



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, June 3, 2021, at 9:01 a.m. and adjourned at 2:10 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 4, and Items 9, 5, and 8, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for lunch at 11:44 a.m. and reconvened via video conference at 12:35 p.m.

Items 6 and 7 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 2:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 10, 2021, via video conference.

M. Clara Moise

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, June 3, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Consent Agenda

***A. Adoption of Resolutions**

1. 4010 Randolph Road Preliminary Plan 120210080 MCPB No. 21-042
2. 4010 Randolph Road Site Plan 820210050 MCPB No. 21-043

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0

Nay:

Other: FANI-GONZÁLEZ ABSTAINED

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Record Plats submitted for approval.

***C. Other Consent Items**

1. Chevy Chase Section 5, Preliminary Plan 120210070, Extension Request No. 2---Second Request to extend the Regulatory Review Period from July 29, 2021 through October 29 28,2021 for a Preliminary Plan to create 2 single-family lots from a vacant parcel and with lot line adjustments to four residential properties; within the R-60 zone, approximately 4 acres. Application includes modifications to the historic Simpson House (35/072-000A). Located at the Windsor Place terminus east side of Brookville Road; 1990 Bethesda Chevy Chase Master Plan. *Staff Recommendation: Approval of the Extension Request*

2. Wheaton Gateway - Sketch Plan No. 320210060, Regulatory Extension Request No. 1---CR 5.0 C 4.5 R 4.5 H 130’, CR 3.0 C 2.5 R 2.5 H 100’, CR 2.0 C 1.5 R 1.5 H 75’, CRN 1.5 C 0.25 R 1.5 H 45’; 5.16 acres. Request to extend the review period from June 8, 2021 through September 16, 2021; located on the southwest corner of Veirs Mills Road at University Boulevard; 2010 Wheaton CBD Sector Plan. *Staff recommendation: Approval of the extension Request*

BOARD ACTION

Motion: 1. & 2. VERMA/CICHY

Vote:

Yea: 1. & 2. 5-0

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**
B. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Planning Board Meeting Minutes submitted for approval.**

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 FY22 Operating Budget, with the County Council restoring \$2,200,000 of the County Executive's recommended reductions, which will fund known commitments such as compensation markers, health benefits and retirement fund increases, supply and material increases, and Operating Budget Impacts (OBI) for new parks, as well as the ParksConnect wifi program, facility condition assessments, program access, pesticide reduction measures, the park activation program, Americans with Disabilities Act (ADA) compliance improvements, athletic fields improvements, and greenhouse gas reduction measures; the status of the FY22 Capital Improvements Program (CIP), with \$3,000,000 of the County Executive's recommended \$4,926,000 in reductions restored, which will fund the ballfield initiatives program and Phase 2 of the Blair High School field improvements, and \$12,250,000 in additional State funding added to the CIP, which include funds for the Power Line Trail, seven approved Bond Bills, and Maryland Program Open Space funds; the status of recent improvements to the food and beverage trucks in parks permitting process, including an improved website with a direct link to the online permit application and contact information, an upcoming multi-language flyer, and social media, Homeowner Association (HOA), and civic association outreach; the recent installation of a new donor-funded sundial at Brookside Gardens, with the Montgomery Park Foundation currently working to secure a \$77,000 donation to fund an additional sculpture; the recent EveryMile for EveryMind daily mental health hikes held throughout May, Mental Health Awareness Month; the recent 1st Annual All Anglers Fishing Rodeo event held on May 22 at King's Local Park; the status of recent spring plant sales, with Maydale Nature Classroom Online Native Plant Sale selling 1,047 plants, and the Locust Grove Nature Center Online Native Plant Sale netting \$22,000 in sales; the recent 12th anniversary of the Parks Department community gardens program on May 16, with seven out of the 12 existing community gardens participating in food distribution and food recovery efforts with HarvestShare Maryland; the recent rescue of two hawk chicks whose nest was disturbed during the removal of a hazardous tree in Buck Branch Stream Valley Park and successfully relocated by staff to another tree.

