



**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 15, 2021, at 9:00 a.m. and adjourned at 2:08 p.m.

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

Commissioner Patterson joined the meeting at 9:43 a.m. during discussion of Item 3.

Items 1 through 8 are reported on the attached agenda.

Commissioner Verma left the meeting for the day following discussion of Item 4.

The Planning Board recessed for lunch at 12:08 p.m. and reconvened via video conference at 1:11 p.m.

Items 9 through 12 are reported on the attached agenda.

Vice Chair Fani-González left the meeting for the day following discussion of Item 10

There being no further business, the meeting was adjourned at 2:08 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 22, 2021, via video conference.

*M. Clara Moise*

M. Clara Moise  
Sr. Technical Writer/Editor

*James J. Parsons*

James J. Parsons  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, July 15, 2021**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Kilmain ETC (Parcel P440) Preliminary Plan 120200180 - MCPB No. 21-060
2. Miles Coppola Pre-Preliminary Plan 720210010 – MCPB No. 21-051

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*B. Record Plats**

**Subdivision Plat No. 220210580, Yorktown Village** – R-60 zone; one (1) lot located in the southwestern quadrant the intersection of Earlston Drive and Jamestown Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/FANI-GONZÁLEZ

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **There were no Other Consent Items submitted for approval.**

**\*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 offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent proclamation by the County Council recognizing National Parks and Recreation Month on July 13, which was presented by County Executive Marc Elrich and Council Members Andrew Friedson and Gabe Albornoz; the status of the Maydale Nature Classroom summer camps, specifically the Wee Nature Explorers Camp; the recent establishment of a Tree Trust program at Brookside Gardens; the status of Latino Conservation Week, which will be observed from July 17 through 25, with numerous events scheduled throughout the parks, including a guided community cleanup and tour at Broadacres Local Park scheduled for July 17, a nature walk at Long Branch Pool scheduled for July 17, the Storywalk event at Wheaton Local Park scheduled for July 17, the Turtle Talk event at Brookside Nature Center scheduled for July 20, the Family Fishing Fun event at Black Hill Regional Park scheduled for July 21, the Kayak on the Lake event at Lake Needwood scheduled for July 22, the Kids Tree Climbing event at Long Branch-Arliss Neighborhood Park scheduled for July 23, and a park cleanup at the Matthew Henson Trail scheduled for July 24; the upcoming friendship game between the Bethesda Big Train Summer Collegiate Baseball League team and the Israeli national baseball team, scheduled for July 18, as part of Team Israel's exhibition tour in preparation for the 2021 Summer Olympic Games in Tokyo; and the upcoming Yappy Hour event at Elm Street Urban Park, scheduled for this evening.

There followed a brief Board discussion.

**3. Strategy Session #2, FY 23-28 Capital Improvements Program, Department of Parks**

*Staff Recommendation: Briefing and Feedback Regarding the CIP Process*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Parks Department staff offered a multi-media presentation and discussed the FY23-28 Capital Improvements Program (CIP). Staff noted that since the first Strategy Session on April 15, the County Council approved a final version of the FY22 Capital Budget and amended the FY21-26 CIP. According to staff, the approved FY21-26 CIP is \$239,565,000, with 30 percent of funding from General Obligation (GO) bonds, 20 percent from the Maryland Program Open Space, 17 percent from Maryland-National Capital Park and Planning (M-NCPPC) bonds, 14 percent from Current Revenue, six percent from contributions, five percent from State aid, and eight percent from State Water Quality loans and other sources. Fifteen percent of these funds are slated to fund new parks and other facilities, with 23 percent for land acquisition, and 62 percent for renovation and maintenance. Staff added that GO bonds, which fund Non-Local Parks, and M-NCPPC bonds, which fund Local Parks, are subject to Spending Affordability Guidelines (SAG), which is set in early October of odd-numbered years, well before any department or agency has had the opportunity to submit a CIP for Council review. In recent years, the County Council has been lowering SAG levels significantly to address high debt payments associated with the issuance of GO bonds.

