



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 16, 2021, at 9:13 a.m. and adjourned at 9:04 p.m.

Present were Chair Casey Anderson and Commissioners Gerald R. Cichy, Tina Patterson, and Partap Verma.

Commissioner Carol Rubin joined the meeting via video conference at 2:29 p.m. prior to the discussion of Item 8.

Items 1 and 2 are reported on the attached agenda.

The Planning Board recessed at 9:26 a.m. and convened in Closed Session to take up Item 11, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session Meeting:

The Board convened in Closed Session at 9:34 a.m. via video conference on motion of Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy, Patterson, Verma, voting in favor of the motion, and Commissioner Rubin absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(8), to consult with staff, consultants, or other individuals about pending or potential litigation; and 3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Director Gwen Wright, Deputy Director Robert Kronenberg, Matt Folden, Bridgett Broullire, and Chris Peifer of the Planning Department; Brian Anleu of the Office of the Chair; and Principal Counsel Emily Vaias, Associate General Counsel Alison Myers, and James Parsons of the Legal Department.

In Closed Session, the Board received briefing regarding accessibility.

The Closed Session meeting was adjourned at 9:49 a.m.

The Planning Board reconvened in the auditorium and via video conference at 10:00 a.m.

Items 3 through 5 and Item 7 are reported on the attached agenda.

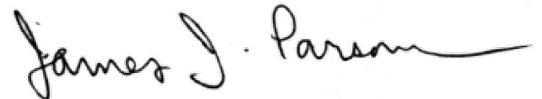
The Item 6 was removed from the Planning Board agenda.

The Planning Board recessed for lunch at 2:02 p.m. and reconvened in the auditorium and via video conference at 2:38 p.m.

Items 8 and 9 are reported on the attached agenda.

The Planning Board recessed for dinner at 6:17 p.m. and reconvened in the auditorium and via video conference at 7:05 p.m. to take up Item 10, Worksession 1 for Corridor Forward: the I-270 Transit Plan.

There being no further business, the meeting was adjourned at 9:04 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 23, 2021, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.



James J. Parsons
Sr. Technical Writer/Editor

Thursday, December 16, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Consent Agenda

***A. Adoption of Resolutions**

1. J&M Andrews Farms Subdivision Plan No. 620190110 – MCPB No. 21-132

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220220040, Chevy Chase, Section 4

R-60 zone; 1 lot; located on the north side of Stanford Street, 175 feet east of Ridgewood Avenue; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220220100, Springfield

R-60 zone; 1 lot; located on the north side of Parkston Road, 150 feet east of Springfield Road; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN ABSENT

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

***C. Other Consent Items**

1. 4 Bethesda Metro Center, Sketch Plan Amendment 32018011A---CR 8.0 C 8.0 R 7.5 H 210 & CR 8.0 C 8.0 R 7.5 H 290; 4.34 acres; Request to extend the Sketch Plan’s eligible period to submit a Site Plan by three years, from October 17, 2021 to October 17, 2024; located at the intersection of Wisconsin Avenue and Old Georgetown Road; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions

2. MR2022006 Mandatory Referral, PEPCO – Brighton---Proposal to replace an existing 200’ self-support tower with a new 250’ self-support tower and associated ground equipment for Pepco’s communication system. The 231.76-acre property is located at 1300 Brighton Dam Road, 1,200 feet west of New Hampshire Avenue, is zoned RC, within the 2005 Olney Master Plan area.

Staff Recommendation: Transmit Comments to PEPCO

3. Appointment of Erin White, C.P.A. as Public Member of the Audit Committee

BOARD ACTION

Motion: 1 through 3. CICHY/VERMA

Vote:

Yea: 1 through 3. 4-0

Nay:

Other: RUBIN ABSENT

Action: 1. Approved staff recommendation for approval of the Sketch Plan Amendment request cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