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

3. Environmental Guidelines Draft Updates – Public Hearing---Limited draft updates to the Environmental Guidelines to incorporate the requirements of the Approved and Adopted 10 Mile Creek Master Plan Amendment to the Clarksburg Master Plan, the Clarksburg East and Clarksburg West Overlay Zones, the 10 Mile Creek Special Protection Area, technical updates to reflect local and State changes approved since the last update in 2000, and redrafted figures.

Staff Recommendation: Receive Public Testimony on the Draft Updates to the Guidelines

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department staff offered a multi-media presentation and discussed proposed updates to the Environmental Guidelines, in accordance with the requirements of the approved and adopted Ten Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area, the Clarksburg East and Clarksburg West Overlay Zones, and the Ten Mile Creek Special Protection Area (SPA). The proposed revisions also include technical updates to reflect local and State changes approved since the last update in 2000, such as other new (SPAs) and new State water quality criteria, and redrafted figures and maps. The Planning Board will also receive public testimony on the draft updates, with the public hearing record to remain open until June 10, 2021 for additional written testimony to be submitted to the Planning Board. Staff will then summarize the testimony and conduct a worksession with the Planning Board, currently scheduled for July 1.

Staff then discussed some of the more substantive updates, including: 1) a 15 percent imperviousness cap for most new development on properties that are located within the Clarksburg East Environmental Overlay Zone; 2) a six percent imperviousness limit for new development on properties that are located within the Clarksburg West Environmental Overlay Zone, with the exception of County-owned properties that are not managed as Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland, which will have a zero percent imperviousness cap; 3) a requirement that all environmental buffers must be consistent with all regulations and guidelines; 4) a requirement that in all areas in Ten Mile Creek other than the Historic District, on both sides of perennial and intermittent streams and adjacent to springs and seeps, buffers must be a minimum of 200 feet and must be expanded to include all erodible soils that begin within the minimum 200-foot buffer, wetlands that extend beyond the buffer must have a minimum 50-foot wetland buffer, all protected ephemeral streams, not

CONTINUED ON NEXT PAGE

3. Environmental Guidelines Draft Updates – Public HearingCONTINUED

including roadside drainage ditches, plus a 50-foot buffer, and all slopes 15 percent or greater that begin within these buffers; and 5) a requirement to minimize the disturbance of natural resources throughout the Ten Mile Creek watershed, especially forests in the headwater areas, all interior forest, the forest bounded by the two northernmost environmental buffer areas on the north and south, I-270 on the west, and the existing agricultural fields on the east of the Miles-Coppola properties, all forest that begins within or abuts environmental buffers on the Pulte/King properties, and all forest on County-owned properties.

Other proposed updates include the addition of references to new SPAs and Overlay Zones, updated mapping of County watersheds and sub-watersheds, updates related to the County's definition of impervious surface, revisions to the State Water Use-Classes, and revisions to the State Water Quality Criteria for the Water Use-Classes. Staff added that text references and other minor changes needed to reflect and refer to material in proposed new Chapter VIII and other technical updates have also been drafted.

There followed a brief Board discussion.

***4. The Guardian**

A. Sketch Plan Amendment No. 32017008A---CR 5.0 C 4.0 R 4.75 H 145’, 0.68 acres. Within the approved maximum density, request to increase nonresidential density from 7,496 to 7,827 square feet and correspondingly decrease residential density from 142,414 to 142,083 square feet, and modify public benefit categories; located on the southeast corner of Georgia Avenue at Cameron Street; 2000 Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions

