



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, December 9, 2021, at 9:36 a.m., and adjourned at 7:34 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy, Partap Verma, and Carol Rubin.

Commissioner Tina Patterson joined the meeting at 2:58 p.m. during discussion of Item 8.

Items 1, 3, 5, 6, 7, and 9 are reported on the attached agenda.

Item 2 was removed from the Planning Board agenda.

The Planning Board recessed for lunch at 1:46 p.m. and reconvened in the auditorium and via video conference at 2:45 p.m.

Item 8 is reported on the attached agenda.

The Planning Board recessed for dinner at 5:28 p.m. and reconvened in the auditorium and via video conference at 6:41 p.m. to hear testimony for Item 4, Public Hearing for Corridor Forward: The I-270 Transit Plan.

There being no further business, the meeting was adjourned at 7:34 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 16, 2021, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

James J. Parsons  
Sr. Technical Writer/Editor

**Thursday, December 9, 2021**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 2710 Washington Avenue Subdivision Plan 620190130 – MCPB No. 21-087

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** RUBIN ABSTAINED  
PATTERSON ABSENT

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

**\*B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **There were no Record Plats submitted for approval.**

**\*C. Other Consent Items**

**1. Reappointment of Amanda Farber, Andrew T. O’Hare, and Stacey Wolf , and Appointment of Jack Alexander and Matt Gordon as Bethesda Downtown Sector Plan Implementation Advisory Committee Members**

**2. 8800 Brookville Road, Preliminary Plan No. 120190130, Extension Request No. 4---** Fourth request to extend review period, from December 30, 2021 to December 29, 2022, to create a single recorded lot from an unrecorded parcel with no new development proposed, located at 8800 Brookville Road, IM 2.5 H 50 Zone on 9.93 acres in the 2017 Greater Lyttonsville Sector Plan.

*Staff Recommendation: Approval of Extension Request*

**3. Rock Spring Centre, Preliminary Plan Amendment No. 11998092C, Regulatory Extension Request #5; Site Plan Amendment Nos. 82003036C, 82004017C, 82009003A, Regulatory Extension Request #3---**Request to extend the regulatory review period until March 24, 2022; for up to 1,049,900 square feet of non-residential and up to 1,250 dwelling units; located at the northwest corner of the intersection of Old Georgetown Road and Rock Spring Drive, Bethesda; on approximately 53.4 acres of land zoned CR-1.5, C-0.75, R-1.0, H-275 and CR-1.5, C-0.75, R-0.75, H-275 zone (but reviewed under the standards of the MXPD Zone in the Zoning Ordinance in effect prior to October 30, 2014); within the 2018 Rock Spring Master Plan area.

*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**4. Remembrance Park, Preliminary Plan No. 120210150 – Regulatory Review Extension Request No. 3**---Request to extend the regulatory review period from December 15, 2021 until March 10, 2022: An Application to create one lot for a Cemetery as a Conditional Use (pending application CU-21-06 Reflection Park). Located at 16621 New Hampshire Avenue (MD 650), on the east side of MD 650, approximately 2,800 feet north of Spencerville Road (MD 198) and approximately 2,600 feet south of Ednor Road in Silver Spring; RC Zone, 40.39 acres, 1997 Cloverly Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** 1 & 4. CICHY/VERMA  
2 & 3. CICHY/RUBIN

**Vote:**  
**Yea:** 1 through 4. 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** 1. Approved staff recommendation to re-appoint three members of 2017 Bethesda Downtown Sector Plan Implementation Advisory Committee.

2 & 4. Approved staff recommendation for approval of the Preliminary Plan Extension requests cited above.

3. Approved staff recommendation for approval of the Preliminary and Site Plan Amendment Extension requests cited above.

**\*D. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **There were no minutes submitted for approval.**

~~2. Roundtable Discussion~~ **REMOVED**

~~— Parks Department Director's Report~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**3. Fee Increase Request FY22/23 – Montgomery Parks**---Approval for fee increases for **A. Enterprise Division, B. Nature Centers, C. Brookside Gardens, and D. Park Permits** to support rising costs of facilities and program operations.

