



**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, July 1, 2021, at 9:02 a.m. and adjourned at 2:34 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, and Items 9, 8, and 11, discussed in that order, are reported on the attached agenda.

Commissioner Verma left the meeting during discussion of Item 5 and returned prior to discussion of Item 6. He left again following discussion of Item 6 and returned prior to discussion of Item 8.

The Planning Board recessed for lunch at 12:40 p.m. and reconvened via video conference at 1:30 p.m.

Item 7 is reported on the attached agenda.

There being no further business, the meeting was adjourned at 2:34 p.m. The Planning Board reconvened at 2:40 p.m. via video conference to attend a Closed Session meeting of the Maryland-National Capital Park and Planning Commission (M-NCPPC), or the Full Commission, to obtain legal advice and consider matters related to collective bargaining negotiations. The next regular meeting of the Planning Board will be held on Thursday, July 8, 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, July 1, 2021**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Audubon Naturalist Society Woodend Sanctuary Final Forest Conservation Plan No. SC2020007 - MCPB No. 21-041

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*B. Record Plats**

**Subdivision Plat No. 220210570, B.H. Warner's Addition to Kensington** -- R-60 zone; 1 lot; located on the west side of Warfield Street, 300 feet south of Howard Avenue; Kensington Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** VERMA/CICHY

**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. 5225 Pooks Hill Road, CU202108---R-H, 24.7 acres.** Request to transmit comments to the Hearing Examiner on a Conditional Use application to allow a retail/service establishment (massage therapy) within the Arcade Level of the multi-unit high rise, Promenade Towers. Located on Pooks Hill Road approximately 400 feet west of Linden Avenue; 1990 Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action required for Hearing by Hearing Examiner on July 23, 2021)**

**2. Iglesia Vida Nueva Church: Preliminary Plan No. 120210020, Regulatory Review Extension Request No. 1---**Request to extend the regulatory review period for an additional three months until November 5, 2021; Application to create one lot for a religious assembly with capacity for up to 294 persons; 4.1 acres; RE-2C; located approximately 800 feet from the intersection of Old Columbia Pike and Randolph Road; Fairland Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: 1. & 2. VERMA/CICHY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: 1. Approved staff recommendation to transmit recommendations to the Hearing Examiner, as stated in the attached transmittal letter.**

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

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of June 17, 2021

**BOARD ACTION**

**Motion:** VERMA/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of June 17, 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 offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: the status of ongoing Enterprise Division summer tennis, hockey, and figure skating camps at the tennis centers and ice arenas; the recent ribbon cutting ceremony for the Meadowbrook Stables covered equestrian riding ring, held on Saturday, June 19; the status of the 2020 Montgomery County Historic Preservation Awards, with the Parks Department winning the County Executive Award for their comprehensive project to rehabilitate the Upton Darby House and the Seneca/Poole Store in Poolesville; the upcoming National Youth Cricket League Championship scheduled for July 2 through 12 in Howard and Montgomery Counties, featuring teams from around the United States; the recent installation of 13 selfie stands throughout numerous parks, including Little Bennett Regional Park, Dickerson Conservation Park, Tilden Woods Stream Valley Park, and the Burnt Mills Special Park; the recent retirement of Phil Normandy, the Plant Selection Manager at Brookside Gardens for 42 years; and the recent suspension of the alcohol allowance for the Picnic in the Parks initiative due to the lifting of Maryland’s State of Emergency status on July 1.