B. Site Plan Amendment No. 82017010A---CR 5.0 C 4.0 R 4.75 H 145’, 0.68 acres. Within the approved maximum density, request to increase nonresidential density from 7,496 to 7,827 square feet and correspondingly decrease residential density from 142,414 to 142,083 square feet, modify public benefit categories, remove all onsite parking, and relocate loading access point; located on the southeast corner of Georgia Avenue at Cameron Street; 2000 Silver Spring CBD Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation for approval of the Sketch Plan Amendment cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Planning Department staff offered a multi-media presentation and discussed proposed Sketch and Site Plan Amendment requests to revise the previously approved density, public benefit categories, parking, and loading access for a mixed-use development. The 0.68-acre property is located on the southeast quadrant of the intersection of Georgia Avenue and Cameron Street and is zoned Commercial/Residential (CR) within the Silver Spring Central Business District (CBD) Sector Plan area as well as the Silver Spring Parking Lot District (PLD). The site is currently developed with a vacant six-story office building with ground-floor retail space, identified as the Guardian Building. In 2017, the Planning Board approved Sketch and Site Plans

CONTINUED ON NEXT PAGE

***4. The Guardian**CONTINUED

for the adaptive re-use of the existing building, allowing an increase of maximum height to 138 feet and its conversion to a mixed-use project with up to 142,414 square feet of residential uses for up to 177 multi-family units with 12.5 percent Moderately Priced Dwelling Units (MPDUs) and 7,496 square feet of non-residential uses.

Staff noted that the applicant proposes to modify the previous approvals by reallocating 331 square feet of residential uses to non-residential uses within the approved maximum density of 149,910 square feet and up to 176 dwelling units with 12.5 percent MPDUs, resulting in an increase of ground floor non-residential uses from 7,496 square feet to 7,827 square feet and a decrease of residential uses from 142,414 square feet to 142,083 square feet. The applicant also proposes to entirely remove the previously approved 24 parking spaces from the site, resulting in the loss of 20 public benefit points for structured parking, remove the parking garage entrance, reduce the width of the previously approved driveway entrance for loading and the parking garage from 37 feet to 20 feet, and remove the approved loading entrance, instead utilizing the existing curb cut for loading and deliveries, which was the previously approved parking garage entrance and will allow for additional storefront space where the loading bay was originally located.

There followed a brief Board discussion.

***9. King Souder Property, Preliminary Plan No. 120210060**---Request to create sixty-two (62) lots for Townhouse Living units and two (2) lots for Single-Unit Living including 25% MPDUs; 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 and R-90 Zones with TDR 1.16 Overlay; 2006 Damascus Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide a property for townhouse and single-family detached living units. The 10.91-acre property, identified as the King Souder property and consisting of un-platted parcels P885, N838, and N867, is located on the west side of Ridge Road (MD27), approximately 475 feet north of its intersection with Bethesda Church Road, and is split-zoned, with 9.06 acres zoned Commercial/Residential/Town (CRT) and Transferable Development Rights (TDR) Overlay, and 1.84 acres zoned Residential, within the Damascus Master Plan area and the Bennett Creek watershed. The site is currently developed with a single-family detached residence, which is accessed via a private driveway from MD27. A perennial seep and stream are located in low point along the northern corner of the property.

Staff then briefly discussed previous approvals for the site, specifically a 2020 Concept Plan proposing 60 townhouse living units and two single-family detached dwellings. Staff noted that extensive feedback regarding proposed lot layout and orientation has resulted in the revised layout under review today.

Staff noted that following the demolition of the existing residence, the applicant proposes to create 62 lots for the construction of a mix of 62 front-loaded and rear-loaded townhouse units within the CRT portion of the site, and two lots for two single-family residences within the residential portion, all to be served by public water and sewer. The proposed development will be accessed from MD27 via a new public street that will allow for future extension to the adjacent property. The development will also offer a connection across Bethesda Church Road to Oak Ridge Conservation Park, multiple connections to Damascus Elementary School, a 10-foot

CONTINUED ON NEXT PAGE

***9. King Souder Property**

CONTINUED

wide shared-use path along MD27, which will be extended to the Bethesda Church Road intersection, and natural surface trails. Staff also discussed minor corrections to the staff report.

