

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY

Thursday, June 29, 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, June 29, 2023, beginning at 9:02 a.m. and adjourning at 11:36 a.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick, and Josh Linden.

Items 1 through 7 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting was adjourned at 11:36 a.m. The next regular meeting of the Planning Board will be held on Thursday, July 6, 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. Strathmore Square Building 2 Site Plan No. 820230050 – MCPB No. 23-066
2. Reserve at Strathmore Square Site Plan No. 820230070 – MCPB No. 23-067
3. Strathmore Square Buildings 2 and 5 Forest Conservation Plan No. F20230150- MCPB No. 23-068

BOARD ACTION

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

B. Approval of Minutes

BOARD ACTION

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

C. Other Preliminary Matters

BOARD ACTION

Motion:
Vote:
Other:
Action: There were no Other Preliminary Items submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220230070, Chevy Chase, Section 4

R-60 zone; 1 lot; located on the south side of Rosemary Street, 350 feet east of Maple Avenue;
Bethesda – Chevy Chase Master Plan.

Staff recommendation: Approval

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

Glenmont Metro Center, Regulatory Extension Request No. 5 - Request to extend the regulatory review period from July 7, 2023 to October 5, 2023.

- A. Site Plan No. 820210180
- B. Site Plan Amendment 82015012D
- C. Preliminary Plan Amendment 12013008B

Staff recommendation: Approval of the extension requests.

P. Smith

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 5-0

Other:

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

Decoverly Hall, Regulatory Extension Request No. 1 - Request to extend the regulatory review period from July 27, 2023 to September 21, 2023.

The Applications propose to increase the approved density from 105,000 square feet to 165,000 square feet; increase the height of the building by one story; change the use from Office to a combination of Office, Research and Development and Medical/Scientific Manufacturing; and revise the associated landscape and hardscape; On approximately 44.09 acres zoned EOF 1.5, H-75; within the 2021 Great Seneca Science Corridor Minor Master Plan area.

- A. Preliminary Plan No. 11985245C
- B. Site Plan No. 81988015G
- C. Forest Conservation Plan No. F20230070

Staff recommendation: Approval of the extension requests.

A. Lindsey

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Federal Plaza West, Regulatory Extension Request No. 6 - Request to extend the regulatory review period from June 29, 2023 to July 13, 2023.

The Applications propose to redevelop a surface parking lot and vacant commercial development into a mixed-use development with up to 500 residential units and 108,965 square feet of commercial development; On approximately 6.52 acres zoned CRT-2.25 C-0.75 R-1.5 H-75; Within the 2018 White Flint 2 Sector Plan area.

Montgomery County Planning Board
Public Meeting Minutes of June 29, 2023

A. Sketch Plan No. 320220100

B. Preliminary Plan No. 120220140

Staff recommendation: Approval of the extension requests.

A. Lindsey

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

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

Item 4. Roundtable Discussion

Planning Director's Report
T. Stern

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Acting Planning Director Tanya Stern offered a multi-media presentation regarding the retirement of Travel Forecasting and Monitoring Supervisor Eric Graye, as well as the Planning Department's continuing work program for FY24.

Ms. Stern began by acknowledging Travel Forecasting and Monitoring Supervisor Eric Graye, who will be retiring from The Maryland-National Capital Park and Planning Commission (M-NCPPC) as of July 1, 2023. Ms. Stern noted the 38 plus years Mr. Graye has been with M-NCPPC, and stated his expertise and knowledge for both transportation and regulatory items will be greatly missed. Mr. Graye offered comments and praise for the Department and M-NCPPC overall. Acting Director Stern also acknowledged Graphic Designer I Kevin Leonard who worked for M-NCPPC for over 30 years also retired recently from the Planning Department.

Acting Director Stern then continued with the presentation by describing what is happening within the Planning Department for FY24. Ms. Stern gave examples of the Master Plans that are under review with the Montgomery County Council, Master Plans that the Planning Board will review, studies that are about to be Publicly released, and current Master Plans and Studies that are in progress. Some examples included the Rustic Roads Functional Master Plan (County Council review), the Pedestrian Master Plan (County Council review), the Takoma Park Minor Master Plan Amendment (Planning Board review), the Community Equity Index (about to be Publicly released), the Great Seneca Plan (in progress), the University Boulevard Corridor Plan (in progress), and Attainable Housing Strategies (in progress). Other examples were also discussed in detail as well.

Many Master Plans are also about to launch for FY24 including: Shared Streets Guidelines, Bikeway Branding Project (Phase 2), Friendship Heights Urban Design Study, Clarksburg Gateway Sector Plan, Eastern Silver Spring Communities Plan, Growth and Infrastructure Policy Update, Thrive 2050 Plan Implementation Metrics, the Coordinated Data Management Study, Master Plan of Highways and Transitways Technical Update, Germantown Employment Corridor Check In, and the Randolph Road Corridor Study.

Ms. Stern then discussed the several special projects that are underway including: Local Housing Targets Project, Development Review Process Workgroup, Reforest Montgomery, and the Placemaking Strategic Plan.