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

**\*3. ELP Bethesda at Rock Spring**

**A. Sketch Plan No. 320210030**---Request to redevelop the property with a 2,353,236 sf continuing care retirement community; located at 10400 Fernwood Rd, Bethesda; 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 with Conditions*

**B. Preliminary Plan No. 120210040**---Request to redevelop the property with a 2,353,236 sf continuing care retirement community comprised of up to 1,300 independent living units; 210 assisted living and memory care units; 50 units of skilled nursing care, and up to 5,300 square feet of retail; located at 10400 Fernwood Rd, Bethesda; 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 with Conditions*

**BOARD ACTION**

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

**Vote:**

**Yea: A. & B. 5-0**

**Nay:**

**Other:**

**Action: A. Approved staff recommendation for approval of the Sketch Plan cited above, subject to 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 Preliminary Plan cited above, subject to revised conditions discussed during the meeting, 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 Preliminary Plan requests to subdivide and redevelop a property for Continuing Care Retirement Community (CCRC) uses. The 33.64-acre site, identified as Lot N737 Rock Spring Park, part of Parcels 6 and 12, is located on Fernwood Road, bounded by Interstate 270 (I-270) to the west, and is zoned Commercial/Residential/Floating (CRF) within the Rock Spring Sector Plan area. The site is currently developed with the 775,000-square-foot Marriott headquarters office building, located towards the center of the property, and a three-level curvilinear structured parking garage located on the western side. Large surface parking lots cover much of the property between the parking garage and the office building and along Fernwood Road.

CONTINUED ON NEXT PAGE

**\*3. ELP Bethesda at Rock Spring**CONTINUED

Access to the site is currently provided by four existing driveways, including three signalized, full-movement access points from Fernwood Road. The southernmost entrance is located at a signalized intersection with a shared access drive that also provides access to Bethesda Marriott Suites and the office complex located directly south of the property. An additional right-in, right-out only driveway located on Fernwood Road between Rockledge Drive and Rock Spring Drive will be removed. Staff added that the Thomas Branch stream runs along the southern boundary of the property, which also contains areas of wetland and the Federal Emergency Management Agency (FEMA) designated floodplain.

Staff noted that following the demolition of the existing office building, the applicant proposes to subdivide and redevelop the property in three phases with a 2,353,236-square-foot CCRC comprised of up to 1,300 independent dwelling units, 160 to 210 assisted living memory care units, and 30 to 50 skilled nursing units to be staffed by approximately 650 full-time employees. The existing parking garage will remain. In addition to the residential units, a total of approximately 100,000 to 130,000 square feet of amenity space will be provided within the CCRC, including food service, recreation areas, exercise rooms, and medical support space. The proposed project also includes approximately 5,300 square feet of retail to be located on Fernwood Road at the intersection with Rockledge Drive. In addition to linear open space that includes a walking path, the applicant will also provide a 1.6-acre public park that will be dedicated to the Parks Department. Three of the existing full-movement signalized access points will remain, with the southernmost access road west of the entrance to the adjacent property to be relocated further to the north, out of the Thomas Branch stream valley buffer. During the first phase of development, the applicant will implement a road diet that entails the removal of one eastbound lane of Fernwood Road to allow construction of a separated bike lane along its frontage that will eventually connect the Fernwood Road and Democracy Boulevard intersection to the future Westlake Terrace bicycle improvements. Staff then briefly discussed minor corrections to the staff report and the Preliminary Plan conditions of approval.

Staff has received correspondence from two neighboring property owners expressing concerns regarding the proposed removal of mature trees along Fernwood Road and the lack of open space between the street and proposed buildings. Staff has addressed these issues, as detailed in the June 21 technical staff report.

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

Parks Department staff then briefly discussed the proposed public open space and answered questions from the Planning Board.

Ms. Trini Rodriguez, member of the applicant's team, offered comments and answered questions from the Planning Board.

There followed extensive Board discussion with questions to staff, during which the Planning Board recommended that art and amenities geared toward younger teens, especially girls, be considered for open space areas for future projects.



**4. Great Seneca Science Corridor Minor Master Plan Amendment Worksession No. 2: Draft Mark-Up**

*Staff Recommendation: ~~Discussion and Provide Guidance to Staff~~ Discussion, Review and Approval of the Planning Board Draft for Transmittal to the County Executive and County Council*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the recommended changes to the Public Hearing Draft of the Great Seneca Science Corridor Minor Master Plan Amendment, and transmittal of the Planning Board Draft to the County Executive and County Council.

