

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED**  
**MINUTES AND SUMMARY**

**SUMMARY**

**Thursday, July 20, 2023**

2425 Reddie 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, July 20, 2023, beginning at 9:06 a.m. and adjourning at 3:16 p.m.

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

Items 1 through 4, Item 11, Item 5, Item 6, Item 7, Item 9, Item 8, and Item 10 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting was adjourned at 3:16 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 27, 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. Edgemoor Subdivision Plan No. 620230060 MCPB NO. 23-071

**BOARD ACTION**

**Motion:** Bartley/Pedoeem

**Vote:** 5-0

**Other:**

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

2. North Bethesda Market II Preliminary Plan Amendment No. 12012006C – MCPB No. 23-074

**BOARD ACTION**

**Motion:** Bartley/Pedoeem

**Vote:** 5-0

**Other:**

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

3. North Bethesda Market II Site Plan Amendment No. 82012004B – MCPB No. 23-075

**BOARD ACTION**

**Motion:** Linden/Bartley

**Vote:** 5-0

**Other:**

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

4. North Bethesda Market II Forest Conservation Plan No. F20230170 – MCPB No. 23-076

**BOARD ACTION**

**Motion:** Bartley/Pedoeem

**Vote:** 5-0

**Other:**

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

5. Rock Creek Village Shopping Center Site Plan Amendment No. 82020019A – MCPB No. 23-079

**BOARD ACTION**

**Motion:** Bartley/Pedoeem  
**Vote:** 5-0  
**Other:**  
**Action:** Adopted the Resolution cited above, as submitted.

6. MHP Nebel Street Site Plan Amendment No. 82022015A – MCPB No. 23-080

**BOARD ACTION**

**Motion:** Linden/Pedoeem  
**Vote:** 4-0-1  
**Other:** Chair Harris abstained due to recusing himself from the matter at the July 13, 2023 Planning Board Meeting.  
**Action:** Adopted the Resolution cited above, as submitted.

7. Staging Allocation Request No. 28200 Site Plan No. 820220150 – MCPB No. 23-088

**BOARD ACTION**

**Motion:** Linden/Bartley  
**Vote:** 4-0-1  
**Other:** Chair Harris abstained due to recusing himself from the matter at the July 13, 2023 Planning Board Meeting.  
**Action:** Adopted the Resolution cited above, as submitted.

**B. Approval of Minutes**

1. Minutes for July 6, 2023

**BOARD ACTION**

**Motion:** Bartley/Pedoeem  
**Vote:** 5-0  
**Other:**  
**Action:** Approved the minutes for July 6, 2023, as submitted.

**Other Preliminary Matters**

**C. Corrected Resolution for Sandy Spring Museum, Preliminary Plan Amendment No. 11996032B, MCPB No. 23-043 and Sandy Spring Museum, Site Plan Amendment No. 81996010B, MCPB No. 23-044**

Request for minor corrections to the resolutions for Sandy Spring Museum, Preliminary Plan Amendment No. 11996032B, MCPB No. 23-043 and Sandy Spring Museum, Site Plan Amendment No. 81996010B, MCPB No. 23-044.; located at the northeast corner of Olney Sandy Spring Road and Bentley Road; 7.24 acres; RC zone; 2015 Sandy Spring Rural Village Master Plan.

*Staff Recommendation: Approval of the Corrected Resolutions*

A. Duprey/J. Casey

**BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 3-0-2

**Other:** Chair Harris and Commissioner Linden were not eligible to vote.

**Action:** Approved the Corrected Resolutions cited above, as submitted.

**D. Appointments to M-NCPPC Audit Committee, Employment Retirement Systems Board of Trustees, and Post-Retirement Insurance Benefits Program Board of Trustees (Section 115 Trust)**

Chair Harris offered brief comments regarding the appointments to the above Boards and Committees which included Vice Chair Pedoeem being appointed to the M-NCPPC Audit Committee, Commissioner Hedrick being appointed to the Employment Retirement Systems Board of Trustees, and Commissioner Linden being appointed to the Post-Retirement Insurance Benefits Program Board of Trustees (Section 115 Trust).