Montgomery County Planning Board
Public Meeting Minutes of June 29, 2023

Acting Director Stern specially recognized the 2023 Design Excellence Awards taking place at the Wheaton Headquarters Building on October 19, 2023. Ms. Stern noted Montgomery Planning will host the biennial awards ceremony in partnership with the AIA Potomac Valley Chapter at which design excellence award winners are recognized.

Lastly, Ms. Stern welcomed Chair Harris and Commissioner Linden to the Planning Board, and expressed excitement to continuing the great work of the Planning Department with them and the rest of the Planning Board.

The Board asked for further information regarding the Coordinated Data Management Study, and Staff, including Countywide Planning and Policy Chief Jason Sartori, offered comments and responses.

Item 5. Sligo Apartments Preliminary Plan Amendment No. 12022011A and Site Plan Amendment No. 82022017A (Public Hearing)

- A. Preliminary Plan Amendment No. 12022011A
- B. Site Plan Amendment No. 82022017A

Request to amend prior conditions of approval in both applications pertaining to the width of the sidepath and buffer along the subject's property frontage on Sligo Avenue, as well as minor reconfigurations to a previously approved stormwater management facility on site. Located on Sligo Avenue, approximately 60 feet west of Ritchie Ave; zoned CRT-0.75 C-0.75 R-0.25 H-35; 2000 East Silver Spring Master Plan.

Staff Recommendation: Approval with Conditions

K. Mencarini

A. BOARD ACTION

Motion: Bartley/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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: Bartley/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Site Plan Amendment 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.

Katie Mencarini, Planner III, offered a multi-media presentation regarding Sligo Apartments. Further information can be found in the Staff Report dated June 12, 2023.

Ms. Mencarini gave an overview of the project's previous approvals, and stated the proposed Applications include a request to modify Condition Number 11 of the approved Preliminary Plan and Conditions 3(b), 9(d) and 14(g) of the approved Site Plan to widen the street buffer by two feet and narrow the shared use path along the Site frontage by two feet to accommodate an existing gas line and future street trees within the Sligo Avenue public right-of-way. Ms. Mencarini also stated the Applicant also proposes slight reconfiguration of a stormwater management facility on the northern end of the property in an attempt to retain an existing tree. Montgomery County Department of Permitting Services, Water Resources Section, did not have any comments on the updated plans.

The Board did not offer any comments and approved the Application.

Item 6. Briefing on Equity Agenda for Planning
T. Stern/C. McCarthy

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Acting Planning Director Tanya Stern gave a brief introduction and overview of the briefing. Chief of Research and Strategic Project Carrie McCarthy offered a multi-media presentation regarding the Equity Agenda for Planning. Further information can be found in the Staff Report linked to the June 29, 2023 Agenda on the Planning Board website.

Ms. McCarthy began the presentation by discussing the population percentages by race and ethnicity for Montgomery County from 1960-2020. Ms. McCarthy proceeded by describing the predominant Racial or Ethnic Group by Census Tract for 2020. Ms. McCarthy displayed a map of the Census Tract and explained the demographics, followed by explaining the percentage of the population that is foreign born within Montgomery County, the State of Maryland, the Washington D.C. Region, and the United States.

Acting Director Stern then noted Montgomery County Planning Department's Equity Agenda for Planning that was developed and adopted in 2020. Ms. Stern stated the department recognizes that historic and ongoing disparities, including from land use decisions, have resulted in unequal access to resources, opportunities, and quality of life, particularly for Black and other residents of color in the county. By placing equity at the forefront of its work program and operations, Montgomery Planning aims to rectify these imbalances and create a more just and inclusive community for all residents.

Ms. Stern discussed earlier Equitable Planning efforts as well as ongoing Planning Department studies and plans focusing on community equity for transportation, housing, and historic preservation. Ms. Stern noted Montgomery County's new General Plan, Thrive Montgomery 2050, which was approved in October 2022 as the long-range vision for the future of growth in Montgomery County, was one of the plans where equity was at the forefront.

Ms. Stern also highlighted the Equity Framework and Action Plan that was developed in 2020. The initiative stems from a deep commitment to racial equity, social justice, and inclusivity when preparing Master Plans. The action items include the following: Equity Lens/Tool, Equity Opportunity Index, Community Equity Emphasis Areas, Racial Equity & Social Justice Timeline, Staff Equity Trainings, Continued Research and Data Collection, Community Engagement Strategy, Equity Peer Review Group, and other Departmental Equity in Planning Work.

Ms. Stern discussed the implementation of ongoing efforts, the completed tool, and additional initiatives, as well as projects such as the Asian American and Pacific Islander Heritage Project and the Untold Stories: Remarkable Montgomery Historic Markers Program (that is shared jointly with Montgomery Parks) that are in progress.