Planning Department staff offered a multi-media presentation and discussed proposed changes to the Public Hearing Draft Plan of Phase 1 of the Great Seneca Science Corridor Minor Master Plan Amendment, which are based on the public testimony received and guidance from the Planning Board. During the June 17 worksession, staff offered two recommendations: 1) create an interim stage, between Stage 1 and Stage 2, that shifts 400,000 square feet of non-residential development from Stage 2 to this interim stage. Release the 400,000 square feet of non-residential development capacity immediately through this interim Stage; and 2) initiate a comprehensive amendment to the 2010 Plan to address the departures and barriers from the 2010 Plan vision identified through this Amendment, as well as the staging requirements, in order to integrate policy guidance from countywide plans and initiatives including Corridor Forward: The I-270 Transit Plan, Thrive Montgomery 2050, and Vision Zero, as well as to employ a robust outreach and engagement strategy to create a plan that advances racial equity and social justice. During the June 17 worksession, staff noted that the testimony received for the Public Hearing Draft focused on three main ideas: 1) that new development approvals should not go to areas that have significant pipeline development that is approved but unbuilt; 2) that projects should have to use or lose approvals; and 3) that the Corridor Cities Transitway (CCT) is an impediment to development and should be eliminated as a staging requirement.

In response to the comments received during the Public Hearing, staff recommends revising the Public Hearing Draft with the following additions: 1) additional language in staff recommendation 1 stating that the proposed 400,000 square feet of non-residential development capacity is limited to the Life Sciences Center (LSC) North, LSC Central, and LSC South

CONTINUED ON NEXT PAGE

**4. Great Seneca Science Corridor Minor Master Plan Amendment Worksession No. 2:  
Draft Mark-Up**

CONTINUED

Districts, with new development capacity allocations through the interim stage prohibited in the LSC West and LSC Belward Districts; and 2) additional language in staff recommendation 2 clarifying that the proposed comprehensive amendment will also address changes to, or the potential elimination of, staging requirements. Staff then recommended that the Planning Board approve all recommended changes to the Public Hearing Draft Plan and transmit the Planning Board Draft to the County Executive and County Council.

There followed a brief Board discussion with questions to staff.

**5. Anna Gonzalez Group Day Care, Conditional Use No. CU202107**---Request to increase capacity of existing daycare from 8 to 12 children on a 5,186 square foot lot in the R-60 Zone; located at 9803 Montauk Avenue, Bethesda, within the 1992 North Bethesda Garrett Park Master Plan area.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action required for Hearing by Hearing Examiner on July 19, 2021)**

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA TEMPORARILY ABSENT**

**Action: Approved staff recommendation to transmit recommendations to the Hearing Examiner, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to increase the capacity of an existing day care facility. The approximately 5,300-square foot property, identified as Lot 22, Block F, is located on the northeast quadrant of the intersection of Montauk Avenue and Stoneham Road, and is zoned Residential within the North Bethesda/Garrett Park Master Plan area. The site is currently developed with a detached single-family residence with no driveway in which the applicant has been operating a Family Day Care facility for up to eight children from infancy through five years of age for approximately two years. Parking is currently accommodated with unrestricted on-street parking along both sides of Montauk Avenue.

Staff noted that the applicant proposes to expand the facility from a Family Day Care to a Group Day Care facility for up to 12 children, which will be staffed by two resident and two non-resident employees. No physical changes are proposed with this application. Staff added that the applicant is seeking a parking waiver from the two required off-street parking spaces for the house. Because the existing property has no driveway nor any location for off-street parking, the applicant proposes to provide off-site parking along Montauk Avenue. Though staff supports the waiver request, noting that many of the original homes within the surrounding neighborhood similarly lack off-street parking, they do recommend limiting scheduled parental drop-off and pick-up to two vehicles every 15 minutes to minimize impacts to the neighborhood.

Ms. Cintya Castro, member of the applicant’s team, offered brief comments.

There followed a brief Board discussion.