**Item 2. Record Plats (Public Hearing)**

**Subdivision Plat No. 220220210, The Flats at Knowles Station**

CRT zone; 1 lot; located in the northeast quadrant of the intersection of Knowles Avenue (MD 547) and Summit Avenue; Kensington Sector Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220230900, Plainfield Orchards**

1 lot; RE-2 zone; located on the east side of Batchellors Forest Road, 900 feet north of Norbeck Farm Drive; Olney Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220230910, Pine Crest**

R-60 zone; 1 lot; located on the east side of Westmoreland Avenue, 150 feet south of 2nd Avenue; Takoma Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Linden/Pedoeem**

**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)**

**HBKY Metmiq Ethiopian Orthodox Tewahedo Church; Preliminary Plan No. 120230080 – Regulatory Extension Request No. 1 - Request to extend the regulatory review period for three months until October 20, 2023.**

Application to consolidate four parcels and a driveway into one lot for the construction of a primary church building and surface parking; located at 4115 Muncaster Mill Road, Rockville; RE-1 Zone; 43,560 square feet; 2005 Olney Master Plan.

*Staff Recommendation: Approval of the extension request*

A. Duprey

**BOARD ACTION**

**Motion: Linden/Pedoeem**

**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 briefly spoke about the history of the Parks Activation Team and gave an overview of what the division does for Montgomery Parks. Mr. Riley stated the initial park activation event was held approximately 7-8 years ago at Wall Park in the White Flint area featuring "Touch-a-Truck". Director Riley also noted the recently received Proclamation for the Parks Activation Team, which was presented by Montgomery County Council Vice President Friedson and Councilmember Alborno. Mr. Riley then read an excerpt from the Proclamation and introduced Director of Parks Activation Mike Coppersmith who offered a multi-media presentation regarding the Parks Activation Team and program.

Mr. Coppersmith began by stating the objective of Parks Activation, which is to bring people into the Parks by building community through the different events and programs. Throughout the 2022 event season the Parks Activation Team produced approximately 66 events ranging from Local, Regional and Signature events, and Mr. Coppersmith noted the 2023 events season will have roughly the same number of events.

Mr. Coppersmith then introduced the members of the Parks Activation Team and also discussed the behind-the-scenes process for the events, which typically begins 6-12 months in advance of any event held. Furthermore, Mr. Coppersmith noted the Parks Activation Team focuses on the following during the event planning process: site location, creating and developing event content, coordinating with performers, entertainers, food trucks, etc., and navigating the permitting process.

Some notable events included the Parks Ale Trail, Roller Disco, Parks Spooktacular, Acoustics and Ales, Sunday Serenade, Salsa in the Park, Mudfest, the Parks Playhouse and Parks Playhouse Junior Series, and a Spanish language comedy show at Flower Avenue Park.

Lastly, Mr. Coppersmith discussed the Fall 2023 events that are upcoming, as well as future planning for Spring and Summer of 2024.

The Board offered comments regarding the great Parks Activation programs and events and commended the work the Parks Activation Team produces.

**Item 11. Appointment of Jimmy Lakey to the Ashton Village Center Implementation Advisory Committee**

*Staff Recommendation: Appoint Mr. Lakey to the AVCIAC*

J. Pratt

**BOARD ACTION**

**Motion: Bartley/Hedrick**

**Vote: 5-0**

**Other:**

**Action: Approved Staff's recommendation for appointment of Jimmy Lakey to the Ashton Village Center Implementation Advisory Committee.**

Jamey Pratt, Planner III, discussed the appointment of Jimmy Lakey to the Ashton Village Center Implementation Advisory Committee. Further information can be found in the Staff Report dated July 14, 2023.

Mr. Pratt stated the Ashton Village Center Implementation Advisory Committee (AVCIAC) works in coordination with the Regional Services Center that covers the area of a project by providing specific community and redevelopment expertise. It also serves as an interface between community members, County agencies, and developers in implementing recommendations of the Ashton Village Center Sector Plan.

On May 24, 2023, Michael Tharkur submitted his resignation from the Committee. All 18 of the initial applicants were well qualified to serve on the Committee, so rather than solicit new applications, Planning Staff reviewed the eight applications of those not selected for the initial slate of members and selected Mr. Lakey to fill the spot vacated by Mr. Tharkur. Mr. Lakey has a long career in structural engineering and is a managing partner at Cagley and Associates, a consulting firm specializing in the design of commercial buildings. As an Ashton resident and someone experienced in construction projects, Mr. Lakey is expected to provide unique insight to the AVCIAC.

Staff, including Chief of Upcounty Planning Patrick Butler, offered comments and noted Mr. Lakey was originally selected as an alternate for the Committee.



