



**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, March 31, 2022, at 9:11 a.m., and adjourned at 3:44 p.m.

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

Commissioner Tina Patterson was necessarily absent.

Items 1, 3, 4, 2, Items 5 through 7, Item 13, and Item 9, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for lunch at 12:06 p.m. and reconvened in the auditorium and via Microsoft Teams video conference at 1:19 p.m.

Items 8 and 12 are reported on the attached agenda.

Item 11 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 3:44 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 7, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

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**Thursday, March 31, 2022**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Preliminary Matters**

**A. Adoption of Resolutions**

1. Pike and Rose SAR Building no. 9 – MCPB No. 22-029
2. Milestone Innovation Ctr Preliminary Plan 11987271D – MCPB No. 22-033
3. Milestone Innovation Ctr Site Plan 82001009G – MCPB No. 22-034
4. Strathmore Square Preliminary Plan 12019018B – MCPB No. 22-031
5. Strathmore Square Site Plan 820220070 – MCPB No. 22-032

**BOARD ACTION**

**Motion:** RUBIN/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**B. Approval of Minutes**

Planning Board Meeting Minutes of March 17, 2022

**BOARD ACTION**

**Motion: RUBIN/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved Planning Board Meeting Minutes of March 17, 2022, as submitted.**

**C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **There were no Other Preliminary Matters submitted for approval.**

**3. Record Plats (Public Hearing)**

**Subdivision Plat No. 220220580, Bloom Montgomery Village**

TLD zone; 29 lots & 2 parcels; located on the southern side of Stewartown Road, 2050 feet from the intersection of Montgomery Village Avenue; Montgomery Village Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: RUBIN/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

**4. Regulatory Extension Requests (Public Hearing)**

**1. Addition to Ray’s Adventure: Preliminary Plan No. 120200030, Regulatory Review Extension Request No. 1**---Request to extend the regulatory review period until June 23, 2022; Application to create three lots; 1.65 Acres; R-200 Zone; located approximately 225 feet south of the intersection of Woodfield Road and Log House Road; 2006 Damascus Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** RUBIN/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**2. Roundtable Discussion**

- Parks Department Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Parks Department Director's Report** – Parks Department Director Mike Riley offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: the upcoming presentation of the Spring 2022 Semi-Annual Report to the County Council, scheduled for April 5, with a Full Council work session for the FY23-28 Capital Improvements Program (CIP) scheduled for later the same day; the upcoming County Council Planning, Housing, and Economic Development (PHED) Committee meeting on the FY23 Operating Budget, scheduled for May 2, with County Council Public Hearings scheduled for April 19, 20, and 21; and upcoming Park Activation Program events, including the Cherry Blossom Fun Run/Walk scheduled for April 2 at South Germantown Recreational Park; the Acoustic and Ales Outdoor Happy Hour Series; the Sunset Yoga Series; the Salsa in the Park Series; the Spirits of Spring Craft Cocktail Series; Chess in the Park scheduled for April 30 at Fairview Road Urban Park; a Pride Event scheduled for June 24 at Jessup Blair Local Park; the Parks Playhouse Summer 2022 Series scheduled to kick-off on May 19 at Josiah Henson Museum and Park; the Parks Playhouse Jr. Summer 2022 Series; and the Improbable Comedy Series.

There followed a brief Board discussion.

**5. Budget Transfer Request FY22 Operating Budget – Montgomery Parks**

*Staff Recommendation: Approve Transfer Request*

**BOARD ACTION**

**Motion: RUBIN/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

Parks Department staff briefly discussed a proposed FY22 Operating Budget transfer request, as detailed in the March 24, 2022 memorandum to the Planning Board. Staff is requesting that the Planning Board approve a transfer of \$3,057,479 of available funding from Personnel Services and debt service in the Park Fund to Non-personnel to fund the following needs: trail amenities; Parks Activation Program supplies; maintenance and other contracted services; reduction of debt service cost associated with the Capital Equipment Internal Service Fund (ISF; electric equipment; Other Equipment/Vehicles/Capital Outlay; technology upgrades; and turf improvement supplies.

Staff then requested Planning Board approval of the proposed FY22 budget adjustment request.

There followed a brief Board discussion.