**\*6. Kilmain ETC (Parcel P440): Preliminary Plan No. 120200180**---Application to create 9 lots for 8 new single-family detached dwelling units and one existing single-family detached dwelling unit, and a 323.76 acre farm remainder, on the northside of Whites Ferry Road (MD 107), west of Poolesville, approximately 3,000 feet southeast of Wasche Road; 355.35 acres, 1980 Preservation of Agricultural & Rural Open Space Functional Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** ANDERSON ABSTAINED

**Action:** Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, 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 a proposed Preliminary Plan request to subdivide a parcel of land for the creation of a family farm. The 355-acre property, identified as Parcel 440, is located on the north side of White’s Ferry Road, bounded by West Hunter Road to the north, and is zoned Agricultural Reserve within the Preservation of Agriculture and Rural Open Space Functional Master Plan area and the Quarry Branch and Broad Run Watersheds. The site, an active farm, is currently developed with a single-family detached house, barn, and other various agricultural structures, which are accessible from Whites Ferry Road via an existing driveway constructed of asphalt millings.

Staff noted that the applicant proposes to subdivide the existing parcel to create nine lots and for the existing residence and eight new single-family residences to accommodate a family farm. Two agricultural remainder parcels totaling 324 acres will also be created, though they will not be platted and will remain as agricultural land. Proposed Lots 1 through 5 range in size from 2.45 to 3.09 acres. Each lot will be served by an on-site private well and sand mound septic system. Due to the existing soil conditions, the applicant is constrained on the location and configuration of the proposed sand mound systems, and as a result, proposed lots 6 through 9 will exceed three acres, with the largest of the lots being 4.76 acres in size. Staff noted that while the Bicycle Master Plan recommends a six-foot-wide bikeable shoulder along approximately 1,100 linear feet of property frontage on Whites Ferry Road, such a shoulder will require significant grading, relocation of a farm pond, realignment of at least one stream, significant impact to a wetland, reconstruction of a 48-inch box culvert and headwall, and the removal of a portion of existing forest. Due to these constraints, staff supports the applicant’s request to pay a

CONTINUED ON NEXT PAGE

**\*6. Kilmain ETC (Parcel P440)**CONTINUED

fee-in-lieu of constructing the bikeable shoulder, which will consist of contributions of \$16,000 per each new lot, or a total of \$128,000, to the Montgomery County Department of Transportation (MCDOT) Annual Bikeway Capital Improvements Program, to be paid at the time of building permit issuance. The applicant is also requesting a 10-year Adequate Public Facilities (APF) period, instead of the typical five-year validity, to allow time for the children and grandchildren to decide if they want to build on the family farm, and to allow them to be financially ready. Staff then briefly discussed minor revisions to the Conditions of Approval.

Staff then discussed the associated Final Forest Conservation Plan, noting that of the 104.78 acres of existing high priority forest, the applicant proposes to remove 0.18 acres while saving 16.72 acres onsite within a Category I Conservation Easement. The applicant has also submitted a variance request to remove one high priority tree and impact another one, which will be mitigated through the onsite planting of four overstory native trees. Staff supports the variance request. Staff added that the applicant will also place 2.84 acres of stream buffer on the agriculturally exempted portion of the property in a Category I Conservation Easement as mitigation for the necessary encroachment of the portion of the driveway that accesses the existing house and proposed Lots 4, 5, 6, and 7 through approximately 1,030 feet of stream buffer and approximately 350 feet of floodplain.

Ms. Francoise Carrier, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and Ms. Carrier, during which the Planning Board instructed staff to revise the language in condition 12 regarding the amount of the fee-in-lieu payment to MCDOT to clearly state that the payment is \$16,000 for each of the eight new lots, for a total payment of \$128,000. The Board also requested that staff work with MCDOT to develop a standard methodology for determining fee-in-lieu payments, and to return to the Planning Board with a briefing on the subject.