2. Approved staff recommendation to transmit comments to PEPCO.

3. Approved staff recommendation to appoint Ms. Erin White, C.P.A. as Public Member of the Audit Committee.

***D. Approval of Minutes**

Planning Board Meeting Minutes of November 18 and December 2, 2021

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN ABSENT

Action: Approved Planning Board Meeting Minutes of November 18 and December 2, 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 – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Silver Spring Downtown and Adjacent Communities Plan, with a worksession scheduled for later today; the status of Corridor Forward – The I-270 Transit Plan, with a worksession scheduled for later today; the status of the Fairland and Briggs Chaney Master Plan, the Takoma Park Minor Master Plan Amendment, the Pedestrian Master Plan, and the Rustic Roads Functional Master Plan Update, all of which will be presented to the Planning Board in 2022; the recent Planning Department holiday party held on December 10 at the Cabin John Regional Park; a virtual award ceremony scheduled for later today during which the Planning Department will be presented with the 2021 Maryland Sustainable Growth Award from the Maryland Department of Planning for their work on the Complete Streets Design Guide; and the status of the development review process, with Development Review Committee (DRC) meetings now held in-person, via video conference, and on-demand live streamed video.

There followed a brief Board discussion with questions to Ms. Wright.

11. CLOSED SESSION

According to MD. Ann. Code, General Provisions Article, Section 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation, and Section 3-305(b)(7) to consult with counsel to obtain legal advice.

The topic to be discussed is accessibility

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

***3. Meadowvale, Site Plan No. 820210100 Site Plan**---Request to construct eleven townhouse, seven single-family detached houses, and one existing single-family dwelling to remain; including landscaping for common open space, finalizing the streetscape for Bell Tower Drive, and providing the hardscape details for the pedestrian connection to Nike Missile Park; located at 18857 Cross Country Lane, Gaithersburg, MD, 20879; on approximately 5.17 acres of land zoned R-200/TDR 5.0 & R-90/TDR 5.0; within 1985 Gaithersburg Vicinity Master Plan.

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN 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 construct townhouses, single-family detached residences, and amenities for a residential development. The 5.17-acre property, identified as Parcel 54, is located at the southern terminus of Bell Tower Road and is split-zoned, with 5.05 acres zoned Residential/ Transferable Development Rights (TDR) and 5,134 acres zoned Residential within the Gaithersburg Vicinity Master Plan Area and the Great Seneca Creek watershed. The property is currently developed with single-story detached residence and several accessory buildings and is accessed from Cross Country Lane via a private paved driveway. Staff then discussed previous approvals, specifically a 2020 Preliminary Plan Amendment that the application under review today seeks to implement.

Following the purchase of nine TDRs, the applicant proposes to create 19 lots and associated HOA parcels, comprised of 11 lots for new rear-loaded townhouses, seven lots for new single-family detached residences, and one lot for the existing single-family dwelling that will remain. The townhouses will all front on a Common Open Space parcel, with the proposed single-family units to be clustered and oriented to either Bell Tower Drive or a shared alley or driveway with a shared Common Open Space parcel in the center. A proposed right-of-way (ROW) through the property will connect Cross Country Lane to Bell Tower Drive. The applicant will provide a pedestrian sidewalk from the property to the Nike Local Park Access Drive and a pedestrian side path with striping and bollards that will connect from the sidewalk on Bell Tower Drive to the Nike Local Park Access Drive and continue along the Park access road

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***3. Meadowvale**

CONTINUED

to the Park's parking lot. The applicant will also pay a fee-in-lieu for a bike path connection from Calypso Lane to the Nike Local Park Access Drive. Staff then briefly discussed minor corrections to Conditions 4c and 4d regarding project phasing, and the addition of new Conditions 22m and 22n regarding fencing.

Staff has received correspondence from neighboring residents expressing concerns regarding additional on-street parking and traffic on Cross County Lane and Bell Tower Drive, the proposed staging of the construction, and the retention of the existing house. Staff addressed these issues, as detailed in the December 3 technical staff report.

Mr. Peter McCloskey representing the Flower Hill North II homeowners association (HOA) offered testimony.

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

Mr. Wei also offered brief comments regarding the retention of the existing residence. There followed a brief Board discussion with questions to staff.

