

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY

Thursday, May 11, 2023

2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

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 11, 2023, beginning at 9:01 a.m. and adjourning at 3:45 p.m.

Present were Chair Jeff Zyontz, Vice Chair Roberto Piñero, and Commissioners Shawn Bartley, James Hedrick and Mitra Pedoeem.

Items 1 through 5, Item 8 and Item 9 were discussed in that order and reported in the attached Minutes.

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

The Planning Board recessed for lunch and convened in Closed Session at 12:14 p.m. to discuss Item 10 on the motion of Commissioner Hedrick, seconded by Vice Chair Piñero with Chair Zyontz, Vice Chair Piñero, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article § 3-305(b)(7) to consult with counsel to obtain legal advice

Also present for the meeting were Montgomery Parks Director Mike Riley, Deputy Director of Administration Miti Figueredo; Real Estate Management Supervisor Brenda Sandberg; Chief of the Park Development Division Andrew Frank; Acting Planning Director Tanya Stern; Chief of DownCounty Planning Elza Hisel-McCoy; Deputy Planning Director Robert Kronenberg; Principal Counsel Emily Vaias; Senior Counsel Megan Chung; Senior Counsel Matthew Mills; and Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board received a briefing regarding the proposed disposition of 7800 and 7810 Wisconsin Avenue, Bethesda.

The Closed Session meeting was adjourned at 1:23 p.m. and the Planning Board reconvened in the auditorium and via video conference to return to open session at 1:30 p.m. to discuss Item 11, Item 6 and Item 7 as reported in the attached Minutes.

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Chair Jeff Zyontz left the meeting during Item 6 at 2:30 p.m.

Commissioner Mitra Pedoeem left the meeting during Item 6 at 2:39 p.m.

There being no further business, the meeting was adjourned 3:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 18, 2023, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich

Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. Shady Grove Station Preliminary Plan Amendment No. 12012008G – MCPB No. 23-052
2. Shady Grove Station Site Plan Amendment No. 82013022H – MCPB No. 23-053
3. Grand Park Development Site Plan Amendment No. 82022004A – MCPB No. 23-054
4. 9801 Georgia Avenue Sketch Plan No. 320230020 - MCPB No. 23-027

BOARD ACTION

Motion: Bartley/Hedrick
Vote: 4-0-1
Other: Commissioner Pedoeem abstained.
Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

BOARD ACTION

Motion:
Vote:
Other:
Action: There were no Planning Board Meeting Minutes submitted for approval.

C. Other Preliminary Matters

Historic Preservation Month Proclamation
R. Ballo

BOARD ACTION

Motion:
Vote:
Other:
Action: Presented Proclamation.

Chair Zyontz read the Proclamation aloud recognizing the Month of May as Historic Preservation Month and presented the document to Historic Supervisor Rebeccah Ballo.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220221190, Kentsdale Estates

RE-2 zone; 1 lot; located on the east side of Stapleford Hall Drive, 500 feet north of Democracy Boulevard; Potomac Sub-Region 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Piñero/Hedrick

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

Kings Crossing: Preliminary Plan No. 120220020 – Regulatory Extension Request No. 3 - Request to extend the regulatory review period until July 13, 2023.

Application to create 11 lots for 11 single-family detached dwelling units; located on the southeast corner of the intersection of Autumn Gold Road and Crossview Road, R-200 zone, 5.99 acres, 1989 Germantown Master Plan.

Staff Recommendation: Approval of the Extension Request

J. Casey

BOARD ACTION

Motion: Piñero/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.

Item 4. Roundtable Discussion

Parks Director's Report
M. Riley

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Director Mike Riley offered a multi-media presentation regarding some recent events and recognition for the Parks Department.

Director Riley began the presentation by highlighting the Ridge Road Regional Park Roller Hockey Rink, which was donated by the Washington Capitals. The roller hockey rink was recently the location for the Montgomery Parks park activation event Roller Disco night, and the event attracted nearly 500 people in attendance.

Director Riley noted Montgomery Parks is once again a finalist for the 2023 National Gold Medal Award for park excellence. The other finalists included: Virginia Beach, Virginia, Gwinnett County, Georgia, and Hillsborough County, Florida. Montgomery Parks has been a winner six times and is hopeful for another win.

Director Riley then discussed Montgomery Parks ribbon cuttings that had taken place during the month of April at Hillwood Manor Park and Silver Spring Intermediate Neighborhood Park, as well as upcoming ribbon cuttings at Gene Lynch Urban Park, South Silver Spring Park, and Hillandale Local Park.

The Scotland Juneteenth Heritage Festival taking place on June 19, 2023 was also highlighted during the Director's Report. Director Riley explained that Montgomery Parks is a co-sponsor for the event that will be spread across the Cabin John Regional Park, Cabin John Village, and the Scotland community on Seven Locks Road. The event will celebrate the past and present of the first location African-Americans owned land in Montgomery County, the Scotland community of Potomac and feature a children's carnival and music performance, as well as art exhibitions, food, sports, and presentations on Black history in this region. Funds raised from the event will benefit the repairing and expanding the historic Scotland AME Zion Church on Seven Locks Road.

