



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

Following a viewing of the new mural at the Wheaton Headquarters building, the Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, July 22, 2021, at 9:26 a.m. and adjourned at 3:30 p.m.

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

Commissioner Tina Patterson was necessarily absent.

Items 1 through 7 are reported on the attached agenda.

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

Items 8 and 9 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 29, 2021, via video conference.

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, July 22, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Consent Agenda

***A. Adoption of Resolutions**

1. Reflection Park Forest Conservation Plan CU202106 MCPB No. 21-061
2. ELP Bethesda at Rock Spring Sketch Plan 320210030 MCPB No. 21-075
3. ELP Bethesda at Rock Spring Preliminary Plan 120210040 MCPB No. 21-074
4. Corrected Resolution for NorthPark at Montrose Phase 1 Site Plan 820210080 – MCPB No. 21-052

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220090930, Bannockburn Estates --- R-200 zone; 2 lots; located in the northeastern quadrant of the intersection of Helmsdale Road and Selkirk Drive; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210240, 220210250, 220210260, 220210270, Bloom Montgomery Village -- TLD zone; 109 lots and 20 parcels; located on the western side on Montgomery Village Avenue opposite from the intersection of Stewartown Road; Montgomery Village Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210310, Section 2, Battery Park -- R-60 zone; 1 lot; located on the west side of Del Ray Avenue, 250 feet north of Wilson Lane (MD 188); Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: VERMA/CICHY

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**

1. Shops at Travilah: Preliminary Plan No. 120210090 – Regulatory Review Extension Request No. 2---Request to extend the regulatory review period by 2 months until September 24, 2021: An Application to create 1 lot for a 5,681 square foot retail building and a 12,762 square foot daycare center, on the southside of Travilah Road, approximately 250 feet west of its intersection with Piney Meetinghouse Road; 1.96 acres, NR-0.75 H-45 zone, 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

2. Highlands of Darnestown, Part of Outlot A, Administrative Subdivision Plan No. 620210090 – Regulatory Review Extension Request No. 1---Request to extend the regulatory review period from July 22, 2021 to December 2, 2021: Application to create one (1) lot for a single-family detached structure; located at 13345 Scottish Autumn Lane; 13.64 acres; RE-2 zone; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approve the Extension Request

3. Saint John Neumann Catholic Parish: Extension Request for Site Plan Amendment No. 81981046A, Regulatory Review Extension Request No. 1---First request to extend the regulatory review period for four additional months, from September 16, 2021 through January 13, 2022. Request for approval to construct an approximately 6,000 square foot addition on the north side of the existing 1-story church building as well as a 2,400 square foot interior renovation of the existing building along with new exterior entrance sidewalks, new stormwater management facilities, new landscaping and lighting, and a new fire hydrant which will require an extension of the existing water service onsite; within the 2016 Montgomery Village Master Plan; located at 9000 Warfield Road in the southwest corner of the intersection of Warfield Road and Goshen Road; consists of a 177,529 sq. ft. (4.07 ac.) parcel of land that is zoned Residential - 200 (R-200) within the Montgomery Village Overlay Zone.

Staff Recommendation: Approve the Extension Request

BOARD ACTION

Motion: 1. through 3. VERMA/CICHY

Vote:

Yea: 1. through 3. 4-0

Nay:

Other: PATTERSON ABSENT

Action: 1. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.

2. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

3. Approved staff recommendation for approval of the Site Plan Amendment Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of July 1, 2021

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved Planning Board Meeting Minutes of July 1, 2021, as submitted.

2. Roundtable Discussion

- Planning Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Following brief opening comments from Ms. Wright, artist Nicole Bourgea offered a multi-media presentation and briefly discussed the design and process of the new mural that she painted on the north wall of the Wheaton Headquarters building, noting that her goal for the mural was to capture the balance between the rich diversity of the area and the common humanity that links the residents. Ms. Bourgea then thanked her assistants for their hard work during the painting of the mural.

Ms. Jane Mahaffie from Stonebridge real estate developers also offered brief comments. There followed a brief Board discussion.