***4. 7000 Wisconsin Avenue Site Plan Amendment, No. 82020009A**---Site Plan Amendment No. 82020009A: Request to reduce the overall density from 210,000 square feet to 196,744 square feet, which will consist of 189,000 square feet of multi-family residential uses and 7,744 square feet of commercial uses. This reduction in density results in a maximum of 181 multi-family dwelling units, with 32 MPDUs. The proposal results in a reduction of the previously requested and approved BOZ Density, which reduces the associated Park Impact Payment. The Amendment also proposes reducing the total parking spaces provided on-site from 139 spaces to 124 spaces and other minor revisions to the landscape and architectural plans; Located at 7000 Wisconsin Avenue, Bethesda, 0.71 acres; CR-3.0, C-3.0, R-2.75, H-120 zone; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN ABSENT

Action: 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 a proposed Site Plan Amendment request to reduce the overall approved density of a mixed-use project. The 0.71-acre property, identified as four parts of Lots 911, 1004, and 1237, is located on the northwest quadrant of the intersection of Wisconsin Avenue (MD355) and Bradley Boulevard and is zoned Commercial/Residential (CR) and Bethesda Overlay Zone (BOZ) within the Bethesda Downtown Sector Plan area. The site is currently accessed via MD355 and a public alley that connects with Woodmont Avenue and Bradley Boulevard. While formerly developed with approximately 25,000 square feet of single-story retail buildings that have been demolished, the site is currently under construction as a mixed-use project. Staff then briefly discussed previous approvals, which include 2020 Preliminary and Site Plans for 200,000 square feet of residential uses for up to 200 multi-family units, including 17.6 percent Moderately Priced Dwelling Units (MPDUs), and up to 10,000 square feet of commercial uses. Staff added that the project also included 117,069 square feet of BOZ density.

The applicant proposes to reduce the approved residential density to 189,000 square feet for up to 181 multi-family units, including 32 MPDUs, reduce the commercial uses to 7,744 square feet, and reduce the requested BOZ density from to 103,813 square feet, which will reduce the approved Park Impact Payment (PIP) from \$970,042 to \$896,383. In addition, the

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***4. 7000 Wisconsin Avenue**

CONTINUED

applicant is also requesting to decrease the approved number of parking spaces from 139 to 124.

Dr. Gerald Robin of Wisconsin Avenue offered testimony.

Mr. Matt Gordon, attorney representing the applicant, offered comments regarding the width and use of the public alley, and concurred with the staff recommendation.

There followed a brief Board discussion.

5. 4910-4920 Strathmore Avenue, Local Map Amendment H-143 and Preliminary Forest Conservation Plan

A. Local Map Amendment No. H-143---Request to rezone approximately 15.36 acres from R-60 to CRNF 0.75, C 0.25, R 0.75, H 50 (Commercial Residential Neighborhood-Floating) to allow for the future development of up to 125 single family attached dwelling units (including a minimum of 15% MPDUs), a residential care facility with up to 145-beds, and new open space; located in Kensington along the south side of Strathmore Avenue east of Rockville Pike; 1992 North Bethesda/ Garrett Park Master Plan.

Staff Recommendation: Transmit Comments to the Montgomery County Hearing Examiner

B. Preliminary Forest Conservation Plan No. H-143---Forest Conservation Plan and Tree Variance Request to remove and impact specimen trees associated with the future development of up to 125 single family attached dwelling units (including a minimum of 15% MPDUs), a residential care facility with up to 145-beds, and new open space; located in Kensington along the south side of Strathmore Avenue east of Rockville Pike; 1992 North Bethesda/ Garrett Park Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: A & B. CICHY/VERMA

Vote:

Yea: A & B. 4-0

Nay:

Other: RUBIN ABSENT

Action: A. Approved staff recommendation to transmit comments to the Hearing Examiner, as discussed during the meeting, and as stated in the attached transmittal letter.

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

Planning Department staff offered a multi-media presentation and discussed a proposed Local Map Amendment (LMA) and associated Preliminary Forest Conservation Plan (PFCP) requests to rezone a property for the construction of a senior living and residential care facility. The 15.36-acre property, a portion of a larger 38-acre property and identified as Parcel A and part of Parcel B, is located on Strathmore Avenue and is currently zoned Residential within the North Bethesda/Garrett Park Master Plan area.

Following the rezoning of the site from Residential to the Commercial/Residential/Neighborhood Floating (CRNF) zone, the applicant proposes redevelop the former religious institution use on Parcel A with a 145-bed residential care facility, and to replace the existing

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5. 4910-4920 Strathmore AvenueCONTINUED

athletic fields with up to 10 detached and 115 attached townhouse units, including 15 percent Moderately Priced Dwelling Units (MPDUs), on the Parcel B and western Parcel A portions. The applicant also proposes an access point from Strathmore Avenue that will be realigned with the southern terminus of Stillwater Avenue, and internal circulation that will be provided by private roads and alleys.