Lastly, Director Riley spoke on the FY24 Operating Budget that will be presented before the County Council next week, and gave an update regarding Little Falls Parkway, for which an Amendment was approved by the County Council on April 8, 2023.

Item 5. Heritage Potomac, Preliminary Plan #120230070 (Public Hearing)

- A. Forest Conservation Plan
- B. Preliminary Plan

Application to create one lot for a Residential Care Facility (over 16 persons) under Section 59.3.3.2.E of the 2014 Zoning Ordinance. The property is located at 10701 South Glen Road, Potomac, Maryland, 20854 and further identified as parcels P950, P896 and Parcel B of the Glen Vista subdivision; 30.6 acres; RE-2 zone; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

J. Penn

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley Abstained.

Action: Approved staff recommendation for approval of the 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.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved staff recommendation for approval of the Preliminary 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.

Joshua Penn, Planner III, offered a multi-media presentation regarding Heritage Potomac. Further information can be found in the Staff Report dated April 28, 2023.

The property is located in Potomac North of South Glen Road and is 30.60 acres in size. The proposed Application will consist of 63 independent living units (44 Cottage Units and the remaining 19 units to be located in the lodge). There will be a loop drive network and sidewalks, frontage improvements along South Glen Road, Public water and sewer, and a right-of-way dedication along South Glen Road as well.

Mr. Penn explained a Final Forest Conservation Plan for the property was submitted as part of the Preliminary Plan Application in which there will be 11.59 acres of forest, 2.81 acres of forest clearing, and 8.78 acres of forest saved. No additional afforestation/reforestation requirement was required and all impacts to Variance Trees were approved as part of the Preliminary Forest Conservation Plan. No additional impacts are requested, so no new Variance Request is needed.

Susanne Lee of West Montgomery County Citizens Association offered testimony and noted issues the West Montgomery County Citizens Association has with the project including building

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heights, need for additional Local Area Transportation Review (LATR), wetland policy issues, and number of trees being protected.

Patricia Harris of Lerch, Early and Brewer offered comments on behalf of the Applicant regarding the project alleviating the need for more assisted care facilities. Ms. Harris also noted the previous approvals from the Hearing Examiner and offered answers and responses to testimony regarding the building heights, need for additional LATR, and number of trees being protected.

Ken Wormald of Wormald Companies (Applicant) offered comments regarding the project design and need for assisted care facilities.

The Board asked questions regarding frontage improvements, sidewalk network, sufficient LATR, and wetlands policy.

Staff, including Chief of Upcounty Planning Patrick Butler and Planner II Brett Brown, offered comments and responses to the Board's questions.

Item 9. Bill to Update Chapter 49 for Changes to the Rustic Roads Advisory Committee (RRAC)

Staff Recommendation: Staff recommends approval to submit the draft bill to the County Council for introduction.

J. Pratt/R. Duke

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved staff recommendation for approval to submit the draft bill to the County Council for introduction.

Jamey Pratt, Planner III, and Roberto Duke, Planner III, offered a multi-media presentation regarding a proposed Bill to Update Chapter 49 for Changes to the Rustic Roads Advisory Committee (RRAC). Further information can be found in the Staff Report dated May 4, 2023.

The Planning Board Draft of the Rustic Roads Functional Master Plan (RRFMP) Update includes two recommended changes to the RRAC that require an amendment to Chapter 49 in order to implement. One recommendation proposes changes to the number of members and the membership criteria of the Committee, while the other proposes clarifications to the Committee's duties.

After this bill has been introduced at the County Council, the Council will hold a public hearing on the bill. This will be followed by work sessions by the Transportation & Environment Committee and the full Council. It is anticipated that work sessions for the RRFMP Update will be held beginning in June 2023.

The first of these changes, Recommendation Number 28 in the Plan, is intended to facilitate a more diverse Committee and to lighten the workload of individual Committee members.

The proposed text for Section 49-80 (a) to implement the recommended changes is as follows: Membership. The County Executive must appoint, subject to confirmation by the County Council, a Rustic Roads Advisory Committee. In making appointments, the Executive should strive to achieve diversity on the Committee in support of racial equity and social justice. The Committee has nine voting members. Each member must be a resident of the County. The Executive should appoint:

1. three members who operate commercial farmland earning 50 percent or more of their income from farming;
 2. one member who is a representative of the Agricultural Advisory Committee and has been recommended to the Executive by the AAC;
 3. one member who knows rural preservation techniques through practical experience and training;
 4. one member who knows roadway engineering through practical experience and training;
- and

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5. three at-large members to be drawn from other users of rustic roads. Examples of the at large members include, but are not limited to: a table crop farmer who does not earn more than 50 percent of their income from farming; an expert in tourism or historic sites along the roads; a member of a religious institution on a rustic road; an operator of an agritourism business, such as a winery, brewery, farm stand, or recreation or entertainment venue on a rustic road; or a person who regularly uses the roads to engage in or reach places for outdoor recreation, such as to bike, boat, kayak, hike, fish, ride horses, or go birding.