**\*6. 2 Bethesda Metro Center (Public Hearing)**

**A. Preliminary Plan Amendment No. 11984260A**—CBD-3 zone, 1.31 acres, within the 2017 Bethesda Downtown Sector Plan; Preliminary and Site Plan Amendment applications for approval of building modifications including lobby/main building access, rear annex building, vehicular access, public use space, and building architecture to improve site access/visibility and activate the public realm.

*Staff Recommendation: Approval with Conditions*

**B. Site Plan Amendment 81989060E**—CBD-3 zone, 1.31 acres, within the 2017 Bethesda Downtown Sector Plan; Preliminary and Site Plan Amendment applications for approval of building modifications including lobby/main building access, rear annex building, vehicular access, public use space, and building architecture to improve site access/visibility and activate the public realm.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: A & B. RUBIN/VERMA**

**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, which will be reflected in an associated Resolution to be adopted by the Planning Board at a later date.**

**B. 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 Resolution to be adopted by the Planning Board at a later date.**

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan Amendment requests to convert existing retail uses and modify the existing building elements to incorporate the proposed change in uses. The 1.31-acre property is located on the northeast quadrant of the intersection of Montgomery and Woodmont Avenues and is zoned Commercial/Residential (CR) within the Bethesda Downtown Sector Plan area. The property is currently developed with a 17-story office building with ground-floor retail, entrances from Woodmont Avenue North Lane, and includes a second-story plaza with 23,558 square feet of existing public use space and a pedestrian entrance from Montgomery Lane.

The applicant proposes to amend the previously approved Preliminary Plan to convert approximately 5,195 square feet of the currently underperforming existing retail/restaurant space into commercial use and reduce the existing public space by approximately 1,546 square feet, increasing the gross floor area by 5,408 and resulting in 17,305 square feet allocated to retail

uses and 278,786 square feet allocated to commercial use. The applicant also proposes to relocate the main building entrance and office lobby to Woodmont Avenue, redesign the exterior plaza, and construct an additional level on an existing rear annex building, expanding it by 6,382 square feet to create a larger amenity pavilion.

Mr. Steve Robins, an attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. John Ziegenhein, a member of the applicant's team, offered comments and responded to questions from the Board.

There followed an extensive discussion with questions to staff, during which the Planning Board instructed staff to work with the applicant's team regarding providing additional secure bicycle parking facilities, and to add a condition to that effect.

**7. Takoma Park Minor Master Plan Amendment-Existing Conditions Presentation---** Staff will brief the Planning Board on the findings of the existing conditions analysis for the Plan area including Land Use, Zoning, Urban Design, Parks and Public Space, Transportation, Environment, Housing, Community Resources, Facilities and Schools, and Community Engagement.

*Staff Recommendation: Receive Briefing and Offer Comments*

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning and Parks Department staff offered a multi-media presentation and discussed the proposed Takoma Park Minor Master Plan Amendment (TPMMA), specifically the existing conditions within the Amendment area. According to staff, the Amendment will be limited to the area that includes the Washington Adventist Hospital, Washington Adventist University, the Erie Center at Flower and Erie Avenues, the multi-family residential units along Maple Avenue, the Takoma Park Community Center, and Library on Maple Avenue, and the Takoma Park Public Works buildings on Richie Avenue. Planning Department staff discussed the area demographics, land use, zoning, density utilization, urban design, transportation system performance metrics, transit, bikeways, the existing transportation network, current transportation analysis zones transportation adequacy, existing tree canopy and land coverage, current heat island data, existing impervious surfaces, existing stormwater management facilities, and existing green building Leadership in Energy and Environmental Design (LEED) certifications, housing, schools, and existing community resources as detailed in the technical staff report.

Parks Department staff then discussed the Amendment area parks, which include the Sligo Creek Stream Valley, Takoma-Piney Branch Local and Opal A. Daniels Neighborhood Parks, and the Energized Public Spaces (EPS) Analysis, as detailed in the technical staff report.

To facilitate community engagement, the staff utilized a consultant who canvassed and interviewed residents and staff, students, faculty, and other users of Washington Adventist University (WAU). Through the results of these interviews, staff developed traditional engagement strategies such as drop-in sessions, flyers, emails, and promotion on social media to engage residents and other stockholders. Phase 2 of canvassing work is scheduled to begin in April.

The next steps for the TPMMA include visioning and preliminary recommendations, scheduled throughout Spring and Summer; preparation and presentation of a progress draft, scheduled for Summer and Fall; a Planning Board Public Hearing and work sessions scheduled

throughout Fall and Winter; preparation, presentation, and approval of the Planning Board Draft; County Council review, Public Hearing, and work sessions scheduled throughout Winter and Spring 2023; and the Commission adoption of the TPMMA and approval of an associated Sectional Map Amendment, scheduled for Summer 2023.