Staff discussed the fiscal outlook for FY23-28, noting that the Montgomery County Office of Management and Budget (OMB) held a Capital Budget Kickoff Meeting on July 8, during which OMB provided a revised snapshot of the fiscal outlook and the County Executive's budget priorities, specifically the County priority outcomes, signature initiatives, and critical and high priorities. These include including a growing economy, a greener County, easier commutes, advancing racial equity and social justice, building Bus Rapid Transit (BRT), expanding early care and education, the Smart Growth Initiative, imminent safety hazards, the completion of projects already under construction, renovation of existing infrastructure that requires capital repair, maintaining Level of Effort (LOE) projects, the acquisition and preservation of affordable housing, a focus on financial stability, and COVID-19 impacts and recovery, among others. In addition to the County priorities, staff has also received public feedback from residents through

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**3. Strategy Session #2, FY 23-28 Capital Improvements Program, Department of Parks**CONTINUED

the Enterprise Asset Management (EAM) System, County and M-NCPPC CIP Forums, an online Open Town Hall Meeting held on May 18, and letters and other communications regarding new amenities, park renovations and development, nature centers, access and general use issues, community gardens, environmental stewardship, trails, and land acquisition.

Staff then discussed existing and new projects being considered for the new CIP, including stand-alone projects, such as the Black Hill Sustainable Education Every Day (SEED) Classroom, Blair High School athletic field renovations, and Brookside Gardens Master Plan implementation; and LOE projects to address aging infrastructure and increased use by a growing population. Other emerging issues to be considered for the FY23-28 CIP include equity and a strategy for Long Branch area parks, the Wheaton Regional Park Master Plan, trails, the South Germantown Recreational Park Adventure Playground replacement, and aging infrastructure.

The next steps for the CIP include Planning Board worksessions scheduled for September 9 and 30, with an adoption session scheduled for October 14.

There followed extensive Board discussion with questions to staff.



**4. Budget Transfer Request FY22 Operating Budget – Montgomery Parks – Approval to add positions to support CIP**

*Staff Recommendation: Approve the Budget Transfer Request*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSTAINED**

**Action: Approved staff recommendation to approve the Budget Transfer Request cited above.**

Parks Department staff briefed the Board on a \$287,491 FY22 Budget Transfer request, which will be offset with Capital Improvements Program (CIP) chargebacks for the same amount. Staff stated that all budget adjustments exceeding \$50,000 require Planning Board approval. The requested funds will be transferred to Personnel Services to fund new engineer and Landscape Architectural Project Manager II positions for the Park Development Division (PDD) Powerline Trails CIP project, and two new Park Planning and Stewardship Division (PPSD) natural surface trail crew positions. Staff added that because the cost of adding these four new positions will be offset by labor chargebacks to the CIP, the net operating budget impact is zero.

There followed a brief Board discussion with questions to staff.

**5. Mandatory Referral No. MR2021031: Request for the reacquisition of 9411 Connecticut Avenue, the former Larchmont Elementary School.**

*Staff Recommendation: Transmit Comments to Montgomery County Department of General Services*

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** VERMA ABSENT

**Action:** Approved staff recommendation to transmit recommendations to Montgomery County Department of General Services, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request from Montgomery County Department of General Services (DGS) for property acquisition. The 10.94-acre property is located on the east side of Connecticut Avenue (MD185) and zoned Residential in the Master Plan for the Communities of Kensington-Wheaton area. The site is currently developed with an approximately 35,196-square foot existing school building and 50 surface parking spaces along the northern portion that are currently used by the privately owned and operated Grace Episcopal Day School, a school for pre-kindergarten through fifth grade students. The property is accessed via a driveway from MD185. The site contains approximately 4.25 acres of tree cover, including 2.81 acres within a Category I Forest Conservation Easement along the southern portion, and four acres of lawn area, including a multi-purpose playing field managed by the Community Use of Public Facilities (CUPF). According to staff, the property, the former Larchmont Elementary School, was first leased to Grace Episcopal Church for use as a private school in 1983 and was subsequently sold to Grace Episcopal Church for private educational use in 1999. The sale of the property was approved by the County Council.