**Staff Recommendation: Approve Fee Increase**

**BOARD ACTION**

**Motion:**                   **A & C. CICHY/VERMA**  
                                   **B. RUBIN/CICHY**  
                                   **D. RUBIN/VERMA**

**Vote:**  
       **Yea:**               **A through D. 4-0**

**Nay:**

**Other:**               **PATTERSON ABSENT**

**Action:**           **Approved staff recommendation for approval of fees as proposed for Montgomery Parks facilities, programs, and athletic fields.**

Parks Department staff briefed the Planning Board and discussed proposed FY22 and FY23 fee increases for Enterprise Division facilities, nature centers, Brookside Gardens, and park permits for athletic fields.

**A. Enterprise Division** – Parks Department staff noted that FY22 and FY23 fee increases include rates for the Cabin John Ice Rink and the Wheaton Ice Arena, the Wheaton Regional Park carousel, the miniature trains at the Wheaton and Cabin John Regional Parks, the campground at Little Bennett Regional Park, and the driving range and splash park at the South Germantown Recreational Park, as detailed in the November 23 technical staff report.

**B. Nature Centers** – Staff discussed fee increases for birthday party and campfire rentals, and new fees for the Locust Grove Nature Center Nature on Wheels (NOW) program, as detailed in the November 23 technical staff report.

**Brookside Gardens** – Staff then discussed fee increases for Brookside Gardens, which include increases for classroom rentals, the Wings of Fancy butterfly exhibit, and a switch from a per/vehicle to a per/person fee for admission to the Garden of Lights exhibit, as detailed in the November 23 technical staff report.

**D. Park Permits** – Staff noted that two new fees are included in the updated athletic field fee schedule, which include a scoreboard usage fee to address increased utilities costs, and a historical use processing fee to address permit violations in historical use practices. Staff proposes to increase the fees for local park athletic field permits; regional and recreational park

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**3. Fee Increase Request FY22/23 – Montgomery Parks**

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athletic field permits; and increase the fees for stadium athletic field permits and the field lighting fee. Staff added that the increases will result in total additional revenue of \$242,150 in FY23 and \$245,150 in FY24.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff to explore ways to provide safe pedestrian and bicycle access to Brookside Gardens from the Wheaton Regional Park parking lot at Shorefield Road.

**5. Introductory Briefing: Community Equity Index Analysis****BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and discussed the ongoing Community Equity Index (CEI) project. According to staff, the CEI will be an index of demographic and socio-economic factors present in the County and will expand on the previous Equity Focus Area analysis, creating a more robust, diagnostic tool providing additional details of critically selected neighborhood characteristics. The CEI and will also explore the contributing factors leading to inequities at the neighborhood and county levels, and act as a benchmark to gauge future progress.

Following the review of examples of other racial and social justice equity indexing projects, staff will collect data for exploring potential indicators and select those indicators for indexing and monitoring. Using themes such as housing, economy, demographics, and health, staff will select indicators that are meaningful, important, and measurable with readily available data that is statistically reliable at the United States Census tract level to measure each equity theme and calculate theme indices. After modeling and validating the results with a CEI Peer Review Group, staff will report the results of analysis in an ArcGIS story map, an interactive CEI mapping application, and a CEI dashboard format.

There followed extensive Board discussion with questions to staff, during which the Planning Board instructed staff explore the feasibility of including temporal changes in race and income, and crime data in the project.

**6. Attainable Housing Strategies – Work session**---Planning Board work session on the Attainable Housing Strategies initiative and recommendations to the County Council on adding more diverse housing options in Montgomery County.

*Staff Recommendation: Receive Briefing and Offer Guidance*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed the Draft Attainable Housing Strategies (AHS) initiative final report, specifically outstanding topics and the next steps for the report. Following extensive Board discussion with questions to staff, the Planning Board agreed with staff's recommendations for residential infill compatibility standards to apply only to detached houses, and to include the multiplex building type to the Transferrable Development Rights (TDR) Overlay Zone and floating zones.

Staff then discussed the organization of the report and the implementation of Board recommendations and comments received during previous worksessions regarding the goals and definition of attainable housing and scale; the establishment of a Priority Housing District; small-, medium-, and large-scale attainable housing; the proposed pattern book; subdivision; parking; catalyst policies; collection of impact taxes; the role of homeowners associations (HOAs) in attainable housing; and the role of municipalities, as detailed in the December 2 technical staff report.