**Item 5. 8008 Wisconsin Avenue – Preliminary Plan Amendment No. 12016005A  
(Public Hearing)**

Request for a two-year extension of the validity period for the Preliminary Plan; originally approved in 2016 for 106 multi-family dwelling units and 5,793 square feet of non-residential uses. The extension will allow a contract purchaser additional time to meet prerequisites for platting and construction of the approved development program.

*Staff Recommendation: Approval and adoption of the resolution*

A. Bossi

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions.**

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for adoption of Resolution.**

Adam Bossi, Planner III, offered a multi-media presentation regarding 8008 Wisconsin Avenue. Further information can be found in the Staff Report dated July 10, 2023.

Mr. Bossi stated the Application proposes to amend the Preliminary Plan by extending its validity period by two years, to October 16, 2025, which aligns with the Adequate Public Facilities (APF) validity period. This Amendment does not propose any modifications to the previously approved development program or conditions of approval. The Applicant asserts the requested extension is the minimum time necessary to allow for transfer of ownership of the Property to a contractor purchaser who is willing and able to proceed expeditiously to platting and construction of the approved development.

Mr. Bossi noted one piece of correspondence received from The Christopher Council of Unit Owners with safety concerns.

Erin Girard of Miles and Stockbridge offered comments on behalf of the Applicant regarding the potential new ownership of the property, as well as the concerns noted in the correspondence and stated the new purchaser is aware of the concerns as well.

The Board asked questions regarding new potential timeline envisioned by prospective buyer and if the timeframe from 2017-2020 was sufficient to adjust to the Bethesda Overlay Zone.

Staff, including Chief of Downcounty Planning Elza Hisel-McCoy, offered comments and responses to the Board's questions.

**Item 6. The Diener School, Preliminary Plan No. 120230040 (Public Hearing)**

Request to subdivide part of two parcels to create one lot of 106,616 square feet to support the conversion of an existing office building to a school use for up to 120 students and 57 Staff members. Located at 9312 Old Georgetown Road in Bethesda, approximately 550ft N of Alta Vista Road, within the 1990 Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval with conditions and adoption of resolution*

T. Gatling

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions.**

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for adoption of Resolution.**

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding The Diener School. Further information can be found in the Staff Report dated July 10, 2023.

Mr. Gatling offered a brief overview of the prior approvals for the project and stated the Application proposes a phased approach to construction, the timing of which is dependent upon fundraising efforts. The Applicant expects an estimated timeframe of five to seven years between Phase 1 and Phase 2. Phase 1 will focus on the essential elements required for the function of the School's program as well as required frontage improvements and transportation access/circulation. The main component of Phase 2 is the proposed 11,000 square-foot gymnasium addition to the rear of the building.

During Phase 1 of the project, the Applicant proposes a full interior renovation of the existing building to accommodate the school's needs. Changes to the exterior of the site during Phase 1 will focus on the area between the building and the street. Most of the existing parking in front of the building will be removed, leaving only three visitor parking spaces in the front driveway. The landscaping and parking that currently occupy the space between the two driveway entrances will be replaced by more extensive landscaping, stormwater management facilities, a pedestrian path with a staircase leading up to the front entrance, and an exterior elevator providing ADA-compliant access. In addition, the Applicant proposes frontage improvements consistent with Complete Streets guidelines, including a new, 11-foot wide, sidepath with an 8-foot wide landscape buffer along Old Georgetown Road and new street trees along the property's frontage.

Mr. Gatling then discussed the circulation for the property for Phases 1 and 2, in which all access will occur via the existing driveways, as well as the Final Forest Conservation Plan. There was a

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variance request submitted with the prior Preliminary Forest Conservation Plan that approved impacts/removals to specimen trees and required mitigation plantings totaling 26 inches in caliper.

Lastly, Mr. Gatling discussed updates to Condition Numbers 1, 11, 17, and 18, as well as removal of Condition Numbers 20, 21, and 23.

Francoise Carrier of Bregman, Berbert, Schwartz and Gilday offered comments on behalf of the Applicant regarding the project and discussed the new construction proposed for Phase 2.

Kathy Chumas, Head of School for The Diener School, offered a multi-media presentation and described The Diener School's mission and environment. Ms. Chumas noted the Diener School offers a multi-sensory, individualized approach to learning for students with learning challenges for kindergarten through eighth grade.

The Board asked questions regarding clarification of the location for the 11-foot sidepath and extent of the reconstruction or new construction for the project.