Staff noted that DGS is requesting to exercise its Right of First Refusal to re-acquire the property. While the county is re-acquiring the property, it will be leased to Grace Episcopal Church and Grace Episcopal Day School, with no changes in physical structure or programming proposed. The existing multi-purpose field will continue to be managed through CUPF, and no adjustment to the Category I Conservation Easement or amendment to the approved Final Forest Conservation Plan (FFCP) is required. Staff added that any future development and improvements are subject to the applicable plans and policies relevant at the time of redevelopment.

There followed a brief Board discussion with questions to staff.

**\*6. Montgomery Village Center, Site Plan No. 82018002D---**Request to construct Phase 1b which includes 49 townhouses and 34 two-over-two townhouses, for a total of 83 units; reallocation of MPDUs from the condo units to the townhouses; request for a parking waiver; provide Forest Conservation plan revisions; update of utilities, stormwater, grading and additional improvements to the common open space areas; located at the southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road; on approximately 18.78 acres of land zoned CRT-1.5, C-0.75, R-1.0, H-75; within the 2016 Montgomery Village Master Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**BOARD ACTION**

**Motion: PATTERSON/FANI-GONZÁLEZ**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA ABSENT**

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

Parks Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request to begin construction on the second phase, identified as Phase 1B, of a residential development; reallocate the Moderately Priced Dwelling Units (MPDUs); request a parking waiver; revise the approved Forest Conservation Plan (FCP); and update the approved utilities, stormwater, grading, and common open space. The 18.78-acre property is located on the southeast quadrant of the intersection of Montgomery Village Avenue and Centerway Road and is zoned Commercial/Residential/Town (CRT) within the Montgomery Village Master Plan area. The property is currently improved with 226,673 square feet of development, identified as Phase 1A, including 198,591 square feet of retail uses and 28,082 square feet of professional offices, as well as 1,026 parking spaces in numerous parking lots. The site is accessed from Montgomery Village Avenue to the east, Watkins Mill Road to the west, Stedwick Road to the south, and Club House Road to the north.

Staff briefly discussed previous approvals, specifically a 2018 Site Plan for a 32-unit multi-family condo building, including two MPDUs, for a total of 35,100 square feet of residential uses, and up to 165,000 square feet of retail/service uses in Phase 1A of development.

Staff noted that the applicant proposes to begin construction of Phase 1B of the project, which consists of 49 townhouses and 34 two-over-two townhouses; reallocate the MPDUs from the condo units to the townhouses, per Montgomery County Department of Housing and Community Affairs (DHCA) request; and update the approved utilities, stormwater, grading, and

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**\*6. Montgomery Village Center**CONTINUED

common open space area to provide landscaping details, lighting, seating, and lawn areas. The applicant is also requesting a parking waiver to provide fewer than the minimum number of vehicle parking spaces for the retail use. Staff noted that while the total number of vehicle parking spaces for the proposed residential uses exceeds the minimum parking requirement by 99 spaces, the commercial component of the development has a deficit of 48 vehicle parking spaces. Staff added that although the parking waiver allows a reduction in the amount of retail parking, the proposed parking will still satisfy the parking requirements because there are several design features of the project that constrain the ability to provide the amount of required parking.

Staff then discussed the associated Final Forest Conservation Plan (FFCP) Amendment, which reduces the amount of on-site tree canopy retention from 0.52 acres to 0.45 acres and increases the on-site landscape tree planting for an afforestation credit of 1.55 acres. The off-site forest banking mitigation remains at 0.77 acres of forest planted, or 1.54 acres of existing forest protected, with the total afforestation mitigation credit of 2.77 acres being provided. Staff added that a previously approved variance request required the planting of eight trees as mitigation. Four of those mitigation trees are now being disturbed and will be relocated.

Mr. Jody Kline, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

Mr. Adam Schulman, member of the applicant's team, also offered comments and answered questions from the Planning Board.