***3. Hampden East**

A. Sketch Plan Amendment---CR 5.0 C 5.0 R 4.75 H 250’, BOZ, 1.06 acres. Located one block east of Wisconsin Avenue on East Lane, 2017 Bethesda Downtown Sector Plan. Request to reduce the previously approved maximum density from 525,000 to 510,000 square feet, reduce requested BOZ density from 293,440 to 129,995 square feet and include a sending property (1.56 acres) for 148,445 square feet of transferred density.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Preliminary Plan---CR 5.0 C 5.0 R 4.75 H 250’, BOZ, 1.06 acres. Located one block east of Wisconsin Avenue on East Lane, 2017 Bethesda Downtown Sector Plan. Request to create 1 lot on 0.70 acres of land for up to 510,000 square feet of mixed-use development comprising up to 330,000 square feet of office, up to 10,000 square feet of retail, and up to 170,000 square feet of residential uses for a maximum of 150 units, and include a sending property (1.56 acres) for 148,445 square feet of transferred density.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

C. Site Plan---CR 5.0 C 5.0 R 4.75 H 250’, BOZ, 1.06 acres. Located one block east of Wisconsin Avenue on East Lane, 2017 Bethesda Downtown Sector Plan. For the construction of 510,000 square feet of mixed-use development comprising up to 330,000 square feet of office, up to 10,000 square feet of retail, and up to 170,000 square feet of residential uses for a maximum of 150 multi-family dwelling units with 17.6% MPDUs, with 129,995 square feet of BOZ density with associated PIP payment.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A. through C. FANI-GONZÁLEZ/CICHY

Vote:

Yea: A. through C. 4-0

Nay:

Other: PATTERSON ABSENT

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

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

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

Planning Department staff offered a multi-media presentation and discussed proposed Sketch Plan Amendment, and Preliminary and Site Plan requests to reduce the previously approved maximum density, reduce the requested Bethesda Overlay Zone (BOZ) density, include additional sending property density, and create a lot for the construction of a mixed-use

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***3. Hampden East**CONTINUED

development. The 1.06-acre, five-lot property is located on the northeast quadrant of the intersection of Hampden Lane and East Lane, bounded by Montgomery Lane to the north, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area and the Willett Branch watershed. The site is currently developed with several single-story retail and restaurant buildings, a three-story office building at the intersection of Hampden Lane and East Lane, and a 110-foot office building at the intersection of Montgomery Lane and East Lane. There are four existing curb cuts to the property, one from Montgomery Lane and three from East Lane.

Staff then briefly discussed previous approvals, specifically a 2020 Sketch Plan to redevelop the property with a new mixed-use building for a maximum density of up to 525,000 square feet and up to 262 feet in height, with up to 10,000 square feet of ground floor retail uses, up to 350,000 square feet of office uses, and up to 165,000 square feet of residential uses for a maximum of 150 multi-family dwelling units, including a minimum of 17.6 percent Moderately Priced Dwelling Units (MPDUs).

Staff noted that the applicant proposes to reduce the maximum density from 525,000 to 510,000 square feet, reduce the purchased BOZ density from 293,440 to 129,995 square feet, and to utilize 148,445 of density from a sending property located to the southwest on the south side of Hampden Lane, identified as the One Bethesda Center condominiums. The applicant then proposes to create one lot for the future construction of a 510,000-square foot mixed-use building consisting of up to 330,000 square feet of office, up to 10,000 square feet of retail, and up to 170,000 square feet of residential uses. Staff noted that the provision of MPDUs beyond the minimum requirement of 15 percent will allow for one additional floor of height beyond the maximum mapped height of 250 feet to 262 feet. Vehicular access to a proposed 310-space below-grade parking structure, as well as loading facilities, will be from Hampden Lane. An additional 140 parking spaces will be provided offsite. Pedestrian access is proposed directly from the existing sidewalks along East Lane for the primary lobby access, Hampden Lane, and Montgomery Lane. All three streetscapes will be brought into compliance with the Bethesda Streetscape Design Standards. On the East Lane and Montgomery Lane frontages, the sidewalks will be widened to a minimum of eight feet, and on Hampden Lane, the minimum sidewalk width will be nine feet wide. Bicycle access will also be from East Lane, Hampden Lane, and Montgomery Lane. The bicycle access will be improved on Montgomery Lane upon implementation of the Montgomery County Department of Transportation (MCDOT) interim separated bicycle lanes project.

Mr. Bob Dalrymple, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

Ms. Janel Kausner, member of the applicant's team, also offered comments.

There followed a brief Board discussion.