Some strategies and multiple tools have been used for equitable community engagement including: in-person and virtual community meetings, placemaking festivals, online surveys, canvassing, bus shelter ads, and yard signs. One example highlighted for using equitable engagement strategies and tools included the Fairland and Briggs Chaney Master Plan, which translated materials into different languages, had community pop-ups, an online survey, and held a placemaking festival.

Ms. Stern also explained how equitable community engagement was also used for the Takoma Park Minor Master Plan Amendment, the Great Seneca Plan, and University Boulevard Corridor Plan. Data collected was used to track how equitable tools and strategies for community engagement were helpful. Acting Director Stern also discussed the Equity Peer Review Group, which is an internal Staff team supporting implementation of equity throughout the Master Plan process.

Ms. McCarthy then discussed Equity Focus Areas (EFAs), the application of the EFAs Tool, the GIS Story Map, Neighborhood Change in the Washington DC Region Study, and the Mapping Segregation Project.

Ms. Stern then highlighted the Planning Department's equity efforts for the Asian American and Pacific Island Heritage Project, the publication of Planting the Rainbow Flag (which was a Collaborative effort with M-NCPPC/Montgomery Planning, Preservation Maryland, City of Baltimore, and the Maryland Historical Trust), efforts to list the Robert Coggin House in Silver Spring to the National Register, and the Remarkable Montgomery: Untold Stories.

Lastly, Ms. Stern highlighted the Montgomery County Street and Park Facilities Naming Review Project, which is an effort initiated by the County Council to identify streets and public facilities named after Confederate soldiers and others who do not uphold Montgomery County's values. Collectively, many streets within the County had last name matches, but three streets had full name matches to Confederate soldiers, and Ms. Stern stated those streets have been renamed. The streets were named after two African Americans, William Dove and Geneva Mason, both who were involved within the Scotland Community of Montgomery County.

Senior Counsel Matt Mills also offered comments regarding the renaming of Jeb Stuart Trail by Montgomery Parks.

The Board asked questions regarding the street renaming process and how the naming is decided, the overall goal for the outcome of the equity initiatives and focus within Montgomery County, if the low-income population decline and high-income population incline within the County was viewed as a success, how the equity focus and lens is moving toward the focus of Thrive Montgomery 2050, and future further analysis for the Mapping Segregation Project.

Staff offered comments and responses to the Board's questions

Item 7. Thrive Montgomery 2050—Briefing
K. Afzal/C. McCarthy

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Khalid Afzal, Planner IV and Chief of Research and Strategic Project Carrie McCarthy offered a multi-media presentation regarding Thrive Montgomery 2050.

Mr. Afzal began the presentation by stating that Thrive Montgomery 2050 is an update to Montgomery County's General Plan, which was last comprehensively updated in 1969, and is a long-range visionary document about how the County should grow in the future. Mr. Afzal noted Thrive Montgomery 2050 does not directly change zoning, although Thrive's recommendations will be implemented through future zoning changes and other mechanisms. Thrive Montgomery 2050 will help guide Countywide policies on land use, transportation, environment; planning for infrastructure; community amenities; private development; and future Master Plans.

Mr. Afzal continued by discussing the planning process within Montgomery County, and explained the many layers in which the General Plan (Thrive Montgomery 2050) is the highest-level view of the County with the longest time horizon of 30 years. The General Plan is followed by Functional Master Plans, Area Master or Sector Plans, Sketch Plans, Preliminary Plans, and Site Plans. The three overarching key objectives for Thrive Montgomery 2050 include the three pillars of Economic Competitiveness, Racial Equity and Social Justice, and Environmental Health and Resilience.

Mr. Afzal then explained the overall structure of Thrive Montgomery 2050 in further detail followed by Ms. McCarthy discussing the three main pillars of Thrive Montgomery 2050 in greater detail. Ms. McCarthy listed the challenges and strengths of the Economic Competitiveness pillar, recognized the historic inequities in Montgomery County the Racial Equity and Social Justice pillar addresses, and the protection of the Agriculture Reserve and focus on addressing Climate Change within the Environmental Health and Resilience pillar.

Mr. Afzal then discussed the next chapters included within Thrive Montgomery 2050 in further detail including the chapters for Compact Growth, Complete Communities, and Design, Arts, and Culture. Ms. McCarthy discussed the Transportation and Communication Networks, Housing for All, and Parks and Recreation chapters, as well as the Conclusion which talks about how the implementation of the Plan's recommendations will require cooperation among the public and private sectors over the next 30 years.

Lastly, Mr. Afzal and Ms. McCarthy stated the Plan includes metrics to track in the future and indicate if goals are achieved or if implementation mechanisms need to be tweaked. Ms. McCarthy also offered examples of indicators to be monitored in order to regularly assess the progress of the Plan.

Montgomery County Planning Board
Public Meeting Minutes of June 29, 2023

The Board asked questions regarding implementation of Thrive Montgomery 2050 concerning projects in zoning areas in which Master Plans have not been updated.

The Board offered further comments regarding potential need for coordination between agencies to understand the principles of Thrive Montgomery 2050, how to encourage implementation between/among agencies, and food resiliency and type of quality of food within the community and County.

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