**9. Environmental Guidelines Draft Updates – Worksession**---Worksession on 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: Approval of Updates to the Environmental Guidelines*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/PATTERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** VERMA TEMPORARILY ABSENT

**Action:** **Approved staff recommendation for approval of the updates to the Environmental Guidelines, as discussed during the meeting.**

Planning Department staff offered a multi-media presentation and discussed proposed draft updates to the Environmental Guidelines. Staff noted that the proposed updates will specifically address changes needed to reflect the environmental provisions in the approved and adopted Ten Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area (SPA); changes required to address the County Council’s subsequent actions to create the Clarksburg East and Clarksburg West Overlay Zones, and the Ten Mile Creek SPA; changes needed to incorporate previously approved decisions at the local and State level that have occurred since the last revision to the Environmental Guidelines in 2000, such as other new SPAs and new State water quality criteria; and redrafted figures and maps to provide greater clarity and legibility. Following a June 3 Planning Board Public Hearing on the proposed updates, staff compiled the comments received, developed responses and recommendations, and identified some additional minor clarifications to improve the Guidelines. Following Planning Board approval, the updates will be consolidated into a revised document that will be finalized by the Planning Department Communications team for posting on the Department website.

Staff discussed the comments received during the Public Hearing, which questioned the necessity of the requirement to minimize grading; the necessity of the soil compaction requirement; the necessity of the requirement to maximize the retention of onsite vegetation in addition to Forest Conservation Act requirements; the necessity for the soil decompaction and aeration techniques and soil amendments requirement; and the necessity of restating language already in the Ten Mile Creek Limited Master Plan Amendment. In response to these comments, staff recommends retaining the language as written. Regarding a comment questioning the need

CONTINUED ON NEXT PAGE

**9. Environmental Guidelines Draft Updates**

CONTINUED

to include the Code of Maryland Regulations (COMAR) that may be amended by the State, staff proposes to delete the proposed updated COMAR text referring to water quality criteria specific to designated uses and the State anti-degradation policy, provide references to these COMAR sections for further information, and modify the introductory paragraph in Appendix A of the Guidelines to reflect these changes. Staff then briefly discussed additional minor adjustments to the Guidelines for clarity and consistency, as detailed in the June 24 technical staff report.

There followed extensive Board discussion, during which the Planning Board instructed staff to include additional language in the updates stating that specific site conditions and elements of the Urban Design Guidelines should be taken into consideration when assessing Maximum Extent Practicable (MEP).

**8. 2021 Local Area Transportation Review (LATR) Guidelines**---Planning staff will brief the Planning Board on proposed revisions to these Guidelines resulting from changes made by the County Council with the recent adoption of 2020-2024 Growth & Infrastructure Policy (GIP).

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to approve proposed revisions to the 2021 Local Area Transportation Review Guidelines, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and discussed proposed revisions to the 2021 Local Area Transportation Review (LATR) Guidelines. Staff noted that the County Council adopted the 2020-2024 Growth and Infrastructure Policy (GIP) on November 16, 2020. The Council's actions warranted an update of the guidelines used in support of the administration of the transportation-related elements of the GIP. The new guidelines, which staff has provided as an attachment to the June 24 technical staff report, refine the context-sensitive and multi-modal transportation analysis methods reflected in the 2017 Local Area Transportation Review (LATR) Guidelines. In addition, the guidelines contain many new ideas that emphasize the desire to better reflect the County's multi-modal and Vision Zero-related goals and objectives in the context of the evaluation of local transportation system performance for subdivision applications. The key changes reflected in the updated document include: 1) Prioritize motor vehicle mitigation strategies designed to improve travel safety; 2) Require a Vision Zero Statement for all projects estimated to generate 50 or more net new weekday peak-hour person trips; 3) Introduce the application of a Pedestrian Level of Comfort (PLOC) measure to evaluate pedestrian system adequacy; 4) Eliminate the motor vehicle adequacy test in Red Policy Areas, such as Metrorail Station Policy Areas and Purple Line Station Areas, where multimodal transportation options are more prevalent; 5) Exempt bioscience facilities, for the next four years, from all LATR tests to provide faster approval of facilities that support biological research and development or the manufacturing of related products, and provide significant employment opportunities in the county; and 6) Update the scoping and mitigation requirements for developer-funded bikeways, sidewalks and bus shelters, for a more robust adequacy evaluation.