The second of the two changes to the RRAC in the RRFMP Update is intended to clarify the duties of the Committee. The change is intended to codify activities that the RRAC is already undertaking, primarily due to tasks specified in the Executive Regulations regarding rustic roads. The proposed additional duties recommended in the RRFMP Update are duties which have already been assigned to the Committee in other places in the County Code or Executive Regulations, but which are not explicitly called out in Section 49-80 (e). The additional duties include the following:

1. Reviewing and providing comments on subdivision applications;
2. Reviewing and providing comments on proposed improvements to rustic roads; and
3. Reviewing and providing comments on proposed signs within the right-of-way of a rustic road.

Chair Zyontz offered comments regarding changes to the Bill presented before the County Council and noted any changes to the RRFMP Update would be brought back to the Planning Board as well.

The Board offered concerns regarding the composition of the RRAC membership regarding need for more than three farming members and further stated the composition should be one that seeks to preserve the community.

Item 8. Pedestrian Master Plan Work Session Number 3

Staff Recommendation: Discuss master plan elements and provide direction
E. Glazier

BOARD ACTION

Motion:

Vote:

Other:

Action: Briefing followed by discussion.

Eli Glazier, Project Lead, Countywide Planning and Policy Division, offered a multi-media presentation regarding Work Session Number 3 for the Pedestrian Master Plan. Further information can be found in the Staff Report dated May 4, 2023.

The Pedestrian Master Plan provides detailed, actionable recommendations in line with national and international best practices to improve the pedestrian experience, from more and better places to cross the street to a data-driven, equity-focused approach to identifying the county’s future pedestrian/bicycle capital investments.

The plan vision is supported by four goals:

- Increase walking rates and pedestrian satisfaction
- Create a comfortable, connected, convenient pedestrian network
- Enhance pedestrian safety
- Build an equitable and just pedestrian network

The content discussed is listed below as follows:

5: RECOMMENDATIONS CHAPTER

B: DESIGN, POLICY, AND PROGRAMMING RECOMMENDATIONS

New Recommendation P-9 (Page 112)

Comment - Reduce automobile speed limits comprehensively to ensure pedestrian safety.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends adding recommendation P-9:

Comprehensively lower speed limits countywide and corresponding key actions P-9a and P-9b regarding traffic slowing measures. The Board agreed with Staff’s recommendations.

Expand Access Recommendations (Page 113)

Comment: Floating bus stops need to be designed safely.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommend no change be made in response to this comment. The Board agreed with Staff’s recommendation.

Key Action EA-1a (Page 113)

Comments: Given the maintenance and safety issues with brick sidewalks, these should not be recommended materials for future community design standards.

Maintaining brick sidewalks is the responsibility of the Urban Districts, not MCDOT.

Planning Staff Response: Agree with Modifications.

Recommended Action: Planning Staff recommends deleting MCDOT from “Leads” and inserting Urban Districts.

The Board offered comments regarding recommending brick sidewalks not be used as base materials and generalizing the materials used for construction of sidewalks.

Staff offered a suggestion to add an additional key action addressing materials used for sidewalks and the Board agreed.

Key Action EA-3a (Page 117)

Comments: The Plan’s recommendations for more pedestrian crossing time but not increasing traffic signal cycle lengths need to be reconciled.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends a change to the note for Key Action EA-3a. The Board agreed with Staff’s recommendation.

Key Action EA-4c (Page 120)

Comment: We want more uniform devices with uniform responses. Do not recommend differentiating Accessible Pedestrian Signal buttons from Pedestrian Call buttons.

Planning Staff Response: Agree.

Recommended Action: In the interest of uniformity and ease of maintenance, Planning Staff recommends removing this key action. The Board agreed with Staff’s recommendation.

EA-9 New Key Action (Page 125)

Comment: Ensure that approved maintenance of traffic plans in regard to pedestrian accommodations during construction are followed but also improved. The MCDOT division chief in charge of design should be required to sign off on all diversions of pedestrians during construction, as well as diversions from ADA Best Practices and diversions from County roadway standards. Detailed reasons should be included with the package submitted for sign-off.

Planning Staff Response: Agree with Modifications.

Recommended Action: Planning Staff recommends adding a key action to Recommendation EA-9: *EA-9X: Publish approved Maintenance of Traffic plans in an easily accessible format.* The Board agreed with Staff’s recommendation.

Key Action B-8a (Page 85)

Comment: Change “master plan” to “study” to reflect the Montgomery Parks work program item.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends changing “master plan” “study” and “parkland” after discussions with Montgomery Parks. The Board agreed with Staff’s recommendation.

C: BICYCLE PEDESTRIAN PRIORITY AREA PRIORITIZATION

Complete BiPPA Tiers (Page 129)

Comments: It would be useful to include the full list of areas and their BiPPA ratings, perhaps in the Prioritization Methodology, so that users can see how they were grouped into the various Tiers. There appear to be a lot of areas and corridors not included in any of these Tiers. Is there a presumed Tier 4 of unranked areas?

It'd also be useful to have the area ratings included as a layer on MCAtlas/PedPlan, allowing PLOC to be toggled on/off. And consider also including this as a layer on MCAtlas/BikePlan.

Planning Staff Response: Yes, there are many areas and corridors that are not included in Tiers 1 through 3.