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

**\*7. 9800 Medical Center Drive: Site Plan and Water Quality Plan No. 81995045G---**  
 Request to amend a previously approved Site Plan for the addition of a 93,560-square-foot lab/office building and a 244-car parking garage, with related stormwater management, circulation, open space and landscape improvements; 18.14 acres zoned LSC; located at the southwest corner of Shady Grove Road and Medical Center Way; 2010 Great Seneca Science Corridor Master Plan. The project is within the Piney Branch Special Protection Area (SPA).

*Staff Recommendation: Approval with Conditions and Adoption of the Resolution*

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA ABSENT**

**Action: Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.**

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment and associated Final Water Quality Plan to construct an additional building and parking garage, with stormwater management and landscape improvements, and allow for the addition of new impervious surfaces. The 18.14-acre property is located on the northwest quadrant of the intersection of Darnestown Road and Shady Grove Road and is zoned Life Sciences Center (LSC) within the Great Seneca Science Corridor Master Plan area and the Piney Branch Special Protection Area (SPA). The site is currently developed with five existing Research and Development (R&D) and office buildings, identified as Buildings A, B, C, D, and F, totaling 457,219 square feet of development, and one 728-space parking garage. The buildings vary in height from three to five stories. There are also 361 surface parking spaces on the property, with additional on-street metered parking provided on Medical Center Drive. All three access points to the site are from Medical Center Drive. The western portion of the property contains an intermittent stream and its buffer, as well as some small wetlands and wetland buffers and is covered by a Category I Conservation Easement.

Staff noted that the applicant proposes to construct a new 93,560-square foot, three-story R&D building, identified as proposed Building E, and a new four-level, 240-car parking structure to complete and complement the existing five buildings. The proposed Amendment also includes a new entry plaza, a reconfigured existing drop-off area, a new drop-off plaza, and a new terrace. The new building will be located on an existing surface parking lot, adjacent to the existing Category I Conservation Easement, with the proposed parking structure located between

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**\*7. 9800 Medical Center Drive**CONTINUED

Medical Center Drive and existing Building D, on an existing surface parking and green space. Approximately 48 parking spaces will be provided at grade under proposed Building E, including two handicap accessible spaces, one of which is van accessible. Bicycle storage and motorcycle parking will also be provided under the building. The proposed parking garage will also provide four handicap parking spaces, as well as bicycle storage and motorcycle parking. The three existing access points which currently service the existing central vehicular drop-off area and surface parking areas to the east and west along Medical Center Drive will be retained as part of this request. However, due to the proposed conversion of vehicular parking from existing surface lots to a consolidated four-level garage, shared access between the central drop-off area and the existing driveway to the west will be removed.

Staff then briefly discussed the associated Final Water Quality Plan, for which the applicant proposes to increase the approved imperviousness from 54.5 percent to 59.7 percent. Because of the new development being confined largely to existing impervious areas, which results in a significant increase in development density with a small increase in impervious cover, as well as the net reduction of surface parking by 182 spaces, and the proposed structured parking, staff finds that the additional increment of imperviousness associated with the proposed Amendment is minimal considering that density is increasing by 20 percent. Staff then briefly discussed minor corrections and revisions to the staff report and the Conditions of Approval.

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

There followed extensive Board discussion with questions to staff.

**8. 2021 Travel Monitoring Report**---This online application provides for data exploration of historical multi-modal travel conditions and trends along major travel corridors in Montgomery County. The intent is to continue to update this application biennially as a tool to be used to track progress towards various transportation goals, as required by the 2020-2024 Growth and Infrastructure Policy. Planning staff will provide the Planning Board with a briefing on the key elements of the application.

*Staff Recommendation: Receive a Briefing on the New Travel Monitoring Report and Provide Feedback Regarding the New Format and Content Before Briefing the County Council Transportation & Environment Committee*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed the 2021 Travel Monitoring Report (TMR), a multi-prong product designed to provide residents and public officials with a variety of resources. As recommended in the 2020 Growth and Infrastructure Policy (GIP), the purpose of the biennial TMR, a continuation and rebranding of the previous Mobility Assessment Report (MAR), is to inform residents and public officials of changes in the transportation system, and how it is evolving, and performing within the County. The goal of the TMR is to explore and leverage new alternative transportation datasets and analytical tools that help provide a clearer vision of how the County is meeting its transportation goals, objectives, and metrics defined in master plans and functional plans as well as the GIP.

