternative 2: Ridge Road; Alternative 3: Brown Street; and Alternative 4: Picea View Court. For each alternative, MCDOT has prepared a concept layout and developed cost estimates and a summary of project impacts. Concept layouts for the four alternatives are presented in Figures 3 through 6, part of the April 22 technical staff report. It is worth noting that Alternatives 1 through 3 share a similar alignment from Crabbs Branch Way to roughly the property line of Roberts Oxygen.

Staff recommended approval by the Board to transmit the following comments to MCDOT concerning the proposed six alternatives: 1) Washington Grove Connector Alternative 3 (Brown Street) should be advanced as the preferred trail alignment. This trail should be designed to county typical standards, including a trail width of ten feet with 2-foot wide unpaved, graded shoulders, and with no obstructions within two feet of the trail edge; 2) Washington Grove Connector Alternative 4 (Picea View Court Connector) should be advanced as an additional trail connection, as it has its own merits/independent utility for connecting the Amity Drive area with the Town of Washington rove for pedestrians and cyclists;3) The cross section used to design the Crabbs Branch Way Extension should use the Neighborhood Connector street type presented in the Complete Streets Design Guidelines; 4) MCDOT should come back for a second briefing for the Crabbs Branch Way Extension project, once significant study and conclusions are reached for this facility planning study; 5) MCDOT should re-evaluate the need and alignment for the Amity Drive Trail Connector as presented in the briefing, as this connection could either be accomplished using the Crabbs Branch Way Extension alignment, if this road is constructed, or as a separate trail along generally the same alignment, if the road is not constructed. Parks Department staff has expressed concerns with the alignment shown during this briefing and has noted the existence of an unsigned, people’s choice trail that would be preferable; and 6) Any trail or roadway alignments pursued are required to proceed through the Montgomery County Parks Department Concept Review process and Park Construction Permit Review and approval prior to any construction.

Staff also noted that limited progress has been made on this facility planning study to-date but wanted to share the conceptual alignment of this planned road connection, an evaluation of effects/impacts and costs. In addition, a fifth potential trail connection was developed as part of this road project which would connect Amity Drive to the proposed Washington Grove Connector. A concept plan was developed by MCDOT for this proposed road connection which is attached to the staff report. This road connection is master planned as a primary residential street. During the study, MCDOT also developed the Amity Drive Trail Connector, which was developed for consideration if the Crabbs Branch Way Extension project is not advanced. This trail would connect into either of the three primary alternative studies at the Washington Suburban Sanitary Commission (WSSC) easement.

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