CONTINUED ON NEXT PAGE



**8. 2021 Local Area Transportation Review (LATR) Guidelines**CONTINUED

Staff added that earlier this year, Planning Department and Montgomery County Department of Transportation (MCDOT) staff were contacted for comments and suggested revisions pertaining to the updated draft *Guidelines*. Much of this feedback is reflected in the attachment to the staff report, and the changes reflected in the updated Guidelines will be the focus of the discussion today. In addition, following the release of the updated draft Guidelines on June 10, 2021, Planning staff has identified several minor revisions and/or clarifications that are proposed to be incorporated into the document.

The following speakers offered testimony: Mr. Erwin Andres of Connecticut Avenue NW, and representing Gorove Slade Co.; Mr. Dustin Schade of South Clark Street, and representing the Lidl Co.; Mr. Daniel Goodman of South Clark Street and member of the Lidl Co.; Mr. Praveen Bolarum of Frederick Road and owner of the Jai Sai Property; and Ms. Francoise Carrier, attorney from Bergman, Berbert, Schwartz & Gilday.

There followed a brief Board discussion with questions to staff and some of the speakers.

**11. Post-Pandemic Traffic Counts Data Collection Policy** ---The Planning Board will be briefed on a Planning staff recommendation to return to the acceptance of new traffic counts collected, without the application of an adjustment factor, after county public schools open for the coming school year.

*Staff Recommendation: Discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing followed by Board Discussion.**

Planning Department staff offered a multi-media presentation and briefed the Planning Board on a proposed staff recommendation to return to the acceptance of new traffic counts collected, without the application of an adjustment factor, after the county's public schools reopen for the coming school year on August 30, 2021. Staff noted that on March 14, 2020, the Planning Department initiated an interim policy to not accept transportation impact studies using traffic counts taken during the COVID-19 pandemic. The policy was updated on May 7, 2020 to reflect changing conditions and to allow the use of existing counts taken prior to the pandemic, with potential modifications. On September 24, 2020, the Planning Board was briefed on an updated version of this interim policy designed to reflect the absence of in-person learning in the county's public schools and resultant absence of traffic associated with travel to and from public schools. The adverse conditions associated with the COVID-19 pandemic continue to abate as evidenced by the county's recent advancement to Phase 3 of the COVID-19 recovery plan in recognition of increasing vaccinations of area residents. Recently observed daily travel volumes on interstate roadways have nearly returned to pre-pandemic levels while local roadways continue to exhibit volumes somewhat lower than pre-pandemic levels.<sup>1</sup> Relative to pre-COVID traffic volumes, other data demonstrate that the distribution of traffic is generally flatter during peak travel hours.

With the opening of public schools later this summer, Planning staff believes travel volumes and patterns will represent a new normal, and that as pandemic conditions continue to subside, it will take quite a while for traffic volumes on all roadways to fully return to pre-pandemic levels. Accordingly, the Planning Department is planning to end the interim policy and return to the standard policy for the collection of new traffic counts as described in the LATR Guidelines. This includes generally not accepting counts more than one year old. Staff will be the Planning Board on the Planning Department's plans to move forward with the collection of

CONTINUED ON NEXT PAGE

**11. Post-Pandemic Traffic Counts Data Collection Policy**

CONTINUED

new traffic counts in support of transportation impact studies. Until that time, the Planning Department will continue to operate under the current interim policy, as presented to the Planning Board on September 24, 2020, with one notable exception. New traffic counts taken during the summer months before schools open will not be accepted, as per usual. Historical counts, up to three years old, will continue to be accepted until August 30.

There followed a brief Board discussion with questions to staff.