Recommended Action: Planning Staff recommends adding a table for all lower priority BiPPA areas not identified in the “Bicycle and Pedestrian Priority Area” section to the Prioritization Methodology appendix before the plan is transmitted to County Council.

The Board noted that the language is acceptable as long as Tiers could change.

BiPPA Prioritization Transparency (Page 129)

Comment: Increase transparency in the prioritization methodology. Provide two examples of arriving at the final score for a specific area (perhaps one in an EFA and one outside). These should be in the plan document itself.

Planning Staff Response: Agree with Modifications.

Recommended Action: Planning Staff recommends adding two examples of score calculations to the Prioritization Methodology appendix

The Board asked how the level of comfort and equity weight were determined.

The Board also noted the comfort level index needs to be clear and suggested language noting the level of comfort was pre-tested.

CIP Cross References (Page 129)

Comment: Cross-reference existing Capital Improvements Program (CIP) projects in the different geographies in all tiers. Define “currently-funded” -does this mean the project is in the current fiscal year budget or is it in the actual construction stage? Given that design funding can proceed for several years before construction, “currently funded” can be difficult to define.

Planning Staff Response: Agree. “Currently-funded” should be defined as projects that are mostly funded through construction in the six-year CIP.

Recommended Action: Planning Staff recommends adding CIP project numbers to the relevant BiPPA Name in Table 28, Table 29, Table 30 and Table 31.

The Board suggested using over 50 percent instead of term “mostly”.

Tier Assignment Inconsistencies (Page 136)

Comments: There are Inconsistencies in Tier Assignments: Wilson Lane in Tier 2 has sidewalks and crosswalks. Bradley Blvd is in Tier 3 but has no sidewalks for the most part and crosswalks every half mile. Further, one mile of this Bradley Blvd. segment is in CIP #P501733. It's confusing

to see on a lower tier a roadway within a CIP without a pedestrian infrastructure score, while a close by location with infrastructure is in a higher tier.

Similarly, Wilson Lane between Bradley and River is in Tier 3, and has sidewalks and proximity to two schools. Tier confusion arises, in part, in not knowing the extent to which existing pedestrian safety infrastructure counts toward a final score.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends moving Bradley Boulevard between Huntington Parkway and Downtown Bethesda (Map Reference #5 in Tier 3) into the “Funded in Capital Budget BiPPAs” tier, as this project is currently funded in the CIP as #P501733.

Moving the Bradley Boulevard BiPPA from Tier 3 into the “Funded in Capital Budget BiPPAs” tier will open a slot in Tier 3 for another project. Planning Staff recommends shifting Clopper Road between Clarksburg Road and Richter Farm Road into Tier 3 because it is the next highest scoring BiPPA area.

The Board agreed with Staff’s recommendations.

D: COMPLETE STREETS DESIGN GUIDE AREA TYPE DESIGNATIONS

Downtown Life Sciences Center (Page 150)

Comment: Floor Area Ratios here tend to only be between 1.0 to 1.5, and the development we’ve been seeing has been extremely suburban in nature.

Planning Staff Response: Disagree.

The Board offered comments and Staff offered responses.

Downtown Life Sciences/FDA Village (Page 151)

Comment: With Floor Area Ratios only in the range of 0.75 to 1.0; far from the 3.0 to 5.0 in more clearly Downtown areas but very in-line with densities in other Town Centers.

Planning Staff Response: Disagree. The Board agreed with Staff.

Downtown Rock Spring (Page 152)

Comment: Floor Area Ratios here are mostly between 0.75 to 1.5; far from the 3.0 to 5.0 in more clearly Downtown areas but very in-line with densities in other Town Centers.

Planning Staff Response: Disagree. The Board agreed with Staff.

Briggs Chaney Town Center (Page 159)

Comment: Either this plan or the Fairland / Briggs Chaney plan should consider a larger area. I’d suggest including Greencastle ES, the RSC and Community Center, and the Woodvale + Centre apartments in between. Maybe include Automotive Blvd if the master plan thinks we may see/want redevelopment there (currently proposed as Briggs Chaney Industrial Area).

Planning Staff Response: Agree. The Board agreed with Staff.

Burtonsville Town Center (Page 161)

Comment: Consider including the Elementary School. Since that'd technically be a driveway, I'm not sure it makes a massive difference, other than sending a message of what'd be expected of design at/around the school.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends adding Burtonsville Elementary School to the Town Center boundaries as shown in the following map. The Board agreed with Staff's recommendation.

Cloverly Town Center (Page 165)

Comment: Consider including the lot on the west leg of the New Hampshire Ave /Briggs Chaney Rd intersection. If that ever redeveloped, this would help ensure that we can condition the Town Center design along that frontage & we don't end up a couple hundred feet short on that side.

Planning Staff Response: Disagree. The Board agreed with Staff.

Four Corners Town Center (Page 170)

Comment: Consider including the high school.

Planning Staff Response: Disagree. The Board agreed with Staff.

Briggs Chaney Industrial Area (Page 205)

Comment: Check in with the planners for the Fairland and Briggs Chaney Master Plan on whether they envisioned this remaining industrial, or if this should all be Town Center. Based on their Preliminary Recommendations it seems like they envision a Town Center here.

Planning Staff Response: Agree. The Board agreed with Staff.

