



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, May 05, 2022, at 9:05 a.m., and adjourned at 1:03 p.m.

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

Commissioner Carol Rubin was necessarily absent.

Items 3, 4, 2, 5 through 9, and 11 discussed in that order, are reported on the attached agenda.

Item 10 was postponed.

There being no further business, the meeting was adjourned at 1:03 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 12, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young

Kimberly Mann Young
Technical Writer/Legal Assistant

Thursday, May 05, 2022

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1. Preliminary Matters

*A. Adoption of Resolutions

*B. Approval of Minutes

*C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Preliminary Items submitted for approval.

3. Record Plats (Public Hearing)

Subdivision Plat No. 220200540, Pleasant Grove Community Church

R-200 (Rural Village Overlay) zone; 1 lot; located on the north side of Mountain View Road, 800 feet west of Johnson Drive; Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210620, Linden Forest

R-60 zone; 2 lots; located on the south side of Forest Glen Road (MD 192), opposite Hollow Glen Place; Forest Glen Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210730, Connecticut- Aspen Shopping Center

CRT zone; 1 parcel; located in the northwest quadrant of the intersection of Aspen Hill Road and Connecticut Avenue (MD 185); Aspen Hill Minor Master Plan Amendment.

Staff Recommendation: Approval

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

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

4. Regulatory Extension Requests (Public Hearing)

Bradley Farms, Administrative Subdivision Plan No. 620220020 – Regulatory Extension Request No. 2

Request to extend the regulatory review period from May 19, 2022 to November 17, 2022.

Application to create two (2) lots for two (2) Detached Houses; 9025 Bronson Drive; 6.29 acres; RE-2 zone; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of the extension request

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: Approved staff recommendation for approval of the Regulatory Extension request cited above.

2. Roundtable Discussion

A. Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month proclamation

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: Approved Proclamation

Vice Chair Verma read the AANHPI heritage month proclamation to the Board for May to be recognized as Asian American, Native Hawaiian, and Pacific Islander Heritage Month with a continued commitment to embrace and celebrate diversity in Montgomery County’s cultural heritage. The Board also acknowledged and thanked the collective project work of the individuals involved including, Co-chair Anjali Sood, Co-Chair Hyojung Garland, Zubin Adrianvala, Hye Soo Baek, Rebecca Ballo, Shirley Campos, Angelica Gonzalez, Yuanjun Li, Jay Mukherjee, Kacy Rohn, Shashi Sharma, Karen Yee, Wen Huang, Suchi Vera, Christee Helfrich, and Asuntha Chiang-Smith and Vice Chair Partap Verma.

B. Planning Director's Report**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing**

Planning Director Gwen Wright offered a multimedia presentation discussing the current status and future Montgomery Planning's goals related to equity, economy, and environment. These goals include supporting the County's biohealth hub, focusing on major office headquarters in the transit-rich downtowns, and promoting sufficient housing at all income points to serve a growing residential population.

Two master plans have recently received approval from the County Council, the Potomac Overlook Historic District and the Silver Spring Downtown and Adjacent Communities Plan with a final vote scheduled on May 24 by the full Commission. In order to remain competitive, Planning Department recognizes that new economic development must be a high-quality place, build more housing stock that residents can afford, and build livable communities that connect residents to jobs. Projects approved this year in Downcounty include 3 sketch plans and 5 site plans. Projects have been evenly split between residential and commercial properties. Also, the projects have been getting higher than the average number of Moderately Priced Dwelling Units (MPDU). These have created new affordable housing units in areas where there were no affordable units before. In Midcounty, over 30 development projects have been approved. This area also includes projects in four life science areas. Upcounty is evenly distributed between commercial and residential with 27 new development projects approved, and an average of 19.6 percent of MPDU.

The Board offered comments and suggestions for possible future collaboration with other nearby counties in Maryland

***5. Iglesia Vida Nueva Church: Preliminary Plan No. 120210020 (Public Hearing)**

Application to create one lot for an approximately 6,200 square foot religious assembly, with capacity for up to 270 persons; 4.1 acres; RE-2C Zone; located approximately 800 feet from the intersection of Old Columbia Pike and Randolph Road; 1997 Fairland Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: **Approved staff recommendation for approval of the Preliminary Plan and Final Forest Conservation Plan 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.**

Planning Staff offered a multimedia presentation proposing to construct a building for religious assembly use. The subject property is currently developed with a storage unit and asphalt driveway. The Applicant proposes to remove the existing storage building and build a 12,500 square foot religious assembly building and 79 parking spaces, in compliance with the RE-2C zone. The proposed development will be located along the northern part of the Property to avoid impacts to the existing perennial stream, forest, and historic environmental setting associated with the property to the north.

This property is subject to Forest Conservation laws. Section 22A-12(b)(3) of Montgomery County Forest Conservation Law and includes 1.94 acres of high priority forests, a perennial stream, a small pond, 1.55 acres of stream valley buffer, and .04 acres of wetlands. The FFCP shows a total forest cover of 1.94 acres, and proposes to remove 0.65 acres and retain 1.29 acres of forest. Of the 0.65 acres of forest removal, 0.02 acres is being removed adjacent to the proposed sidewalk in order to regrade the side slope for the public use easement and to remove a retaining wall within this area. The Applicant will reforest this 0.02-acre area. All of the retained forest, the planted forest and stream buffer area will be protected by a Category I Conservation Easement.