Staff then discussed the elements of the report, which include the Emerging and Disruptive Technologies White Paper, which examines recent disruptive and emerging technology trends in the transportation sector of which planners and public officials should be aware, such as autonomous driving; a Summary Report summarizing transportation trends and legacy countywide metrics and data, such as vehicle miles traveled, congestion, intersection level of service, and transit ridership; and the Corridor Infographic Series, which summarizes selected transportation system performance metrics at the corridor level, including transit coverage by time of day and level of service, changes in miles of bicycle facilities, changes in the number of serious and fatal crashes, and changes in average weekday travel times. The 2021 TMR also includes the introduction of the TMR Dashboard Series, which is a web-based tool used to organize, store, and display travel system performance information from

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**8. 2021 Travel Monitoring Report**CONTINUED

multiple data sources into one accessible place, and includes Census data; the decennial Metropolitan Washington Council of Governments (MWCOC) Travel Survey; roadway metrics, including the Corridor Peak Period Summary list ranked by the 2020 Travel Time Index (TTI), a time series chart that displays the average weekday TTI, travel time, a Planning Time Index (PTI) across time, a Peak Hour Excessive Delay Per Capita chart, and a Level of Travel Time Reliability chart; intersection metrics, including historical intersection delay and Critical Lane Volume (CLV) information via interactive charts and lists that rank intersections according to CLV, delay, and bottleneck intensity; transit information, including ridership and accessibility data; and safety data through the Montgomery County Interactive Crash Map.

Staff recommendations include further discussion as to whether future iterations of the TMR should solely focus on previously vetted transportation metrics that are designed to measure progress towards the county's goals of a safe, equitable, and efficient transportation system, including metrics as part of the Bicycle Monitoring Report, Thrive Montgomery, the Vision Zero Work Plan, benchmarks in the Complete Street Guidelines, and future monitoring efforts as part of the Pedestrian Master Plan. Staff noted that this version of the TMR could provide preliminary recommendations regarding changes to existing procedures to determine transportation adequacy during development review, providing staff and the Planning Board with a primer to begin assessing metrics that should be fully vetted during the GIP update process.

There followed extensive Board discussion with questions to staff.



**9. Zoning Text Amendment No. 21-03: Charitable, Philanthropic Institutions – Kitchens---**ZTA 21-03 would allow charitable and philanthropic institutions to have kitchens under certain circumstances to allow for the preparation and distribution of food.

*Staff Recommendation: Transmit Comments to the County Council*

**(NOTE: Action required for County Council Public Hearing of 7/20/21)**

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: VERMA ABSENT**

**Action: Approved staff recommendation to transmit comments to the County Council regarding the Zoning Text Amendment request cited above, as discussed during the meeting, and as stated in the attached transmittal letter.**

In keeping with the July 8 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA 21-03), which would allow charitable and philanthropic institutions to have kitchens for on-site food preparation that may be distributed for off-site consumption, if the food is provided for without payment. The ZTA was introduced by Councilmember Friedson and initially co-sponsored by Councilmember Navarro but has since been co-sponsored by the entire County Council. The Council Public Hearing is scheduled for July 20, 2021.

Staff noted that the intent of the ZTA is to allow the charitable facilities that currently offer the lodging and support services to long-term visitors whose family is seeking local medical treatment, to now offer food support as well. During the ZTA introduction on June 15, it was stated the intent of the meal service was to allow for culturally appropriate meals to be prepared for consumption by those lodging at the facility and their family at the hospital as necessary. One potentially impacted charitable institution also wants the ability to prepare food for other charitable groups such as food pantries. Upon review of the proposed ZTA, staff did hear some concern stating that there is no clear limit on how much or how frequently food distribution may take place which could cause compatibility issues with any uses located in a residential neighborhood. Staff added that this is a reasonable and logical expansion of the mission for these facilities and should have minimal to no impacts to any existing or future surrounding residents.