\

**7. Connected DMV Regional Economic Development Strategy 1.0 Informational Briefing***Staff Recommendation: Receive Briefing***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing followed by Board Discussion.**

Planning Department staff introduced Mr. George Thomas, Vice President of Innovation and Strategic Initiatives, and Geoffrey King, Director of Business Solutions at Connected DMV who, together with staff, offered a multi-media presentation and provided a briefing regarding the Connected DMV Regional Economic Development Strategy (REDS) 1.0 Report. Staff noted that Connected DMV is a non-profit regional collaboration across Washington D.C., Maryland, and Virginia with participants from local jurisdictions, federal agencies, industry, community, and academia who work together to advance the region's top opportunities, generate economic development, and shape a stronger future for the well-being of our region. The governing members of Connected DMV include the Greater Board of Trade, the Metropolitan Washington Council of Governments, the Consortium of Universities of the Washington Metropolitan Area, and the Washington Metropolitan Area Transit Authority. Additionally, the Joint Force Headquarters National Capital Region has significant regional responsibilities and collaborates closely with Connected DMV. Planning Department Deputy Director Tanya Stern serves as the co-chair of Connected DMV's Planning, Standards and Economic Development Solution Group. More information about Connected DMV can be found at [connecteddmv.org](http://connecteddmv.org).

Mr. Thomas noted that REDS was initiated by Connected DMV's COVID-19 Strategic Renewal Task Force, which is composed of 51 local and state government, industry, academia, and community leaders to deliver regional initiatives to enable economic renewal and social equity. Montgomery County is represented on the Task Force by Benjamin Wu, President and CEO of the Montgomery County Economic Development Corporation (MCEDC). Recognizing that the Washington, D.C. region is one of the rare regions of its size and importance without a regional economic strategy, and that the region, as a whole, would benefit more from collaboration rather than competition among its jurisdictions, the Task Force commissioned a Steering Committee and Working Group to develop REDS. Benjamin Wu of MCEDC serves on the REDS Steering Committee, and Deputy Planning Director Stern and Benjamin Kraft, Planner Coordinator with the Research and Strategic Projects Division, represented the Planning Department on the Working Group, which worked collaboratively between summer 2020 and spring 2021 to develop the REDS 1.0 report.

CONTINUED ON NEXT PAGE

**7. Connected DMV Regional Economic Development Strategy 1.0 Informational Briefing**CONTINUED

Mr. Thomas also added that the REDS 1.0 report recommends focusing on three foundational areas as holding the most potential for regional collaboration. These are: 1) spurring regional equitable growth; 2) conducting regional branding and marketing; and 3) building a regional talent pipeline, which he discussed in detail. He stated that confronting the Region's stark and persistent economic inequity that is manifest along racial, ethnic, and geographic lines, is the guiding priority of REDS. To help address and develop solutions to this inequity, REDS will construct and maintain the DMV Atlas, which will be a storehouse for regional data, a tool for equity-minded data analysis, and a platform for public-facing mapping, visualization, and communication. REDS and the DMV Atlas will be informed by and supported by other concurrent cross-sector Connected DMV regional initiatives such as the Potomac Quantum Innovation Center, the National Capital Hydrogen Center, and the Global Pandemic Prevention and Biodefense Center. The REDS 1.0 report, released in June 2021, and the focus of this briefing, is the blueprint and roadmap for the REDS initiative, which is intended to create an enduring regional collaboration. REDS 1.0 is the initial product of a three-part regional economic development effort, scheduled to proceed as follows: 1) REDS 1.0: Launch collaboration and establish framework (September 2020 – May 2021); 2) REDS 2.0: Formalize collaboration and launch joint programs (June 2021 – June 2022); and REDS 3.0: Operationalize collaboration and deliver sustained programs (2022 -2024).

There followed extensive Board discussion with questions to staff and Mr. Thomas.

**10. CLOSED SESSION**

Executive Session—Pursuant to the General Provisions Article of the Annotated Code of Maryland Art. § 3-305(b)(7), for the purpose to consult with Counsel to obtain legal advice; and (b)(9), to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative Meeting Minutes of the Maryland-National Capital Park and Planning Commission.**