E: PEDESTRIAN SHORTCUTS

Kersey Road-Auth Lane Shortcut (Page 216)

Comment: Opposes pedestrian shortcut #186 (Kersey Road to Auth Lane) for several reasons.

Planning Staff Response: Disagree. Pedestrian shortcuts provide more direct connections than the existing sidewalk or trail network. If MCDOT finds the project infeasible or inadvisable, the County Council could remove this recommendation from the plan. The Board agreed with Staff.

Sherill Avenue Shortcut (Page 230)

Comment: The shortcut identified as Map Reference Number 85 should be removed from the Plan because it is not an existing pedestrian connection, there is no easement, and the Special Exception that governs the GEICO property precludes such a connection

Planning Staff Response: Disagree. The Board agreed with Staff.

The Board asked for clarity regarding located of shortcut path, and Staff offered responses.

F: COUNTRY SIDEPATHS

No comments, although the Board asked questions regarding relation to rustic roads and definition for country sidepath.

6: IMPLEMENTATION

No comments.

7: MONITORING

No comments.

8: APPENDICES

Prioritization Methodology (Appendix page 137)

Comment: The methodology for prioritizing projects should be moved from the appendix to the body of the plan so that it can be put into better context.

Planning Staff Response: Disagree. Methodologies are more appropriately located in an appendix. The Board agreed with Staff.

9: TABLE OF CONTENTS

References (Front Matter)

Comment: Add a list of references used to create the Pedestrian Master Plan.

Planning Staff Response: Agree.

Recommended Action: Planning Staff recommends adding a reference section to the plan and will present it to the Planning Board at the final work session. The Board agreed with Staff's recommendation.

10: EXECUTIVE SUMMARY

No comments.

11: INTRODUCTION

No comments.

REQUESTED REVISIONS

Racial Equity and Social Justice Statement

Planning Board Direction: On page 7, paragraph 5, change “for equity communities” to “across race, ethnicity, income, English language proficiency, and disability” The Board agreed with Staff's revisions.

Goals and Objectives (Key Action MO-1g, page 273)

Planning Board Direction: The Planning Board directed Planning Staff to indicate that objectives and metrics should be revisited, and Staff presented suggested change. The Board agreed with Staff's revisions.

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Goals and Objectives (Objectives 1.5/1.6, page 13)

Planning Board Direction: The Planning Board agreed with Planning Staff that the “public transportation” component of the school arrival and departure objectives should be removed.

The Board asked questions regarding how volume is measured, who collects the data, and if the data is more quantitative.

Staff offered responses.

Goals and Objectives (Objective 4.1, page 17)

Planning Board Direction: The Planning Board agreed with Planning Staff that Staff should continue to coordinate about a replacement data source for the sidewalk accessibility data referenced in Objective 4.1. Planning Staff will continue to do so, but recommends adding to be determined (TBD) to language.

Existing Conditions (Table 11, page 38)

Planning Board Direction: Change the note for Table 11 on page 38. The Board agreed with Staff.

Design, Policy, and Programming Recommendations (Key Action B-1a, page 64)

Planning Board Direction: There was a lengthy discussion about Key Action B-1a during the work session. Planning Staff proposed the language “*Sidewalk requests already in the Annual Sidewalk Program queue should continue to be considered for future construction.*”

Planning Board Direction: Planning Staff requests clarity on the breakdown of sidewalks and the prioritization of sidewalk projects. Staff broke down sidewalks into three types: Type A, Type B, and Type C. Staff further asked if Type B and Type C sidewalks should be prioritized equally.

The Board asked if value of community input could be included with recommendations and suggested the possibility of an additional metric.

Acting Planning Director Tanya Stern offered comments regarding prioritizing sidewalk requests and suggested a reframing for community input included as an additional piece of data, but not the only piece of data.

The Board agreed with Acting Director Stern’s suggestion.

Design, Policy, and Programming Recommendations (Key Action B-4c, page 75)

Planning Board Direction: Update Key Action B-4c to be less of a directive and to consider colocation opportunities to facilitate smaller school footprints better integrated into adjacent communities.

Chair Zyontz offered recommendation to delete this recommendation and leave the decision to Montgomery County Public Schools (MCPS). Vice Chair Pinero and Commissioner Pedoeem agreed, and Commissioners Bartley and Hedrick disagreed.

Design, Policy, and Programming Recommendations (Key Action B-4g, page 78)

Planning Board Direction: Clarify Key Action B-4g to indicate that the recommendation is intended to make the open parkways permanent, as currently operated, and to study and mitigate any adverse impacts on adjacent neighborhood streets. The Board agreed with Staff's revisions.

Design, Policy, and Programming Recommendations (Key Action B-4h, page 78)

Planning Board Direction: Discuss Key Action B-4h with Montgomery Parks and provide revised language about public restrooms in parks. After discussion with Montgomery Parks, Planning Staff recommended revisions to heading, description language and department leads.

The Board recommended clarifying what priority park locations meant.

Design, Policy, and Programming Recommendations (Key Action B-8e, page 88)

Planning Board Direction: Revise Key Action B-8e to be less of a directive while still emphasizing that constructing sidewalks and bikeways per County standards is a priority.