Mr. William Kominers, attorney from Lerch, Early & Brewer Chartered, offered testimony on behalf of Bikur Cholim of Greater Washington.

There followed a brief Board discussion with questions to staff.

**10. Zoning Text Amendment No. 21-02: Independent Living for Seniors or Persons with Disabilities – Residential Zone Standards**---ZTA 21-02 would allow multiple residential building types for Independent Living for Seniors or Persons With Disabilities, and amends the green area and setback requirements for the use.

*Staff Recommendation: Transmit Comments to the County Council*

**(NOTE: Action required for County Council Public Hearing of 7/20/21)**

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** VERMA ABSENT

**Action:** Approved staff recommendation to transmit comments to the County Council regarding the Zoning Text Amendment request cited above, as discussed during the meeting, and as stated in the attached transmittal letter.

In keeping with the July 8 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Zoning Text Amendment (ZTA 21-02), which would allow for multiple building types to be constructed as part of an Independent Living Facility for Seniors or Persons with Disabilities rather than just the apartment bundling type. It would also amend the green area requirements and provide appropriate development standards for buildings other than apartments. Staff noted that the ZTA is sponsored by County Council members Friedson and Katz, and co-sponsored by Council President Huckler. At the introduction on June 15, 2021, Council members Reimer and Navarro were also added as co-sponsors. The County Council Public Hearing date is set for July 20, 2021.

Staff also added that Independent Living Facilities for Seniors or Persons with Disabilities is a sub-group of residential living, under Section 3.3.2 Group Living. This use is different from Residential Care Facilities, another type of Group Living, because it has less-intensive services and residents are not dependent on 24-hour care. The origins of this ZTA start with the recently approved ZTA 20-08, which just recently approved by the County Council in May 2021. That ZTA created a new sub-category within Residential Care Facilities called a Senior Care Facility, and among other things, created a use that allowed for residential care to occur in building types other than apartment building types. This current ZTA 21-02 would now add the opportunity to construct Independent Living Facilities with more than just the apartment building type. Staff has met with multiple perspective applicants who have expressed interest in being able to develop communities of Independent Living for Seniors if the building type were

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**10. Zoning Text Amendment No. 21-02: Independent Living for Seniors or Persons with Disabilities – Residential Zone Standards**

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allowed to vary, including townhouses or duplexes, which suggests there is market interest in this change going through. Staff is generally supportive of the changes in ZTA 21-02 allowing additional building types to be constructed for Independent Living for Seniors or Persons with Disabilities, and for modifying the green area requirements. Staff does recommend the changes described above to the building heights and the frontage street setbacks to ensure new applications remain consistent with existing development standards of adjacent communities within the residential zones.

There followed a brief Board discussion with questions to staff.

**11. Special Exception Amendment No. S-686-D (The Landon School)---**Request to transmit comments to the Hearing Examiner on a Special Exception Amendment application to approve the request to increase the previously approved enrollment cap on the summer camp from 700 to 1,200 participants as well as approve of the School’s Campus Master Plan which proposes the following changes to the campus: reconfiguration of internal circulation patterns by way of a new campus loop road to improve transportation safety for all modes, renovation of several existing buildings, creation of a new campus quad with pedestrian paths and play fields, construction of a new upper school, demolition of Torey Hall, relocation of the Andrews house, construction of new parking facilities to accommodate on-campus events at 6101 Wilson Lane, Bethesda, Maryland; 69.74 acres; R-90 Zone; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action required for Hearing by Hearing Examiner, date to be determined)**

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: VERMA & FANI-GONZÁLEZ ABSENT**

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

Planning Department staff offered a multi-media presentation and discussed a Special Exception Amendment request for the Landon School. Staff noted that the request is to transmit comments to the Hearing Examiner on a Special Exception Amendment application to approve the request to increase the previously approved enrollment cap on the summer camp from 700 to 1,200 participants as well as approve the School’s Campus Master Plan which proposes the following changes to the campus: reconfiguration of internal circulation patterns by way of a new campus loop road to improve transportation safety for all modes, renovation of several existing buildings, creation of a new campus quad with pedestrian paths and play fields, construction of a new upper school, demolition of Torey Hall, relocation of the Andrews house, construction of new parking facilities to accommodate on-campus events. The 69.74-acre school is located on Wilson Lane in Bethesda, Maryland, in the Bethesda Chevy Chase Master Plan area.