There followed extensive discussion, during which the Planning Board instructed staff to consider Training and education as a demographic metric and to continue outreach efforts that encourage residents and other stakeholders to continue their participation in the process.

**13. ZTA 22-## and SRA 22-## Implementation of the Complete Streets Design Guide and Road Code Updates (Public Hearing)**—ZTA 22-## and SRA 22-## would update Chapter 59 the Zoning Code and Chapter 50 the Subdivision Ordinance to replace any existing references to street and road types with the new street types found in the Complete Streets Design Guide, which are concurrently being added to Chapter 49 the Road Code.

*Staff Recommendation: Transmit Request to Introduce a New ZTA and SRA to the District Council*

### **BOARD ACTION**

**Motion:** VERMA/RUBIN

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** **Approved staff recommendation to transmit comments to District Council, as discussed during the meeting, and as stated in the attached transmittal letter.**

Following brief comments by Planning Department staff, Mr. Andrew Bossi of the Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed proposed revisions to Chapter 49 of the current County Road Code to conform with the Complete Streets Design Guidelines (CSDG). The most substantive edits include moving many technical details out of the Road Code and into the Subdivision Regulations; incorporating the definitions established by the Bicycle Master Plan and CSDG and applying this vocabulary throughout the Road Code; establishing processes for exempting bikeways or walkways where they are found to be infeasible to construct, will not connect to any destinations within the foreseeable future, or the facility qualifies for fee-in-lieu; expanding vertical deflection such that it may be lawfully used on almost all street types; and including new language that defines the different County street types, lays out that each street will have both a Federal classification and a County classification, assigns default classification conversions, transitions, override, rights-of-way (ROW), curb radii, and target speeds.

Planning Department staff then offered a multi-media presentation and discussed proposed Zoning Text and Subdivision Regulation Amendments to address changes to the current Subdivision Regulations, and the Zoning Code to conform with the CSDG. The proposed ZTA, a completely technical update, will incorporate the new CSDG road types as defined in the County Road Code, including replacing the Primary Residential designation with Neighborhood Connector, Arterial with Area Connector, Business District with Downtown Street and Town Center Street, and Major Highway with Controlled Major Highway. It also defines the Neighborhood Connector, Neighborhood Street, Neighborhood Yield Street designations as Residential Streets and the Downtown Boulevard, Town Center Boulevard, Boulevard, Controlled Major Highway, Area Connectors, and Industrial Street designations as Non-

Residential Streets. The SRA proposes to replace references to existing street types with the corresponding new street types from the CSDG, provide new guidance on protected crossing spacing, update existing standards, and create new standards for the new street types for CSDG consistency, particularly the table for intersection spacing, as detailed in the March 24, 2022, technical staff report.

There followed extensive discussion, during which the Planning Board requested that staff use more specific language in the SRA that addresses distances between intersections and crossings for bicycle and pedestrian traffic.

**9. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment (Public Hearing)---County Council’s October 2021 Single Water/Sewer Service Category Change Request.**

*Staff Recommendation: Transmit Comments to County Council*

**BOARD ACTION**

**Motion:** RUBIN/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation to transmit comments to County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed amendment request to the Montgomery County Comprehensive Water Supply and Sewer System, identified as WSCCR 21-TRV-03A, David Mohebbi. Staff noted that the Planning Board is required by State law to make a Master Plan conformance determination on each Water and Sewer Category Change Request (WSCCR). The 5.17-acre property is a zoned Residential Estate (RE-2) within the Potomac Subregion Master Plan area. The existing house was built using public water service and a sand mound septic system rather than the low-pressure sewer system used by the adjacent Palatine subdivision. Also, the lot is located in a low-density zone and the Potomac Subregion Master Plan excludes this part of the sewer envelope from the peripheral service policy, making this property ineligible for access to the public sewer service. While staff recommends denial of the S-3 sewer request, the County Executive recommends a deferral to allow for the Montgomery County Department of Environmental Protection (DEP), the Washington Suburban Sanitary Commission (WSSC), and the Planning Department to consider a change to the current policy that excludes sewer extension under the Potomac Peripheral Sewer Policy in the vicinity of the Palatine subdivision.