The next steps for the AHS report include a community meeting scheduled for December 13, and a Planning Board worksession scheduled for January 27, 2022, during which staff will present a draft of the zoning modifications that would implement the elements of Attainable Housing discussed in the final report.

There followed extensive discussion with questions to staff, during which the Planning Board instructed staff to include language in the report stating that Local Map Amendments (LMAs) are another tool for the development of attainable housing, noting the Board's concerns regarding restrictive HOA covenants, and describing how current stormwater management requirements are applied and enforced. The Planning Board also recommended that staff organize a panel discussion regarding how other jurisdictions address attainable housing.

**\*7. King Souder Property, Site Plan No. 820210170---**Request to construct sixty-two (62) lots for Townhouse Living units including 25% MPDUs with associated public street, private alleys, open space, and amenities; located along Ridge Road (MD 27) approximately 475 feet north of Bethesda Church Road; 9.06 acres; CRT-1.0, C-0.5, R-0.5, H-55T with TDR 1.16 Overlay Zone; 2006 Damascus Master Plan.

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

**BOARD ACTION**

**Motion:** CICHY/RUBIN

**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 Preliminary Plan request to subdivide a property for townhouse living units. The site is currently developed with a single-family detached residence, which is accessed via a private driveway from MD27. Staff discussed previous approvals for the site, specifically a 2020 Concept Plan and a June 2021 Preliminary Plan.

Following the demolition of the existing residence, the applicant proposes to create 62 lots for the construction of the 62 front-loaded and rear-loaded townhouse units, including 25 percent Moderately Priced Dwelling Units (MPDUs). Access will be from MD27 via a new public street that will connect to an adjacent property, with private alley ways to provide access to the proposed rear-loaded units. A total of 3.25 acres of common open space will be provided in two areas along the northern corner and northeastern portion of the site. Bicycle and pedestrian improvements will include a road crossing across Bethesda Church Road to access Oak Ridge Conservation Park, multiple connections to Damascus Elementary School, a 10-foot-wide shared-use path on MD27 that will extend to Bethesda Church Road, and natural surface trails. Staff then briefly discussed minor corrections to Conditions 9 and 10 regarding the pedestrian connections to Damascus Elementary School and the maintenance of the proposed new public road. Staff then discussed the associated Final Forest Conservation Plan, noting that the applicant proposes to remove 4.2 acres of forest and retain 2.18 acres. All the retained and planted forest, as well as an existing environmental buffer area, will be protected in Category I Conservation Easements.

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

There followed a brief Board discussion with questions to staff.

**9. 2022 Parks, Recreation, and Open Space (PROS) Plan - Planning Board Briefing**

*Staff Recommendation: Review of Draft PROS Plan to Be Transmitted to the Department of Natural Resources for Review*

**BOARD ACTION**

**Motion:** VERMA/RUBIN

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Draft 2022 Park, Recreation, and Open Space (PROS) Plan and transmittal to the State of Maryland Department of Natural Resources.

Parks Department staff offered a multi-media presentation and discussed the Staff Draft of the 2022 Park, Recreation and Open Space (PROS) Plan and noted that staff is seeking guidance and approval of the Draft Plan. The Plan serves as the primary planning policy for parks and recreation in the County. The 2022 PROS Plan Update will serve as the state-mandated Land Preservation, Parks, and Recreation Plan (LPPRP) which is required by Maryland Department of Natural Resources (DNR) to maintain Program Open Space (POS) Grant Funding eligibility. Staff added that the Plan supports the park and recreation goals and objectives contained in the County's Thrive Montgomery 2050 General Plan Update.

Staff noted that each of the six chapters included in the report includes assessments and recommendations to address feedback received from 831 randomized mail-in survey, 825 intercept survey, 164 online survey, and 200 Montgomery County Public Schools responses regarding such issues as physical activity related to parks and recreation; social connections and civic engagement; natural resources and environmental stewardship; land conservation and management, including agriculture; and implementation. Staff discussed each chapter's recommendations, as detailed in the December 2 technical staff report, which include the development of parks that serve multiple functions; improving active transportation and safe access to parks; providing more support services and amenities for public space users; reaffirming the Parks Department's commitment to resource conservation, stewardship, and sustainability practices such as innovative stream and habitat restoration projects; and developing policies, regulations, easements, and incentives to maintain a critical mass of contiguous farmland to ensure the continued viability of farming and discourage sprawl, among others.