Chair Zyontz asked for a Board vote and made a motion to delete the key action. Chair Zyontz and Commissioner Pedoeem voted in favor of deleting and Vice Chair Piñero, Commissioner Bartley, and Commissioner Hedrick voted against deletion.

Design, Policy, and Programming Recommendations (Key Action B-9b, page 89)

Planning Board Direction: Change "modeled pedestrian demand" to "potential pedestrian demand" to reflect that anticipated pedestrian demand rather than actual pedestrian forecasts, should be a factor in determining where to install pedestrian improvements. The Board agreed with Staff's revisions.

Design, Policy, and Programming Recommendations (Key Action P-1a, page 95)

Planning Board Direction: Revise Key Action P-1a to include a reference to pedestrian collision avoidance technology as a way to ensure that County and public agency vehicles are safe for pedestrians.

The Board offered comments regarding camera technology, and Staff, including Acting Director Stern, offered responses.

Chair Zyontz, Vice Chair Piñero, Commissioner Bartley, and Commissioner Pedoeem voted in favor of deleting the key action. Commissioner Hedrick voted against deletion.

Key action will be removed.

Design, Policy, and Programming Recommendations (Key Action P-1e, page 98)

Planning Board Direction: Revise Key Action P-1e provide more flexibility in how the County will notify the public of changes to traffic rules and regulations. The Board agreed with Staff's revisions.

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Design, Policy, and Programming Recommendations (Key Action P-4c, page 104)

Planning Board Direction: Consult with MCPS about school-related recommendations, particularly Key Action P-4c. Planning Staff has provided MCPS additional opportunities to provide feedback on relevant plan recommendations.

Design, Policy, and Programming Recommendations (Key Action P-7b, page 110)

Planning Board Direction: Update the graphic in Key Action P-7b to identify the stop bar. The Board agreed with Staff's revision.

Design, Policy, and Programming Recommendations (Key Action P-8a, page 112)

Planning Board Direction: Update description of Key Action P-8a to streamline the discussion of equity in implementation, and Staff provided additional text within the description. The Board agreed with Staff's revisions.

Once concluding the topics of Work Session Number 3, Staff asked for any further additional comments or discussion.

The Board held further brief discussion regarding Page 15, Page 17, Table 24, Page 80, and Page 82.

Item 10. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7) consult with counsel to obtain legal advice. Topic to be discussed: Proposed Disposition of 7800 and 7810 Wisconsin Avenue, Bethesda

B. Sandberg

BOARD ACTION

Motion: Hedrick/Piñero

Vote: 5-0

Other:

Action: Received briefing followed by discussion.

Item 11. Disposition of 7800 and 7810 Wisconsin Avenue Properties (Public Hearing)

Recommendation to full Commission to approve disposal

Staff Recommendation: Approval

B. Sandberg

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3 (Bartley, Hedrick and Pedoeem) – 2 (Zyontz and Piñero)

Other:

Action: Approved Staff's recommendation for approval of Resolution 23-051 to move forward with disposition of the 7800-7810 Wisconsin Avenue properties.

Montgomery Parks Director Mike Riley offered brief comments regarding the rarity disposition is for the Parks Department, and stated conversations regarding the above project have been had for nearly two years in order to produce a potential outcome for the project.

Brenda Sandberg, Real Estate Management Supervisor, offered a multi-media presentation regarding the Disposition of 7800 and 7810 Wisconsin Avenue Properties. Further information can be found in the Staff Report dated May 4, 2023.

Ms. Sandberg stated the Department of Parks acquired the Goldberg Trusts' properties in 2020-2021 for \$9.6 Million using funds from the Bethesda Park Impact Payment project in the Capital Improvements Program (CIP) to fulfill the vision for the future Veteran's Park Civic Green in the 2017 Bethesda Downtown Plan. The purpose of the acquisition was to enter negotiations with adjacent and nearby landowners to determine how and where to provide the Civic Green while supporting redevelopment of adjacent properties through land exchanges or other real estate transactions.

After two years of development analysis, coordination with the Planning Department, and negotiation with the adjacent landowners, the Parks Department determined it is not physically or financially feasible to create the envisioned Veteran's Park Civic Green on this highly constrained urban block. The Parks Department now intends to sell the properties and return the funds to the Bethesda Park Impact Payment CIP to support other priority park projects within the Bethesda Downtown Sector Plan boundary, including other options for this Civic Green. Montgomery Parks Staff have negotiated a sale to Crescent Acquisitions, LLC, for \$10.3 Million, a price that exceeds the expenditure of Park funds for land acquisition by \$700,000.

Ms. Sandberg then explained the disposition process and next steps should the disposition be approved.

Chair Zyontz made a motion to defer the item until June 8, 2023 in order to give the Parks Department additional time to provide further opportunities to perform more Public outreach. Vice Chair Pinero seconded the motion with Chair Zyontz and Vice Chair Piñero voting in favor, and Commissioner Bartley, Hedrick and Pedoeem voting against.

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The Board asked further questions regarding defining unfeasibility of location, why additional purchase of parcel along Woodmont Avenue was also not feasible, and what currently occupies parcel labeled as Option 3 for potential future Civic Green opportunity.