***4. 8015 Old Georgetown Road**

A. Sketch Plan Amendment---Request to reduce previously approved maximum density from 320,000 square feet to 316,500 square feet, comprising an increase in commercial density of up to 82,270 square feet, and up to 234,230 square feet of residential density, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Preliminary Plan Amendment---Within the previously approved 297 units, request to decrease residential units from 297 to 224 units and the addition of up to 82,270 square feet of commercial uses for up to 73 live/work units and common commercial areas.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

C. Site Plan---Within the maximum previously approved density of 316,500 square feet, increase commercial density up to 82,270 square feet, including up to 76,270 square feet for 73 live/work units and up to 6,000 square feet of shared commercial working space, and a reduction in residential density from 316,500 to 234,230 square feet, including 224 residential units with 15% MPDUs, and a decrease in allocation of BOZ density from 124,536 to 42,266 square feet and related PIP payment.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A. through C. CICHY/VERMA

Vote:

Yea: A. through C. 4-0

Nay:

Other: PATTERSON ABSENT

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

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

C. Approved staff recommendation for approval of the Site Plan 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 proposed Sketch, Preliminary, and Site Plan Amendment requests to reduce the approved maximum density, decrease the allocation of Bethesda Overlay Zone (BOZ) density, decrease the number of residential units, and add additional commercial uses to accommodate live/work units for a

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***4. 8015 Old Georgetown Road**CONTINUED

multi-family residential building. The 2.52-acre site is located on the northeast quadrant of the intersection of Old Georgetown Road (MD187) and Glenbrook Road, and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area and the BOZ. The site is currently developed with the former Christ Evangelical Lutheran Church of Bethesda-Chevy Chase, consisting of a church building and adjoining three-story community building, three single-family detached houses used for a child daycare and other community purposes, and a surface parking lot.

Staff then briefly discussed previous approvals, including a 2019 Sketch Plan for up to 320,000 square feet of multi-family development with an allocation of up to 128,036 square feet of BOZ density, which was appealed to the Montgomery County Circuit Court. Following approval of 2020 Preliminary and Site Plans to create one lot for a multi-family residential development with a maximum density of 316,500 square feet for residential uses in a 90-foot tall building with up to 297 dwelling units, including up to 124,536 square feet of BOZ density, the Circuit Court concluded the project could not utilize density from the BOZ without first using all mapped commercial and residential density allowed by the property's zoning. Staff added that the Amendments under review today are intended to correct the use of density and allow the applicant to utilize all mapped commercial and residential density and also allow the use of the BOZ density.

Staff noted that within the previously approved maximum density of 316,500 square feet, the applicant proposes to reduce the residential units from 297 to 224 units and introduce up to 82,270 square feet of commercial density for 73 live/work units and shared commercial space. The live/work units will be located on the first three floors of the building and will provide shared working space on the first two floors totaling 6,000 square feet. Staff noted that the proposed amendments do not result in any exterior changes to the building's elevations, footprint, or access points. Staff added that while the applicant also proposes to slightly modify the materials for private exterior courtyards near the shared commercial space, it will not impact any of the previously approved conditions. Staff then briefly discussed minor corrections to the Site Plan Conditions of Approval.

Ms. Erin Girard, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

***5. Pike and Rose Phase II**

A. Preliminary Plan Amendment 12012002B---Request to change the use and architecture of Building 2 and adjust lot lines to accommodate building changes. Located at the intersection of Prose Street and Grand Park Avenue, 300 feet east of the intersection of Towne Road and Prose Street; on approximately 10.32 acres of land zoned CR-3.0 C-1.5 R-2.5 H-200; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

B. Site Plan Amendment 82013012F---Request to change the use and architecture of Building 2, and make adjustments to utilities, grading, hardscape and landscape. Located at the intersection of Prose Street and Grand Park Avenue, 300 feet east of the intersection of Towne Road and Prose Street; on approximately 10.32 acres of land zoned CR-3.0 C-1.5 R-2.5 H-200; within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

BOARD ACTION

Motion: A. & B. CICHY/FANI-GONZÁLEZ

Vote:

Yea: A. & B. 4-0

Nay:

Other: PATTERSON ABSENT

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

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

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan Amendment requests to modify the use, configuration, lot lines, development standards, public benefit points, site access, utilities, grading, hardscape, and landscaping of an approved but as yet constructed building; and increase the commercial density of the second phase of development for a mixed-use development. The 24.4-acre site, identified as Pike and Rose, is located on the north side of Old Georgetown Road (MD187), bounded by Montrose Road to the north, Towne Road to the west, Rockville Pike (MD355) to the east, and is zoned Commercial/Residential (CR) within the White Flint Sector Plan area. Staff noted that the Amendments under review today are limited to one building, identified as Building 2, located on the northwest portion of the site along the Montrose Road frontage.