Staff then briefly discussed the associated Forest Conservation Plan, noting that the applicant proposes to remove 4.23 acres of forest and retain 2.13 acres, which results in a 1.34 reforestation requirement that will be met through 0.39 acres of onsite planting and 0.95 at an offsite forest bank or pay a fee-in-lieu if no forest bank mitigation credits are available. All the retained and planted forest, as well as an existing environmental buffer area, will be protected in a Category I Conservation Easement. The applicant has also submitted a variance request to remove 10 protected trees and impact, but not remove, seven others, which will be mitigated through the onsite planting of three overstory trees. Staff supports the variance request.

Ms. Soo Lee-Cho, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

5. Silver Spring Downtown & Adjacent Communities Plan – Planning Board Briefing--Project Update – Briefing on April Community Visioning Sessions Summary/Concept Framework Plan. This briefing to the Planning Board will include an update on the Community Visioning Sessions that took place in April and planning staff will share a draft of the Concept Framework Plan that resulted from those visioning sessions.

Staff Recommendation: Receive Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the visioning phase for the Silver Spring Downtown and Adjacent Communities Plan. According to staff, the visioning for the plan kicked off in March 2021 with many opportunities for community members to participate in both live sessions and web-based platforms. Also, six live virtual interactive sessions were held in March and April, during which participants' comments and ideas were captured in real-time on interactive "jam" boards. Videos and Portable Document Formats (PDFs) of the jam boards were then posted on the plan website and shared with the community. In May, four Chat with a Planner sessions were held to provide stakeholders with the opportunity to meet with members of the planning team to learn about and discuss specific tools, strategies, or policies relevant to the plan. In all, there were 151 unique participants in the live virtual events, 74 responses to a post-event survey, 847 subscribers to the plan eNewsletter, and over 500 comments on an interactive ReactMap. Staff then synthesized the visioning work and developed a vision statement, plan themes, and a draft Concept Framework Plan that will serve as the basis for draft recommendations. Staff added that they have continued to meet with smaller groups to increase participation and awareness among groups who have not previously been involved with the plan.

Staff discussed the stakeholder and community feedback from the visioning phase, noting that the Downtown area consists of four distinct districts, including South Silver Spring, Metro Center/Ripley District, Fenton Village, and North Silver Spring. The key takeaways include a need for more open space, more affordable housing, improved connection between opposite sides of the rail line, the need to establish East-West Highway (MD410) as more of a retail spine, and Jesup Blair Local Park improvements for the South Silver Spring District; a need for a more comfortable pedestrian environment, improved wayfinding and arrival experience at the transit center, and the need for a well-designed Purple Line station for the Metro Center/Ripley District; a need to preserve the existing diversity, pedestrian improvements along Fenton Street, and a

CONTINUED ON NEXT PAGE

5. Silver Spring Downtown & Adjacent Communities PlanCONTINUED

need for more open space for the Fenton Village District; and the need to recognize the Veterans Plaza area rather than the intersection of Colesville Road (US29) and Georgia Avenue (MD97) as the heart of Downtown, and to explore the redevelopment potential of existing parking garages in the North Silver Spring District. For the Adjacent Communities, takeaways include concerns regarding missing middle housing, the potential for loss of green space and trees, increased traffic, and congestion, maintaining compatible development, and support for diversity. In response to this feedback, staff has developed four themes to be addressed by the plan, including diversity, resiliency, connectivity, and community health.

Staff then briefly discussed the proposed draft framework plan, which aims to identify key components of the existing urban fabric, with any issues that emerged during the visioning phase, and to build upon this structure and lay the groundwork for a more cohesive urban fabric for the next 20 years. The next steps for the plan include draft recommendations work throughout the Summer, a Planning Board briefing on key preliminary ideas scheduled for July 29, presentation of draft recommendations to the public scheduled for the Fall, and presentation of the Working Draft of the plan to the Planning Board scheduled for late October.