Staff offered comments and responses to the Board's questions.

The Board offered further comments regarding Montgomery Parks' being as transparent as possible while still preserving confidentiality, and the rarity of an agency purchase having a net gain.

Item 6. Briefing on Round 10 MWCOG Cooperative Forecast: 2020-2050

Staff from the Research and Strategic Projects Division will provide a briefing on the results of the Round 10 MWCOG Cooperative Forecast for Montgomery County.

J. Lee/B. Kraft

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

James Lee, Forecaster and Demographic Research Specialist and Research Planner Benjamin Kraft, offered a multi-media presentation regarding the results of the Round 10 MWCOG Cooperative Forecast for Montgomery County. Further information can be found in the Staff Report dated April 21, 2023.

Mr. Lee explained Montgomery County participates in the Metropolitan Washington Council of Governments (MWCOGs) Cooperative Forecast. MWCOG is an independent, nonprofit association comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress, and brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia.

The Cooperative Forecast Program was established in 1975, and local governments in metropolitan Washington have worked cooperatively for many years to develop region-wide and neighborhood-level forecasts for employment, population, and households. Each series of forecasts, or a "round", typically covers a period of 20 to 30 years with projections in five-year increments. The forecasts provide data necessary for local and regional planning activities, including analyzing the effects of growth and demand for public facilities, developing policy responses to regional issues, and private sector market analysis. Montgomery Planning also works closely with the City of Gaithersburg and the City of Rockville, which develop their own forecasts that are included as part of Montgomery County's forecasts.

The Round 10 Cooperative Forecast is the most current set of projections and the first one produced after the COVID-19 pandemic. This forecast covers the period from 2020 to 2050 in five-year increments.

Mr. Lee gave a brief overview of the Montgomery County Forecast Overview which consists of a top-down, bottom-up approach. The top-down approach establishes "control totals" for the total number of households, population, and employment the County is forecasted to have from 2020 to 2050, whereas the bottom-up approach allocates the households, population, and employment by the Transportation Analysis Zones (TAZs). The allocations are based on review of the development pipeline, Master Plans, and discussions with Planning Staff.

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Mr. Kraft then discussed the Employment Forecast in which the Round 10 employment forecast projects a gain of nearly 143,000 jobs between 2020 and 2050, an increase of 29 percent from 493,500 in 2020 to 636,500 in 2050. Mr. Kraft then discussed MWCOG's suggested methodology for estimating total employment in the 2020 base year including different groupings of wage and salary employment, self-employment and unpaid family workers, and military.

Mr. Kraft outlined the historic employment growth, the Woods and Poole employment forecast, Montgomery County's share of regional employment, and ICF Regional Employment projections. Mr. Kraft then discussed a closer look into recent employment trends and employment forecast comparisons between Rounds 7.2a, 8.4, 9.2, 10.0, and actual employment.

At this time Mr. Lee discussed the Households and Population Forecast totals. The Round 10 household forecast anticipates a gain of nearly 88,000 households between 2020 and 2050, an increase of nearly 23 percent from 386,600 in 2020 to 474,300 in 2050. The Round 10 population forecast projects a gain of more than 189,000 people between 2020 and 2050, an increase of nearly 18 percent from 1,061,200 in 2020 to 1,250,700 in 2050.

Mr. Lee explained the methodology based on the Age Cohort Component of Change Model, population growth numbers that are forecasted to decrease by 2050, the components of population change, and took a closer look at the population and household forecast comparisons between Rounds 7.2a, 8.4, 9.2, 10.0, and actual population.

Lastly, Mr. Lee gave a final overview and discussed the Round 10 totals for Montgomery County forecasted for Population, Household and Employment, which all showed increases.

The Board asked questions regarding how migration is determined, why the total employment percentage increase is less than the total percentage increase for the region, future population trends and potential immigrant undercount estimates, how households are defined and determined, and how the Board should use the information when making decisions.

Staff offered comments and responses to the Board's questions.

Item 7. Tuckerman Lane Sidewalk/Bikeway Project – Segment 1, Mandatory Referral MR2023007 (Public Hearing)

Bicycle and pedestrian improvements between Falls Road (MD 189) and Seven Locks Road (CIP Project 509337).

Staff Recommendation: Transmit Comments to the Montgomery County Department of Transportation

Z. Dreyer

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Chair Zyontz and Commissioner Pedoeem absent.

Action: Approved staff recommendation for approval to transmit comments to Montgomery County Department of transportation, as stated in a transmittal letter to be prepared at a later date.

David Anspacher, Multimodal Transportation Supervisor, gave an overview of the scope for the Planning Board’s review. Steve Aldrich, Transportation Planner IV, further noted that Mandatory Referral is typically addressed when a project is around 35 percent.

Zachary Dreyer, Planning Associate, Countywide Planning & Policy Division, offered a multi-media presentation regarding Segment 1 of the Tuckerman Lane Sidewalk/Bikeway Project. Further information can be found in the Staff Report dated May 4, 2023.