Staff also noted that the applicant proposes to convert previously approved multi-family residential Building 2 into a 260,000-square foot biotech laboratory research & development (R&D) commercial office building with 8,000 square feet of street-level retail uses; shift the western lot line of Lot 3, Block C, west by approximately 87 feet to accommodate the new design; and increase the proposed commercial density for Phase 2 of the development from

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***5. Pike and Rose Phase II**

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1,122,960 square feet to a maximum of 1,199,683 square feet. Other proposed changes include increasing the building width; decreasing the building height to approximately 170 feet; increasing the parking provided in the building from 176 spaces to 405 spaces within a two-floor below-grade parking structure; updating the building's design, massing, and architecture; modifying the public benefit points to address the updated parking; and updating the hardscape, landscape, utilities, and grading in the area around the new proposed building. Two vehicular access points are proposed for the site, with one from Prose Street to access the structured parking and the other from Montrose Parkway to be used exclusively for loading. The applicant will also provide an 11-foot side-path, with a six- to eight-foot wide landscape panel along the Montrose Parkway frontage.

Mr. Scott Wallace, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

***6. Thrive Veterinary Clinic, Site Plan 820200190---**NR 0.75 H-45’ zone, 9.39 acres; Request for a veterinary office and hospital, of up to 1,800 square feet, in an existing retail space within the Rock Creek Village Shopping Center; located in the Northwest quadrant of Bauer Drive and Norbeck Road; 1994 Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Site Plan 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 request to convert existing commercial space to veterinary office/hospital use. The 9.39-acre property, identified as the existing Rock Creek Village Shopping Center, is located on the south side of Norbeck Road (MD28), bounded by Baltimore Road to the west, Bauer Drive to the east, and is zoned Neighborhood Retail (NR) in the Aspen Hill Master Plan area. Staff noted that as a limited use in the NR zone, a Site Plan is required for a veterinary office/hospital that abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is improved with a residential use, which applies to the site because it confronts a single-family detached-zoned neighborhood improved with a residential use across Bauer Drive.

Staff noted that the applicant proposes to convert approximately 1,782 square feet of existing commercial retail space to veterinary office/hospital use with an outdoor animal relief area. The proposed veterinary office/hospital will operate within an existing retail space and will not require exterior modification to the shopping center except for the installation of the 650-square foot outdoor natural landscaped animal relief area on the northwest frontage, approximately 200 feet from the rear door of the veterinary office/hospital and about 220 feet across MD28 from the nearest residential detached development. Staff then briefly discussed minor revisions to the staff report.

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

There followed a brief Board discussion with questions to staff.

***7. PSTA Site**

A. Preliminary Plan No. 120200100---Request to subdivide Montgomery County’s former Public Safety Training Academy site that was vacated in 2016, for the creation of 288 buildable lots and approximately 25 parcels for the future construction of 630 residential units, public open space, HOA parcels, and roads; Located within the Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan; Located east of Darnestown Road, west of Great Seneca Highway (MD 119) and south of Key West Highway (MD 28); 45-acres of land in the CR-1.0, C-0.5, R-1.0, H-150 Zone.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Mandatory Referral, No. MR2021030---Disposition of approximately 44.8 acres of County-owned property, located at 9710 Great Seneca Highway, the former site of the Public Safety Training Academy.

Staff Recommendation: Approval and Transmittal of Comments to the Montgomery County Department of General Services

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 4-0

Nay:

Other: PATTERSON ABSENT

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

B. Approved staff recommendation to transmit comments to the 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 Preliminary Plan request to subdivide a property for a mixed-use development. The application also includes an associated Mandatory Referral request by the Montgomery County Department of General Services (DGS) for the disposal of the property. The 44.8-acre property, identified as Parcels 925, 850, and part of Parcel A, is located on the west side of Great Seneca Highway (MD119) and is zoned Commercial/Residential (CR) within the Life Sciences Center (LSC) West District of the Great Seneca Science Corridor (GSSC) Master Plan area. The property is the former site of the Montgomery County Public Safety Training Academy (PSTA) and has been vacant since 2016. One existing main access point via Medical Center Drive is located along the

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***7. PSTA Site**CONTINUED

southern portion of the site, which will be extended through the proposed project as a primary access road.