Staff also noted that the Landon School has provided a summer camp on the site since the 1940s. The Summer Camp is open to boys and girls, regardless if they attend the Landon School or not during the academic school year. The School is approved to provide a summer camp over

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**11. Special Exception Amendment No. S-686-D (The Landon School)**CONTINUED

11-weeks between June and August for a maximum of 700 students ages 3 ½ to 17. Due to increased demand on the program, the applicant seeks to increase the cap on summer camp participation from 700 campers to 1,200. The core hours of operation will continue to be from 9:00 AM to 4:00 PM on weekdays, and the three session options, morning s, afternoon, and all day, are not proposed to change. As conditioned, campers may be on-site from 7:45 AM to 6:10 PM, including before- and after-camp care. No additional lighting on-site is needed or proposed in conjunction with expanded summer camp enrollment. The school's private busing program also operates over the summer with four routes providing transportation to students from nearby neighborhoods and northwest Washington, D.C. and the School has committed to increasing the number of routes if needed. Buses will continue to arrive on campus at 9:00 AM and depart at 4:00 PM. As the proposed increase in campers for the summer camp is beyond what was previously analyzed and approved for transportation impacts, a maximum of 736 students during the school year, the applicant was required to conduct a Transportation Impact Study (TIS). The TIS was reviewed by Planning Department staff, the Montgomery County Department of Transportation, and the Maryland Department of Transportation/State Highway Administration and all have determined that there is adequate capacity on the regional transportation network to accommodate the proposed increase in trips.

Staff then added that a Summer Camp Transportation Management Plan (TMP), specific to the summer camp and separate from the School's current TMP, was submitted to identify measures for reducing the volume of traffic coming to the school, to manage the flow of traffic at the two entrances to the site, and to ensure appropriate queueing/circulation within the site. As conditioned, the Landon School summer camp will be limited to a cap of 1,200 campers registered to any of the sessions over 11 weeks of the year and a maximum of 250 staff persons, and will be subject to a new, specific Summer Camp TMP, to be approved by the Hearing Examiner. Should the applicant seek to increase this summer camp enrollment cap again, an amendment to the Special Exception would be required, along with an updated TIS and an amended Summer Camp TMP subject to review and approval by the Hearing Examiner.

Staff also briefly discussed the conditions of approval, as listed in the July 2 staff report.

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

Mr. Jim Neil, Head of the Landon School, also offered brief comments.

There followed a brief Board discussion with questions to staff and Mr. O'Neil.

**12. Montgomery County Brookville Smart Energy Depot**

**A. Mandatory Referral MR2021021**---IM-2.5 zone, 17.50 acres; Request by Montgomery County Department of General Services to install a renewable energy based microgrid system to support the fueling needs of 44 electric public transit buses. Located at 8710 Brookville Road in Silver Spring; within the 2017 Greater Lyttonsville Sector Plan.

*Staff Recommendation: Transmit Comments to the Montgomery County Department of General Services*

**B. Final Forest Conservation Plan Amendment MR2021021**---Request by Montgomery County Department of General Services amend Final Forest Conservation Plan in association with Mandatory Referral Application MR2021021 to install a renewable energy based microgrid system to support the fueling needs of 44 electric public transit buses.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A. & B. CICHY/PATTERSON**

**Vote:**

**Yea: A. & B. 3-0**

**Nay:**

**Other: VERMA & FANI-GONZÁLEZ ABSENT**

**Action: A. Approved staff recommendation for approval of the Mandatory Referral request stated above, subject to conditions, and to transmit comments to the Montgomery County Department of General Services, as stated in the attached transmittal letter.**

**B. Approved staff recommendation for approval of the Final Forest Conservation Plan Amendment related to the construction of the Montgomery County Brookville Smart Energy Depot.**