The Tuckerman Lane Sidewalk and Bikeway Project is evaluating pedestrian and bicycle facilities for Tuckerman Lane between Falls Road (MD 189) and Old Georgetown Road (MD 187), approximately 3.8 miles. The project is intended to address several needs:

- Fill Sidewalk Gaps: Sidewalk is missing from Falls Road to Cedar Ridge Drive on the south side of Tuckerman Lane.
- Provide a Low-Stress sidepath on the north side of Tuckerman Lane: These types of multimodal facilities provide separation from traffic for children and adults that would not feel comfortable biking on the street in a bike lane.
- Improve Bicycling for On-Road Bicyclists: Tuckerman Lane is a heavily used thoroughway for recreational bicyclists, many of whom prefer bicycling in the street.

Due to the high cost to construct the full project, it will be separated into four segments. Mr. Dreyer noted the current topic of discussion will be for Segment 1 of the project from Falls Road to Seven Locks Road.

Construction of Segment 1 will be completed in two phases.

- Phase 1: The first phase of this project provides for design and construction of a six-foot-wide sidewalk along the south side of Tuckerman Lane from Gainsborough Road to approximately 380 feet west of Potomac Crest Drive. This phase aims to fill in a gap of

approximately 3,000 feet of missing sidewalk and will start construction in FY27 and finish in FY28. Phase 1 is estimated to cost \$2.4 million.

- Phase 2: The second phase of this project provides for design and construction of a ten-foot sidepath on the north side of Tuckerman Lane from Falls Road to Seven Locks Road, on street bike lanes on both sides of Tuckerman Lane from Falls Road to Seven Locks Road, and a new six-foot wide sidewalk on the south side of Tuckerman Lane from Falls Road to Gainsborough Road.

Mr. Dreyer stated the project will provide improved pedestrian and bicycle connectivity to the area schools and a Montgomery Parks project titled the Powerline Trail. The Powerline Trail is anticipated to begin construction in late 2024, and will create a trail along the Pepco powerline corridor of which a section of this project will cross Tuckerman Lane within the project area. The crossing will be located between Deborah Road and Georgetown Drive.

Mr. Dreyer stated the design meets all standards although the street buffers in some areas are not sufficient, and the posted speed limit is 35 miles per hour, but Tuckerman Lane is classified as an Area Connector and the target speed should be 25 miles per hour.

Josh Penn, Planner III, gave an overview of the environmental analysis for the project. Mr. Penn noted the Applicant has submitted a Tree Save Plan (TSP) in conjunction with the Mandatory Referral process to show how the impacts have been minimized and what stress reduction methods are being used to further minimize impacts on trees. Seventeen significant and specimen trees are being removed by this project, five of which are specimen size.

Mr. Dreyer then discussed the recommended comments to Montgomery County Department of Transportation (MCDOT) as listed below:

1. Reduce the posted speed limit to match the 25-mph target speed for Area Connectors, as identified in the Complete Streets Design Guide. If this target speed is not achievable based on the current project design, consider additional traffic calming measures specified in Section 49-30 of the County Code to achieve the target speed.
2. Consider additional opportunities to widen the street buffer to at least six feet in the following locations: the north side from Karen Drive to 500 feet before Judy Place; the north side from Georgetown Drive to Cedar Ridge Road; the north side from Coldstream Drive to Postoak Road; the south side from 500 feet before Judy Place to Judy Place; and the south side from Toulone Drive to Coldstream Drive.
3. Reduce the protected crossing spacing on Tuckerman Lane by installing protected crossings at Duryea Road and Toulone Drive. Alternatively, if it is not deemed appropriate to install protected crossings at these locations at this time, consider installing Circular Flashing Beacons or Rectangular Rapid Flashing Beacons instead.
4. Reduce the protected crossing spacing on Tuckerman Lane by installing protected crossings at Duryea Road and Toulone Drive. Alternatively, if it is not deemed appropriate to install protected crossings at these locations at this time, consider installing Circular Flashing Beacons or Rectangular Rapid Flashing Beacons instead.

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Mr. Dreyer also noted additional minor comments which included: add a crosswalk at Deborah Drive in order to facilitate neighborhood connections; wherever possible, Staff recommends that directional ramps be used to align ramps and crosswalks; install curb ramps and painted crosswalks at all intersections in compliance with American Disabilities Act (ADA) standards; and provide curb ramps and high visibility crosswalks along all intersections for the sidewalk and side path according to ADA standards.

Adam Finkelstien, Adjacent Property Owner, offered testimony in support of the project, and also recommended additional protected crossings at Long Pine Trail and Deborah Lane as well as the hope to preserve the ornamental trees at the middle schools.

The Board asked questions regarding the location of the Powerline Trail Crossing, if the project is equitable and will address the current needs of the community, potential removal of driving lanes, potential bus stop improvements, and if MCDOT has funding for the project.

Staff offered comments and responses to the Board's questions.

Dan Sheridan of MCDOT offered comments regarding the project and stated MCDOT will further investigate the additional suggested crossings.

Angel Cheng of MCDOT offered comments regarding the overall Tuckerman Lane project and the prioritization of Segment 1 due to the usage of students and access to the Cabin John Shopping Center.

Staff recommended additional comments added to the transmittal to MCDOT regarding further consideration of an additional protected crossing at Long Pine Trail and the location of the Powerline Trail crossing.