Staff noted that the applicant proposes to subdivide the property into 283 buildable lots and 24 parcels for the redevelopment of the site into approximately 630 dwelling units, including 298 multi-family units in four mid-rise apartment buildings, 56 multi-family two-over-two units, and 276 townhouse units, including 30 percent Moderately Priced Dwelling Units (MPDUs). A total of up to 1,740 square feet of ground floor retail space will be co-located in the apartment building and at the intersection of the Medical Center Drive Extension and Blackwell Road. Due to an existing Washington Suburban Sanitary Commission (WSSC) 50-foot-wide gas main easement that protects a 36-inch-wide gas main that encroaches into the site by roughly 25 feet along the entire Key West Avenue frontage, the applicant proposes surface parking between Key West Avenue and the multi-family buildings, which will be screened with shrubs within the easement area and trees outside the easement. In addition to the existing vehicular access via Medical Center Drive, the applicant proposes other additional access points from Medical Center Drive, and two additional access points from MD119, three of which will be signalized. The applicant will also dedicate rights-of-way (ROWs) for seven new public roadway segments and other private roads and alleyways. A total of 6.13 acres of privately owned public space (POPS) will be made available and accessible to the public via a public access easement, which will consist of 3.14 acres of existing forested area with natural surface trails, a 0.5-acre civic green, a 3.17-acre park that will include a proposed 120- by 180-foot athletic field, a pool and clubhouse, and a mews, which will bring the total public use spaces through the site to 7.45 acres. Other proposed pedestrian connections include a MD119 side path, a Key West Avenue side path, a trail connection from the property to Darnestown Road, and a segment of the master planned LSC Loop Trail that will be provided along the entire stretch of Medical Center Drive from Key West Avenue to MD119.

Staff briefly discussed the associated Forest Conservation Plan, which proposes 5.87 acres of forest clearing and 2.97 acres of forest retention, resulting in a total reforestation and afforestation requirement of 11.74 acres, which the applicant proposes to meet through either off-site forest banking or a fee-in-lieu if forest bank credits are not available. The applicant has also submitted a variance request to remove five trees and impact one other, which will be mitigated by planting 40.25 caliper inches of new native shade trees onsite. Staff supports the variance request.

Staff has received correspondence from neighboring property owners expressing concerns regarding school capacity, the proposed location and amount of open space, the number of access points, lighting, and the proposed number of units. Staff has addressed these issues, as detailed in the July 12 technical staff report. Staff also discussed minor corrections to the Conditions of Approval.

Staff then briefly discussed the proposed Mandatory Referral request to dispose of the County-owned property, noting that although the County Council previously approved the disposition in 2014, the Planning Board must also review the acquisition or sale of any land by

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***7. PSTA Site**CONTINUED

any public board, body, or official. Staff added that because it is consistent with the GSSC Master Plan recommendations to transition the property from a public use into a mix of residential, retail, and institutional uses with supporting public amenities, they support the disposition of the land.

Ms. Barbara Sears, attorney representing the applicant, offered comments, and concurred with the staff recommendation except for Condition 3 requiring the applicant to construct two lanes in each direction for the proposed Medical Center Drive extension.

Ms. Kate Kubit and Mr. Gary Unterberg, members of the applicant's team, offered a multi-media presentation, and requested a revision to Condition 3 that would allow the applicant to build all bicycle lanes, all pedestrian facilities, a tree panel, all Montgomery County Fire and Rescue Service (MCFRS) infrastructure, an interim median until a Capital Crescent Trail connection is built, and one lane in each direction for the Medical Center Drive extension rather than the four lanes recommended by staff and Montgomery County Department of Transportation (MCDOT).

Mr. Christopher Conklin and Ms. Hannah Henn of MCDOT offered comments regarding the applicant's request to revise Condition 3, noting that the applicant will be required to provide one parking lane and one travel lane in each direction, not two travel lanes in each direction.

There followed extensive Board discussion with questions to staff, Mr. Conklin, and Ms. Sears, during which the Planning Board agreed with the staff recommendation regarding the requirement for the applicant to provide one travel lane and one parking lane in each direction on the Medical Center Drive extension.