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**9. 2022 Parks, Recreation, and Open Space (PROS) Plan - Planning Board Briefing**CONTINUED

Following discussion and approval of the Staff Draft Plan, the next steps for the Plan include transmittal to the DNR and the Maryland Department of Planning (MDP) scheduled for December 31; finalization of the PROS and Planning Board approval scheduled for spring 2022; and the submission of the adopted PROS Plan to DNR and MDP scheduled for July 1, 2022.

Messrs. David Magill representing Mid-Atlantic Off-Road Enthusiasts (MORE), and Ernie Rodriguez of Lounsbury Place offered testimony.

There followed extensive discussion with questions to staff, during which the Planning Board instructed staff to explore the inclusion of walking tours with interpretive signage, food trucks, and street performers in programming; to seek out ways to make fees for programs and facilities more accessible; and to bring more equity to the development and acquisition of parkland.

**10. Legislative Update**

**A. PGMC 100-22 – County Council Voting Threshold**

*Staff Recommendation: Discussion Only-No Position*

**B. PGMC 101-22 – Open Meetings**

*Staff Recommendation: Discussion Only-No Position*

**C. PGMC 103-22 – Ethics Certification**

*Staff Recommendation: Discussion Only-No Position*

**D. PGMC 107-22 – Perjury Certification and 2020 Position Paper**

*Staff Recommendation: Oppose*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSN ABSENT**

**Action: Following a brief discussion, approved Legal Counsel’s recommended actions regarding the four upcoming Legislative Bills cited above.**

**8. Silver Spring Downtown and Adjacent Communities Plan Work Session #1****BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed the proposed Silver Spring Downtown and Adjacent Communities Plan, specifically key Sector Plan area and district-specific recommendations. Staff noted that following today's worksession, the next steps for the Plan include additional worksessions scheduled for December 16 and 23, and January 6, 2022.

Planning Department staff then discussed their recommendations regarding the Plan's compliance with the County Equity Bill, the proposed Green Loop pedestrian/bicycle connector, and the proposed pedestrian/bicycle bridge over the Metrorail/CSX tracks from East-West Highway to the western terminus of Silver Spring Avenue, as detailed in the December 3 technical staff report.

Parks Department staff then discussed parks, trails, and public spaces, recommending active recreation destinations, a central civic green, an interconnected system of sidewalks and trails to connect parks and open spaces, and wooded areas for the Sector Plan area; a neighborhood green and walk-to recreational amenities for each neighborhood; space for a public square, plaza, or green area for each block; outdoor recreation space for each building; and private outdoor space for each residence. Staff then discussed specific recommendations for each district within the Plan area, as detailed in the December 3 technical staff report.

Planning Department staff then offered their recommendations for historic resources, economic and environmental resiliency, and schools, as discussed in detail in the December 3 technical staff report.

There followed extensive discussion with questions to staff, during which the Planning Board made the following recommendations: 1) explore ways to create a comfortable pedestrian/bicycle experience and connections along the major roadways near the District of Columbia line; 2) include language in the Plan making clear that safe and convenient bicycle and pedestrian connections are a priority; 3) return with a cost estimate for the proposed pedestrian/bicycle bridge over the Metrorail/CSX tracks; 4) emphasize active recreation for open spaces; 5) explore public art for parking decks; 6) consider adaptive re-use for historic buildings; 7) include language noting that the Planning Board would prefer no parking on the Silver Spring Shopping Center parking lot; 8) encourage shared-use facilities; and 9) promote prosperity as a goal of the Plan.



**4. Corridor Forward: The I-270 Transit Plan Public Hearing**---The Planning Board will receive testimony on the Public Hearing Draft of Corridor Forward: the I-270 Transit Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received testimony.

**A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE WHEATON HEADQUARTERS BUILDING OF THE PARK AND PLANNING COMMISSION.**