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

8. Vision Zero 2030 Action Plan

Staff Recommendation: Provide Comments to the County Executive's Office on the Vision Zero 2030 Action Plan

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to transmit comments to the County Executive's Office, as discussed during the meeting, and as stated in the attached transmittal letter.**

Following brief opening remarks by Planning Department staff, Mr. Wade Holland of the County Executive's Office offered a multi-media presentation and discussed the proposed Vision Zero 2030 Action Plan. According to Mr. Holland, Vision Zero is a proven approach to preventing roadway-related deaths and severe injuries. It represents a fundamental change in the planning and design of roads, shifting from a focus on maximizing motor vehicle efficiency to ensuring safety regardless of whether travel is by car, bus, bicycle, or foot. The Vision Zero 2030 Action Plan provides a roadmap for the County to reach Vision Zero goals by 2030 and includes a detailed work plan for the next two years. Mr. Holland noted that auto crashes cost the County approximately \$476 million in economic losses and \$3 billion in total losses each year, with the Wheaton, Aspen Hill, Germantown, Glenmont, and Gaithersburg areas having the highest serious and fatal crash density from 2015 to 2019. The three-phased plan seeks to address this issue and has included fact finding and community outreach; workgroup development of objectives, strategies, action items, and performance measures; and community review of the current phase.

Mr. Holland noted that the Action Plan is focused around three themes, each developed through its own inter-agency working group: 1) the Complete Streets working group, which is addressing street design and engineering, as well as speed management; 2) the Multimodal Future working group, which is addressing improved mobility options, land use planning, and vehicle design and technology; and 3) the Culture of Safety working group, which is addressing education, enforcement, regulation, and post-crash emergency response. From 45 action items categorized by the three working group themes, 10 have been designated priority action items, including high injury network projects; examining the speed limit on all projects; frequent, protected crossings; pedestrian and bicycle infrastructure improvements along new transportation

CONTINUED ON NEXT PAGE

8. Vision Zero 2030 Action PlanCONTINUED

projects; signal timing and phasing; separated, low-stress bicycle facilities; sidewalk construction and upgrades; improving transit stop safety; providing safety upgrades during routine maintenance; and ending impaired driving deaths.

Planning Department staff then discussed the Planning and the Parks Departments' roles in the Vision Zero 2030 Action Plan, noting that nine Planning and Parks Departments staff members participated in the working groups, and each working group included at least one staff member from either Department. Of the 45 priority actions categorized by the three working groups, there are eleven with roles for the Planning and Parks Departments, including provision of additional protected crossing locations by installing new traffic signals and beacons; provision of separated, low-stress bicycle facilities; safe trail crossings; safe routes to schools; continued shared streets programs; Predictive Safety Analysis to identify high-risk locations; development of pick up/drop off zones and loading management tools; clarification of responsibilities regarding snow removal from bikeways, sidewalks, and transit stops; development of parking lot design guidelines; incorporation of Vision Zero into transportation and land use planning; and participation in the Future Technology Task Force to prepare for autonomous vehicles.

Staff then discussed their recommendations, which include: 1) elevating the improved lighting Action Item to a Priority Action Item; 2) including measures that tie in the goals and objectives of recent and ongoing planning efforts; 3) incorporating equity into the plan's metrics; and 4) calculating and publishing the plan's metrics as part of each two-year work plan.

There followed extensive Board discussion with questions to staff and Mr. Holland, during which the Planning Board instructed staff to explore the feasibility of implementing the Twenty is Plenty initiative.

6. Planning Board Virtual Tour – Great Seneca Science Corridor, Life Sciences Center

Staff Recommendation: Planning Board Tour of the Great Seneca Science Corridor, Life Sciences Center

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Planning Board Commissioners took a Virtual Tour of the Great Seneca Science Corridor, Life Sciences Center organized by Planning Department staff.

7. Great Seneca Science Corridor Minor Master Plan Amendment – Public Hearing

Staff Recommendation: The Planning Board Will Receive Testimony on the Public Hearing Draft of the Great Seneca Science Corridor Minor Master Plan Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Testimony.

A TRANSCRIPT OF THE PUBLIC HEARING FOR THIS ITEM IS ON FILE IN THE MONTGOMERY COUNTY PARK AND PLANNING COMMISSION (M-NCPPC) ARCHIVES OFFICE IN WHEATON, MARYLAND.