***8. 9545 River Road: Preliminary Plan No. 120210190**---Request to create one lot for a two-story Senior Residential Care Facility limited to 100 units with up to 130 beds; located on River Road, 1,200 feet southeast of Persimmon Tree Road; 5.93 acres; RE-2 zone; 2002 Approved and Adopted Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

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

In keeping with the July 9 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request for the 9545 River Road project. Staff noted that the request is to create one lot for a two-story Senior Residential Care Facility limited to 130 beds on a 5.93-acre property located on River Road, 1,200 feet southeast of Persimmon Tree Road in the Potomac Subregion Master Plan area. The property is a 5.93-acre parcel, or 219,757 square feet previously used as a nursery/garden center/florist shop and includes a structure containing the previous uses as well as surface parking lots, sheds, outdoor storage, and planting areas. The site has 645 feet of frontage on River Road from which it is accessed. With the proposed development, the property would consist of approximately 5.04 acres of land, with the remaining acreage allocated for dedication along River Road. The property drains to Cabin John Creek, a State of Maryland designated Use Class I-P stream and is not located within a Special Protection Area (SPA) or Primary Management Area (PMA). The Forest Conservation Plan (FCP) indicates that no wetlands, streams, or 100-year floodplain were found onsite during field investigations. The property sits in a valley along River Road and the site falls approximately 30 feet from the western corner on River Road to the eastern corner at the rear of the property line. A partially piped stream runs across the residential properties to the north/northeast. The property, in its current state, remains as mostly impervious surface, 79 percent, including pavement, principle, and accessory buildings, with essentially no stormwater management. No known rare, threatened, or endangered species or habitats exist on the property, and there are no designated historic sites on or near the property.

Staff also noted that Conditional Use 20-05 was approved on March 9, 2021, for the construction and operation of a Senior Residential Care Facility for over 16 people in a new 152,655 square-foot, two-story building. The Residential Care Facility is comprised of up to 100

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***8. 9545 River Road: Preliminary Plan No. 120210190**CONTINUED

Assisted Living and Memory Care units, or up to 130 beds, and a maximum building height of 40 feet. The maximum number of employees working on any shift is limited to 42 employees, with no more than 52 employees on-site at any given time to accommodate shift changes, and the minimum number is limited to 24 employees during the weekdays and nine during the weekend. The Conditional Use provides for a total of 85 parking spaces, comprised of 69 underground structured parking spaces, 16 surface parking spaces, with eight handicapped accessible spaces, four of which are van accessible spaces, and designated loading and drop-off areas. The frontage along River Road (MD-190) includes a 10-foot-wide shared-use side-path.

Staff then added that the Preliminary Forest Conservation Plan (PFCP) was approved as part of Conditional Use Application No. CU 2020-05. The Final Forest Conservation Plan (FFCP) was submitted with this request. The FFCP is in substantial conformance with the PFCP and it meets all applicable requirements of the Montgomery County Forest Conservation Law, Chapter 22A of the County Code. It includes no forest removal and a 1.2-acre mitigation requirement. There will be 1.03 acres of forest planted onsite that will be protected in Category I and II Conservation Easements. The remaining 0.17 acres will be met offsite. The variance approved as part of the PFCP with the Conditional Use application, requires the planting of three 3-inch caliper trees onsite and the removal of a variance tree. These mitigation trees are included in the Final FCP. Staff also briefly discussed the conditions of approval.

Mr. Steve Robins, attorney from Lerch, Early & Brewer, representing the applicant, introduced Mr. Mike Longfellow and Ms. Bernida Egging Chapman of Spectrum Acquisition Partners, LLC.; Ms. Elizabeth Rogers, attorney from Lerch, Early & Brewer; Ms. Anne M. (Nancy) Randall of Wells + Associates; and Messrs. Josh Sloan, Logan Kelso and Logan Alomar of VIKA, members of the applicant's team, offered brief comments, and concurred with the staff recommendation.

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

9. Attainable Housing Strategies Worksession #2---Planning Board worksession on the Attainable Housing Strategies initiative and recommendations to the County Council on adding more diverse housing options in Montgomery County

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Action: Received briefing followed by Board discussion.