Staff then discussed the PFCP, noting that of the 4.06 acres of existing onsite forest, the applicant proposes to clear 0.49 acres of forest and retain 3.57 acres, resulting in a combined reforestation and afforestation mitigation requirement of 2.84 acres, which will be achieved through the planting of three acres onsite, including an additional amount as proposed mitigation for stream buffer encroachment. The applicant has also submitted a variance request to remove 12 trees, three of which the applicant will try to save. Staff added that the disposition of the variance trees will be determined at the time of Final Forest Conservation Plan review, after which the applicant may be required to submit a new variance request.

Staff has received correspondence from neighboring residents expressing concerns regarding the results of the required traffic study, school capacity, the potential for cut-through traffic, pedestrian facilities, parking, access to new amenities, and preservation of a landscaped median, all of which staff addressed in the December 6 technical staff report.

The following speakers offered testimony: Ms. Cynthia Weitz representing the Strathmore Place Homeowners Association; Ms. Katherine Miner representing the Academy of the Holy Cross; Ms. Jane Lyons representing the Coalition for Smarter Growth; Mr. Jeffrey Milton adjacent property owner; Ms. Vanessa Lide, adjacent property owner; Mr. Ron Basumallik of Wisconsin Avenue; Mr. David Shaffer of Aurora Drive; Sister Ruth Marie Nickerson, representing the Sisters of the Holy Cross; Mr. Kip Edwards representing the Garrett Park Estates-White Flint Park Citizens Association; Ms. Joyce Winston of Aurora Drive; Town Councilmember Gerilee Bennett representing the Town of Garrett Park; Mr. Arthur Ribeiro, adjacent property owner; and Mr. Jerry Stouck, adjacent property owner.

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

There followed extensive discussion with questions to staff and Ms. Girard, during which Chair Anderson instructed staff to include the comments from the Town of Garrett Park in the transmittal letter to the Hearing Examiner.

~~*6. — Seneca Farms, Site Plan No. 820210150 — Application to construct 27 single-family detached dwelling units, located on the west side of Seneca Road (MD Rt. 112), approximately 900 feet north of Springfield Road; 136.67 acres, Rural Cluster (RC) Zone, 2002 Potomac Subregion Master Plan. — **REMOVED**~~

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***7. Village at Cabin Branch Phase 2: Site Plan No. 82020015A**---Amendment to add Phase 2 with 125 multi-family dwelling units and 12,900 SF daycare facility on 8.4 acres, and to revise Phase 1 by decreasing the retail uses on Little Seneca Parkway to 6,000 SF; located at the southeast quadrant of the intersection of Cabin Branch Avenue and Little Seneca Parkway; 8.9 acres; MXPD zone; 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: RUBIN ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request to add a new second phase to an approved age-restricted residential development project. The site is currently undeveloped but is rough graded in preparation for development. A steep-sided stream valley extends along the eastern boundary. Staff discussed previous approvals.

The applicant proposes to add Phase 2 to an approved project for the construction of 125 affordable age-restricted multi-family dwelling units, which will result in 25 percent MPDUs for Phases 1 and 2, a 12,900-square foot daycare facility, and to revise Phase 1 by decreasing the approved retail uses to 6,000 square feet. The applicant will also extend Lakeridge Drive from Little Seneca Parkway to West Old Baltimore Road and Black Hill Regional Park. Bicycle and pedestrian facilities will include a continuation of natural surface trail network from the north side of the development to the north edge of Black Hill Regional Park, a 10-foot-wide shared-use path along Little Seneca Parkway and Lakeridge Drive, a sidewalk and trail system connecting open space and recreational amenities, and lead sidewalks to all buildings. Staff then discussed minor revisions to Conditions 3, 20, and 21 regarding MPDUs, the phasing of the Development Program, and approval of the Certified Site Plan, respectively.

Mr. Bob Harris, attorney representing the applicant, offered comments and concurred with the staff recommendations.

There followed a brief Board discussion.