The Applicant offered brief comments.

Board offered comments and requested the applicant to add a natural trail through the trees from the church to reach Old Columbia Pike.

6. Asian American Pacific Islander Heritage Grant Project – Briefing

MOVED FROM THE APRIL 21 AGENDA

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received Briefing**

Staff offered a multimedia presentation informing the Board of the updated status of the Asian American and Pacific Islander (AAPI) Heritage Project. AAPI heritage is currently underrepresented in the Master Plan for Historic Preservation.

There is a significant gap in the documentation of the County's history and development and a reflection of past racial inequities. To begin to bridge this gap, the Historic Preservation Office applied for and was awarded a FY2021 noncapital grant of \$24,000 by the Maryland Historical Trust to fund a historical and cultural resource study of Montgomery County's AAPI communities.

According to Census records, the AAPI population has nearly doubled in the last decade in Montgomery County. The population increased from around 8 percent in 1990 to over 15 percent in 2020. Currently, representation is deeply underrepresented in the County's historic sites inventories and efforts must be made to mitigate the past inequities.

Staff received grant support from the state as part of the National Park Service Underrepresented Communities program. However, this study only focuses on Chinese and Korean Heritages. Staff applied for an additional state grant. The Maryland Historical Trust (MHT) grant is specifically for Montgomery County with the whole AAPI community.

The research project for AAPI will continue to focus on major themes addressed in the area including education, small business development, religion, and discrimination. Also, other research tools include an interactive feedback map in multiple languages, and oral history interviews. These tools will be used to hear directly from AAPI individuals about geographic areas and traditions that are important to them. This research can also be used to gain geographic insight as to where these areas are concentrated to help with future projects.

Board offered brief comments on religious institutions that are related to the broader Asian American community. Board further suggested outreach to local libraries for information on AAPI culture and resources.

Staff will return with a future update as the project progresses.

7. Ashton Village Center Implementation Advisory Committee – Appoint Initial Members

Staff recommends the appointment of an initial slate of members to the Ashton Village Center Implementation Advisory Committee, which is being created per the recommendations of the 2021 Ashton Village Center Sector Plan.

BOARD ACTION

Motion: Verma/ Patterson

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: Following a brief discussion, the Board approved the appointment of an initial slate of members to the Ashton Village Center Implementation Advisory Committee.

The Planning Staff offered a brief multimedia presentation explaining the process of creating the new committee. The Montgomery County Council approved the 2021 Ashton Village Center Sector Plan through Resolution #19-904 on June 15, 2021. The plan included the creation of an advisory group to address its implementation. The group will serve as an interface between community members, county agencies, and developers.

The following individuals were appointed: Amy Medd, Chelsea Hughes, Harry Berman, Jessica Sidar, Julia Roberts, Kathleen Wheeler, Leianne Clements, Michael Tharkur, Nadine Masone-Mort, and Paul Mangus. Nadine Mason-Mort and Kathleen Wheeler, new members of the committee offered brief comments.

8. Staff Draft of 2022 Wheaton Regional Park Master Plan

Staff Recommendation: Review and provide comments on the staff draft of the 2022 Wheaton Regional Park Master Plan

C. Kines

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: **Approved staff recommendation for approval of the Public Hearing Draft of the 2022 Wheaton Regional Park Master Plan and set the Public Hearing for May 19, 2022.**

Parks Department Staff offered a multimedia presentation of the Wheaton Regional Park Master Plan. Previously, Staff presented a brief overview of the plan. Staff plans to return again on May 19 for a public hearing, on June 9th to review public testimony and input from the Board, and finally, return on June 23 for plan approval.

The purpose of the 2022 Wheaton Regional Park Master Plan is to update the 1987 Wheaton Regional Park, Master Plan. A park master plan offers guidance to the Department's six-year Capital Improvement Program (CIP), which implements the recommendations of the plan among other projects and public investments. A park master plan establishes priorities for park improvements over the next 15-20 years to better serve existing and future park users, and the surrounding communities.

Much of this plan focuses on modernizing and upgrading existing facilities, but the plan also recommends several new facilities to better meet the needs of an urbanizing, diverse population. In order to understand the needs of the community surrounding the park area the outreach and community engagement needed to be robust and comprehensive. Park planners worked with staff from the Department's Public Affairs and Community Partnerships (PACP) Division to ensure that all communities were heard during the park master plan process, especially historically underrepresented communities. In order to engage the community Staff reached out in a number of ways including creating a Planning, Design, Construction and Operations (PDCO) Group; Hosting Community Meetings; creating a working group; hiring an outreach consultant; conducting surveys; posting an interactive map; and advertising online surveys.