Planning Department staff offered a multi-media presentation and briefed the Board on the Attainable Housing Strategies initiative and the proposed recommendations to the County Council on adding diverse housing options in Montgomery County, Staff noted that Through the Attainable Housing Strategies (AHS) initiative, Planning staff led an evaluation process over a three-month period in which various proposals were reviewed and refined in an effort to spur the development of more diverse types of housing in Montgomery, including Missing Middle Housing. This process also provided opportunities for public feedback which has been incorporated into staff's preliminary recommendations. This report provides the findings of the analysis and presents recommendations to the Planning Board on developing tools that can encourage the creation of a more diverse range of housing typologies. Last week's Attainable Housing worksessions focused on the following elements and decisions made by the Planning Board: 1) Definition and scale: The Planning Board was generally supportive of the goals of the initiative but asked staff to include more direct language and include a focus on economic development. The Board also asked staff to come back with a definition of attainable housing that is clearer and more focused on the intent of attainable housing; 2) Thrive Growth map: The Planning Board was not supportive of connecting the AHS recommendations to the Thrive Growth map, given that it is not yet adopted. Instead the boundary of zoning blocks will be used; 3) Applicable Residential Zones: The Planning Board recommended allowing, by-right, house scale: o duplexes in the R-40, R-60, R-90, and R-200 zones; triplexes in the R-40, R-60, and R-90 zones; and quadplexes in the Priority Housing District; 4) Priority Housing District: The Planning Board was supportive of the concept of using the Priority Housing District to allow quadplexes and reduced parking requirements, but asked staff to come back and show options for the boundary, including a half mile walkshed around Metrorail and Purple Line stations; and 5) Product Type: Per guidance from the Planning Board, staff will write Zoning Text Amendments (ZTAs) to transmit to the County Council. The ZTAs would detail the recommendations as edits to Chapter 59 of the report.

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9. Attainable Housing Strategies Worksession #2CONTINUED

Staff then noted that with today's Attainable Housing Strategies worksession, staff would like to discuss and seek Planning Board agreement or direction on the following: i) Updated definition of the problem and appropriate goals for the initiative; ii) Updated definition of terms, including "attainable housing" and related scales of attainable housing; iii) Options for the Priority Housing District, including different walkshed and distance buffers; iv) Certain specific staff recommendations, including the creation of a new attainable housing optional method of development; v) The idea of using a pattern book as a means to ensure compatibility with the physical neighborhood; and vi) The idea to focus future master plan efforts on corridors to target areas for large scale attainable housing using existing Commercial/Residential zones.

Following guidance from the Planning Board during the July 8th worksession, the goals have been updated to include an emphasis on economic development and to include more direct language for the third goal. The Attainable Housing Strategies initiative is one in which the Planning Department responded to the County Council's request to evaluate and refine proposals and develop recommendations to allow more diverse types of housing in more parts of the county. These three main goals emerged for the AHS initiative based on our previous work, conversations with stakeholders and current planning best practices: create more opportunities for homeownership for more households in more parts of the county; unravel the exclusionary aspects of the county's single-family residential zones and help to diversify the county's communities by diversifying the housing stock; and increase opportunities to meet the county's diverse housing supply needs and obligations, as well as the county's economic development objectives. The term "attainable housing" is a broad umbrella term that encapsulates both house-scale Missing Middle, as well as a larger-scale housing product that will assist in densifying Montgomery County's transit corridors. During the Planning Board worksession on July 8, the Planning Board expressed a desire to come up with a definition that is clearer and emphasizes diversifying residential building types and increasing housing choice. One change that staff proposes be made throughout the Zoning Ordinance is to update the development standard tables for the existing optional methods of development to include triplexes and quadplexes, and to provide appropriate development standards for those building types. In almost all existing Moderately Priced Dwelling Units (MPDUs) and Cluster optional methods, duplexes and townhouses are currently allowed. Providing the option for a developer to also build triplexes or quadplexes is a logical extension of these allowed uses and may help increase the housing diversity of our new developments. This would change these optional method tables throughout the code, from the RNC zone all the way up through the commercial/residential and employment zones. Specifics on development standards can be discussed at future work sessions if the Planning Board agrees to this in concept.

Staff recommends focusing future master plan efforts on corridors to target areas for large-scale attainable housing using existing Commercial/Residential zones. Part of staff's analysis looked at the opportunity for residentially zoned land on the Thrive Growth Corridors to support even larger scale housing, up to 4 stories and longer structures, than is available through the proposed medium scale Attainable Housing Optional Method (AHOM). This scale of

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9. Attainable Housing Strategies Worksession #2

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building is most appropriate after the full analysis undertaken during a local master plan process, which may recommend rezoning certain parcels. staff is planning to come back to the Planning Board in September to walk the Board through more detailed aspects of the recommendations. Planning staff will then return to the Planning Board with the final product toward the end of September and prepare transmittal soon after.

There followed extensive Board discussion with questions to staff.