8. MR2021035 Mandatory Referral Stonegate Elementary School

A. Final Forest Conservation Plan No. MR2021035---Proposed new elementary school, approximately 84,130 SF building, play areas and associated infrastructure to replace existing school on a 10.26-acre property; located at 14801 Notley Road, approximately 15 feet east of Fieldstone Road in Silver Spring, MD; Parcel C and Parcel D, (Tax Account No. 00366856 and 00366867), R-200 Zone, 1997 Cloverly Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Mandatory Referral No. MR2021035---Proposed new elementary school, approximately 84,130 SF building, play areas and associated infrastructure to replace existing school on a 10.26-acre property; located at 14801 Notley Road, approximately 15 feet east of Fieldstone Road in Silver Spring, MD; Parcel C and Parcel D, (Tax Account No. 00366856 and 00366867), R-200 Zone, 1997 Cloverly Master Plan.

Staff Recommendation: Approval and Transmit Comments to Montgomery County Public Schools

BOARD ACTION

Motion: A & B. RUBIN/CICHY

Vote:

Yea: A & B. 5-0

Nay:

Other:

Action: **A. Approved staff recommendation for approval of the Final Forest Conservation Plan cited above, subject to conditions, and adopted the attached Resolution.**
B. Approved staff recommendation to transmit comments to Montgomery County Public Schools, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed proposed Mandatory Referral and associated Final Forest Conservation Plan (FFCP) requests from Montgomery County Public Schools (MCPS) to build a new educational facility.. The site is currently developed with the existing Stonegate Elementary School. Staff added that the Mandatory Referral and FFCP under review today are a continuation of an application that was deferred at the September 15 Planning Board hearing pending revisions requested by staff and the Planning Board.

The revised proposal includes relocating the bus loop to the northern property edge; relocating a pedestrian ramp to the northwest, away from the bus loop circulation; expanding a

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8. Stonegate Elementary SchoolCONTINUED

pedestrian walkway and courtyard in front of the school; providing two green panels and a tree alley along a central walkway; and extending the distance between the walkway and drive aisles. No revisions to the building architecture are proposed.

Staff noted that the proposed FFCP covers a net tract area of 10.42 acres, which includes the property and 0.15 acres of offsite improvements. Of the 0.92 acres of existing onsite forest, MCPS proposes to clear 0.61 acres, resulting in an afforestation requirement of 1.86 acres, which will be met with the planting of 1.92 acres of forest onsite that will be protected in a Category I Conservation Easement. Staff added that MCPS has submitted a variance request to remove seven protected trees and impact four others, which will be mitigated with the planting of 22 overstory trees onsite. Staff supports the variance request.

Mr. Seth Adams of MCPS offered comments.

Ms. Rebecca Berry representing the Stonegate Elementary PTA, Mr. Charles Kirchman of Stonewall Drive offered testimony.

Mr. Patrick G. La Vay, consultant from Macris, Hendricks, and Glascock civil engineering, also offered brief comments.

There followed a brief Board discussion with questions to staff, during which Chair Anderson instructed staff to include a comment in the transmittal letter recommending that MCPS remove invasive plant species from the site.

9. Silver Spring Downtown and Adjacent Communities Plan Work Session 2

Staff Recommendation: Discussion and Provide Guidance to Staff

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and discussed Plan-wide recommendations for the Silver Spring Downtown and Adjacent Communities Plan. Staff discussed their transportation recommendations regarding the proposed bicycle network; connections across the Metrorail/CSX tracks; the proposed pedestrian network; transit; roadways, new connections, and shared streets; parking and loading; and transportation demand management, as detailed in the December 9 technical staff report.

Staff then discussed economic growth recommendations, including recent development projects, office conversion projects, projects currently under construction, projects approved for construction, and opportunity sites within the Plan area, and economic prosperity. Key recommendations include the conversion of unused office space, limiting new ground-floor retail to established retail nodes, flexible zoning, incentives for property owners to build a retail incubator, subsidizing the fit-out of 2,000-square foot or smaller retail spaces, and zoning text changes to the Fenton Village and South Silver Spring overlay zones that support small retailers.

Staff urban design recommendations include preparing Design Guidelines for the Plan area, creating a Design Advisory Panel for Optional Method Development projects, initiating temporary plazas in underutilized street space and temporary parks in parallel parking spaces, and encouraging outdoor eateries where feasible.