Staff added that the Planning Board’s recommendation will be transmitted to the County Council to be presented at their Public Hearing on April 19, 2022. Final action will subsequently be taken by the full Council.

Mr. Alan Soukup of the Montgomery County Department of Environmental Protection offered comments and answered questions from the Planning Board.

There followed a brief discussion with questions to staff, during which the Planning Board approved the staff’s recommendation to recommend denial of the request.

**8. Pedestrian Master Plan Existing Conditions Briefing**

*Staff Recommendation: Receive Briefing and Share Comments*

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

Planning Department staff offered a multi-media presentation and discussed the proposed pedestrian master plan, specifically the analysis of the recent conditions. In addition to various national and regional data sources, the project team developed several unique data sources, including a statistically valid, countywide, pedestrian survey to document pedestrian activity and perceptions of the county as a whole and different land-use types, sent to 60,000 households. The surveys and data collection included knowledge of traffic laws, ages of pedestrians, student travels with Montgomery County Public Schools (MCPS), crash reports by the time of day, roadway types, and crash locations, among others.

Goals for the plan include increasing walking rates and pedestrian satisfaction; creating a comfortable, connected, convenient pedestrian network; and enhancing pedestrian safety which is all to build an equitable and just pedestrian network as stated in the staff report.

Staff then discussed the findings of the existing conditions analysis, as discussed in the March 24, 2022, technical staff report. Staff noted that 28% of sidewalks in equity-focused areas (EFA) have no buffer as compared to the 20% outside the EFA's. Staff also noted the majority of the pedestrian severe injuries and fatalities occur in urban areas.

There followed a lengthy Board discussion with questions and comments to the staff. The Board suggested that the data collected can be used in numerous ways such as with new applicants for development projects, or to different agencies including Montgomery County Department of Transportation (MCDOT), Montgomery County Council, and MCPS.



~~\*11. — Traville Parcel N: Site Plan Amendment No. 82001012E (Public Hearing) — Request to build up to 265,000 square feet of research and development use and a 621 space parking garage on Parcel N. Includes Final Water Quality Plan. Located on Darnestown Road, 500 feet east of Travilah Road; on approximately 48.61 acres of land zoned MXN; within the 2010 Great Seneca Science Corridor Master Plan area. — **REMOVED**~~

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*12. PSTA Site: Site Plan No. 820220050 (Public Hearing)**---Request for approval to redevelop Montgomery County’s former Public Safety Training Academy site with up to 630 residential units ( comprised of up to 276 townhouses, 56 2-over-2 condominiums, and 298 multi-family apartment units), up to 1,740 square feet of commercial retail space, 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~~*

**BOARD ACTION**

**Motion: RUBIN/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved staff recommendation for approval of the Site Plan cited above, subject to amended conditions 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 request to construct a mixed-use development. Currently, the area is developed with the Montgomery County Public Safety Training Academy (PSTA). The proposal includes the demolition of the remaining PSTA facilities in preparation for the construction of four multi-family buildings, townhouses, and multi-family two-over-two units for a total of 630 dwelling units, including 30 percent Moderately Priced Dwelling Units (MPDUs). The proposed space will also include 1,740 square feet of retail within one multi-family building. This area will also be walkable, bikeable, and transit-ready.

The applicant also requests a waiver from Section 59.6.2.9.C.3 of the Zoning Ordinance requirement to plant perimeter canopy trees every 30 feet, which cannot be met due to an existing utility easement, and a waiver from Section 59.6.2.4.B to exceed the parking space maximum within a Reduced Parking Area to include an additional 443 spaces.

The associated updated Final Forest Conservation Plan (FFCP) proposes 5.85 acres of forest removal and 3 acres of forest retention. Reforestation and Afforestation requirements will be determined at a certified site plan review.

There followed a brief Board discussion with questions for staff. Members of the applicant’s team offered brief comments.

Staff then discussed minor revisions to the staff report and Conditions of approval as follows: No. 1 regarding density; No. 10 regarding stormwater management; No.13 regarding

fire and rescue; No. 14 regarding site design; and No. 16 regarding site plan surety and maintenance agreement.

Mr. Serge Lukashanets and Mr. Weiqun Li of Wootton Crossing Community Homeowners Association (HOA) both testified.

There followed a brief Board discussion during which Chair Anderson noted that this proposed plan will not conflict with the final forest conservation plan.