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Final Forest Conservation Plan Amendment (FFCPA) for the Montgomery County Brookville Smart Energy Depot. Staff noted that Montgomery County Department of General Services (MCDGS) submitted a request to install a renewable energy based micro-grid system to support the fueling needs of 44 electric public transit buses along with several clean energy production technologies within the existing Montgomery County Brookville Maintenance Facility Transit Shop located on a 17.50-acre property on Brookville Road in Silver Spring, Maryland, within the Greater Lyttonsville Sector Plan area. Staff noted that the site, zoned Moderate Industrial (IM), is located at the terminus of Brookville

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**12. Montgomery County Brookville Smart Energy Depot -- A. Mandatory Referral MR2021021 & B. Final Forest Conservation Plan Amendment MR2021021**CONTINUED

Road, just east of Rock Creek near its crossing with the Capital Crescent Trail. The Depot has a main entrance for buses which exits to the right off Brookville Road and runs along the Site's northern Property line. The site is also served by a secondary entrance for passenger vehicles which pick up as Brookville Road ends and enters the Site along the southern Property line. The site includes multiple buildings to support the Depot's functions including a refueling station near Brookville Road, a salt storage facility, as well as an asphalt area near the western side of the Property which is proposed to serve as the installation area for the solar photovoltaic canopies. The property is within the Lower Rock Creek watershed which is a Use I watershed<sup>1</sup>. In addition to the watershed, there is an adjacent, but off-site, area of forest to the west of the Site between the depot site and Rock Creek. The property is also associated with the Federal Emergency Management Agency (FEMA) 100-year flood plan from Rock Creek which overlaps slightly with the Property but does not extend onto the developed and paved portions of the Site. There are no cultural facilities or historic sites located within or adjacent to this Site nor any known endangered species or critical habitats. The Brookville Depot will continue to serve as the hub for maintaining, servicing, and parking over 200 County Ride-On buses. The proposed facilities will contribute to meeting Montgomery County's 2035 goal of achieving zero greenhouse gas emissions. Efforts began in 2019 with the first electric buses coming into service; another 10 buses will be added in 2021, and in total this microgrid system is planned to support the power requirements of the first 44 electric buses which will be added over the coming years. This project is proposed to be delivered in two phases; Phase 1 will consist of all the electric infrastructure: the installation of the solar canopies, the battery energy storage system, one generator and up to seven additional e-bus chargers. The start of construction for Phase 1 is estimated to begin in September 2021 with completion planned for February 2022. Phase 2 will consist of the installation of an additional generator and up six additional e-bus chargers; this phase is anticipated to occur in 2024.

Staff further added that this project is being funded by a Power Purchase Agreement from Montgomery County, and will have no impact on public park land, or any land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC).

Staff then discussed the Final Forest Conservation Plan Amendment (FFCP) noting that the site is subject to an existing Final Forest Conservation Plan which was last revised via an application for a Final Forest Conservation Plan Amendment approved administratively in 2017. With the previously approved FFCP, the applicant maintained onsite planting as well as off-site credit in a Forest Conservation Bank to meet a total of 3.84-acres of forest conservation credit. As proposed by the current application, the project will impact 0.11-acres of the approximately 0.43-acres of forest onsite. The forest conservation worksheet shows a calculated 2.52-acres of reforestation required for this impact. Portions of the forest proposed to be cleared contains plantings previously credited to forest conservation requirements of the site, however these plantings are now fully incorporated within the forest and thus will be mitigated by the applicant

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**12. Montgomery County Brookville Smart Energy Depot -- A. Mandatory Referral MR2021021 & B. Final Forest Conservation Plan Amendment MR2021021**

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as part of the required reforestation. In doing so, the site will now fully meet all Forest Conservation Requirements offsite. Staff is supportive of this direction given the on-site constraints which limit the location for plantings to be free of obstructions while simultaneously avoiding shading the proposed solar canopies or impacting the circulation for transit vehicles. With this application, there will be no increase in the net tract area associated with this project and construction efforts. As conditioned, this FFCP Amendment request meets all applicable requirements of Chapter 22A of the Forest Conservation Law.

Mr. Chris Brown of MCDGS offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.