Plan-wide land use and zoning recommendations include increased flexibility in Commercial/Residential (CR) zones, with C and R values to be equivalent and equal to the maximum allowable density; updating defunct zones such as Employment Office (EOF) and Residential/Townhouse (RT) to CR, Townhouse High Density (THD), or some other appropriate zone; revising the existing Ripley Overlay Zone, and creating a Building Height Incentive Zone (BHIZ) in the commercial core to allow CR zoned properties pursuing the Optional Method of Development to increase building heights by up to 150 percent of the mapped height to a maximum of 300 feet, except projects that achieve additional height by providing more than 15 percent Moderately Priced Dwelling Units (MPDUs). Staff noted that to qualify for the BHIZ,

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9. Silver Spring Downtown and Adjacent Communities Plan Work Session 2CONTINUED

projects must provide a minimum of 17.5 percent MPDUs and provide for an activating ground-floor Neighborhood Service. To obtain additional density necessary to reach the additional height, a contribution can be made to the Connectivity and Infrastructure Fund (CIF). Staff then discussed zoning by district, as detailed in the December 9 technical staff report.

There followed extensive Board discussion with questions to staff, during which the Planning Board offered the following recommendations: emphasize the importance of connectivity; all Metrorail/CSX crossings must accommodate bicycles; locate bicycle parking in visible area to reduce theft & vandalism; include bike repair stations at larger bicycle parking facilities; balance the need for pedestrian infrastructure with the need for street trees; prepare a presentation on heat indices in downtown area; encourage the County to renew the street tree program; when feasible, utilize street trees for bike parking corrals; prepare estimate on how much revenue the CIF will generate; require every Optional Method project at or above 1.0 Floor Area Ratio (FAR) to go through the design review process; and eliminate the South Silver Spring Overlay Zone and assign appropriate heights.

10. Corridor Forward: the I-270 Transit Plan Work Session No. 1

Staff Recommendation: Discussion and Provide Guidance to Staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the Public Hearing Draft of Corridor Forward: The I-270 Transit, including comments received during public testimony, near- and long-term recommendations, and additional recommendations that support the proposed transit network and strengthen regional connectivity. Staff noted that during the December 9 Planning Board Public Hearing, they received testimony and comments regarding MARC rail expansion, Metrorail Red Line extension, proposed revisions to the Corridor Cities Transitway (CCT) alignment, stormwater management, an extension of the future Purple Line, the feasibility of repurposing existing lanes, land use issues, the feasibility of a transit hub at the CSX tracks and MD124, dedicated bus lanes along the Great Seneca Highway, Right-of-Way (ROW) dimensions, project cost, and connections to Frederick County, among others, as detailed in the December 10 technical staff report.

Staff noted that near-term recommendations focus on a proposed network of dedicated bus lanes, identified as Corridor Connectors, that will connect corridor communities to the County's existing and future rapid transit network. These incrementally developed segments of infrastructure will offer multiple service patterns and will be less expensive to implement than the CCT. Staff also supports the proposed Great Seneca Transit Network and bus service in the I-270 managed lanes. The long-term recommendations remain the proposed extension of Metrorail Red Line to Frederick County and the enhancement of the MARC Rail Brunswick line. Other staff recommendations include the following proposed changes to the Public Hearing Draft: revisions to the Roadway and Transitway Recommendations Table to reflect the Complete Streets Design Guide; modifications to the recommendations to enhance transit's competitiveness; additional maps and revisions to reflect other ongoing projects and to compare the proposed network to the master planned CCT alignment; revisions to the Plan text and tables based on public testimony received, including an overview of different transit modes and their characteristics and clarification of jurisdictions' planning authority in the Cities of Rockville and Gaithersburg; and potential revisions to address comments from transportation agency stakeholders, including the

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10. Corridor Forward: the I-270 Transit Plan Work Session No. 1

CONTINUED

Washington Metropolitan Area Transit Authority (WMATA), and the Maryland Department of Transportation State Highway Administration (MDOT SHA).

There followed extensive Board discussion with questions to staff, during which the Planning Board recommended that staff explore the feasibility of the MDOT SHA providing service and planning infrastructure near Commission land uses, that staff make the Hierarchy of Transit Modes graphic clearer, and requesting that the County evaluate local bus service to increase usability, efficiency, and attractiveness.