The recommendations in the Wheaton Regional Park Master Plan seek to provide multiuse trails, which include bicycles, to all park destinations; offer new shared hiking-equestrian natural surface trails; maintain select hiking-only natural surface trails; improve safety in parking areas; and enhance the user experience through signs, maps, wayfinding, and other amenities; add entrances to support pedestrian access to the park; add secure bike parking racks; and, enhance the transition between Wheaton Regional Park and Brookside Gardens. It will be more easily

accessible by walking, biking, people with disabilities, and transit. It will offer an area for food trucks and an adjacent outdoor food court, as well as a picnic shelter for larger groups. There will be signs to help visitors learn about and more easily navigate to other areas of the park. The playground will be designed to be more accessible and fully inclusive. Residents of adjacent multi-family communities will be able to safely, and more efficiently, walk or bike to the park. The fishing experience at Pine Lake will be improved, it will be easier for fishing enthusiasts to access the lake, and the signs around the lake will better interpret the natural resource benefits of the lake. The entrance to Brookside Gardens will feel more welcoming and offer picnic tables and seating. The wooded area could include a mountain bike skills area for older children and teens.

This area of the park will offer more facilities for park visitors of all ages, that can be used during more hours of the day/week. This area of the park will be converted into three diamond athletic fields and a regional action sports park with facilities that can be enjoyed by more people. Rubini Athletic Complex will be more easily accessible by walking, biking, people with disabilities, and transit. It will offer an area for food trucks and an adjacent outdoor food court, as well as social gathering spaces and picnic areas. There will be signs to help visitors learn about and more easily navigate to other areas of the park. The dog park will be upgraded and include lighting. Some of the tennis courts will be designed to accommodate pickleball in the short term and converted to dedicated pickleball courts in the future. The handball courts will be repurposed as soccer courts.

Board offered brief comments and suggestions such as breaking up projects into smaller projects to help get the funding; adding legends in the park; structuring project time frames to be more detailed; and setting clear definitions of short-term projects, long-term projects, significant projects, and insignificant projects.

***9. Traville Parcel N, Building B: Site Plan Amendment 82001012E (Public Hearing)**

Request to build up to 265,000 square feet of research and development use and associated parking 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.

Staff Recommendation: Approval with Conditions and the accompanying Water Quality Plan

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

Action: **Approved staff recommendation for approval of the Site Plan 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.**

Staff presented a multimedia presentation recommending the approval of the proposal to increase the height of Building A, from 100 feet to 105 feet, construct a new building, Building B, for up to 265,000 square feet of Research and Development use and construct a new 622-space parking garage, P2, on Traville Parcel N.

The applicants have a Preliminary Plan approval for 1,030,000 square feet (sf) of development on Parcels M & N. To date, 500,000 sf have been developed on Parcel M, and 200,000 sf have been approved on Parcel N. Therefore, there is 330,000 square feet of available density at the time of this application, 265,000 square feet of which is proposed.

All prior conditions remain except as modified. The Site Plan Amendment is limited to a maximum of 200,000 square feet of total development in Building A and 265,000 square feet of development in Building B for a total of 465,000 square feet of development on Parcel N of the Subject Property for research and development use.

Proposed Building B is part of an overall plan for a research and biotech campus made up of 3 buildings and their associated parking. Building A and Parking Garage P1 were approved as part of the previous amendment, 82001012D. Building C, as well as the Great Seneca Highway extension and Open Space at the northeast of the site, will be implemented as part of a future plan and will be deemed civic green space. There will also be available areas with outdoor seating that provides great outdoor socializing, pedestrian walk paths, and a safe pedestrian environment

Building B will look very similar to building A on the parcel to show cohesion and enhance the pedestrian experience. Building B is proposed for the northeast portion of Parcel N. Parking Garage P2, containing 622 parking spaces, is also proposed as part of this amendment and is located adjacent to the previously approved Parking Garage P1.

The applicant offered brief comments.

The Board offered brief comments.

11. FY22 Budget Transfer Request for the Planning Department

Staff Recommendation: Approval

G Wright/K Warnick

BOARD ACTION

Motion: Verma/Cichy

Vote:

Yea: 4-0

Nay:

Other: Rubin Absent

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

Karen Warnick, Division Chief of Management Services, briefed the Board about the budget transfer request. All budget adjustments over \$100,000 require Planning Board approval. The Planning Department is seeking the Board's approval to transfer \$700,000 from the Personnel Services category to Other Services & Charges and Supplies & Materials including: University of Maryland National Center for Smart Growth - \$268,300; Climate Assessment Methodology - \$61,200; Capital Equipment Debt Service Payments for FY25 - \$144,400; and Commission-Wide IT Initiative - ERP Upgrade Payments for FY23-FY27 - \$226,100.

The Board offered brief comments.

**Item 10 ——— ZTA 22-02 Density and Height Limits, Parking, Biohealth Priority Campus
(Public Hearing) **POSTPONED****

~~ZTA 22-02 Updates chapter 59 including various standards for uses associated with a Biohealth Priority Campus, including options to increase building height, reallocate mapped density, clarifying parking waivers and adding Biohealth Priority Campus to the parking rates table.~~

~~Staff Recommendation: Transmit comments to the District Council for public hearing on May 10, 2022~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

ITEM POSTPONED