Staff, including Multimodal Transportation Planner III Katie Mencarini, offered comments and responses to the Board's questions.

The Board further noted the project was a good example for alternative usage of an office building.

**Item 7. 2023 Travel Monitoring Report**

The 2020 Growth and Infrastructure Policy (GIP) recommended the biennial TMR serve as “a key travel monitoring element of the County Growth Policy.” The GIP goes on to describe that the TMR’s purpose is to “inform residents and public officials of how the transportation system is changing, evolving, and performing within the county.” The 2023 TMR continues the legacy of monitoring transportation performance and usage throughout the County.

*Staff Recommendation: Brief the Planning Board and transmit report to Montgomery County Council*

R. Provost

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

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

Chief of Countywide Planning and Policy, Jason Sartori, gave a brief overview of the Travel Monitoring Report and introduced Staff to present the presentation.

Russell Provost, Planner III, offered a multi-media presentation regarding the 2023 Travel Monitoring Report. Further information can be found in the Staff Report dated July 13, 2023.

Mr. Provost stated the 2023 Travel Monitoring Report (TMR) is the latest edition in a history of transportation monitoring reports dating back to 2004. The TMR was created by the Countywide Planning and Policy Division Travel Modeling and Monitoring Group, and it is a continuation of previous work, but also a reimagining of what aspects of the transportation system should be monitored and how it can be presented.

The TMR (formerly the Mobility Assessment Report and the Highway Monitoring Report) is a biennial product that summarizes transportation datasets to track and measure various mobility metrics within the County. As recommended by the 2020 Growth and Infrastructure Policy (GIP) Planning Board Draft, and adopted by the County Council, the TMR will continue to serve as a “key travel monitoring element” for Montgomery County. As with each edition of the TMR, the report strives to explore and leverage new alternative transportation datasets and analytical tools that help provide a clearer vision of how the county is meeting its transportation goals, objectives, and metrics defined in the General Plan, Thrive Montgomery 2050, and functional master plans. These goals, objectives, and metrics are rapidly evolving as the County strives to create a more balanced, equitable and safer transportation system.

Mr. Provost then discussed the vehicular, transit, bicycle, and pedestrian trends of average weekday travel time between 2019-2022. Some notable trends included: estimated vehicle miles traveled (VMT) in 2022 on the County’s Growth Corridors is approximately 9.4 percent below 2019 levels; as of November 2022, Metrobus service levels have returned to pre-pandemic levels and Ride-On was running approximately 6 percent below pre-pandemic levels; recent analysis by

Greater Greater Washington found a 67 percent ridership increase over the past year on Metrorail; and Cycling activity in 2022 was down 13 percent, but pedestrian activity is up approximately 5 percent compared with 2019.

Jon Ryder, Transportation Planner II, stated the key purpose of the TMR is to share with residents and public officials how Planning's approach to measuring transportation system performance is constantly evolving and how better metrics eventually drive discussion and better-informed policy decisions. Mr. Ryder then discussed the metrics that are used to measure and track progress and explained the 2023 TMR currently covers portions of the proposed metrics listed under the Transportation and Communication chapter of Thrive Montgomery 2050. Vehicle Miles Traveled (VMT), Non-Auto Driver Mode Share (NADMS), and transit performance were also discussed.

Mr. Provost then displayed the 2023 TMR Transit Dashboard, which is an online application that allows users to explore various datasets via maps and graphs, and stated the dashboards are designed for users who wish to have a more immersive and interactive experience than the summary report can provide. Mr. Provost explained the left side of the dashboard is focused on travel time information, the right side of the dashboard provides insight into job accessibility and transit coverage, and the lower portion of the right-hand side of the dashboard details transit coverage.

Lastly, Mr. Ryder gave an overview of the recommendations for the following: a connected network including grid of streets and protected crossing spacing, improving pedestrian network comfort, and improving bicycle network completeness.

The Board asked questions regarding how the Americans with Disabilities Act (ADA) is addressed, assumptions for the loss in trips on the Beltway, clarification of the amounts listed for actual and target protected crossing space were listed in linear feet, usage of Location-based Service (LBS) data, and methodology for quarter mile target area.

Staff, including multimodal Transportation Supervisor Dave Anspacher, offered comments and responses to the Board's questions.

**Item 9. Local Housing Targets Project**

In the face of a housing production shortage that has been growing since the Great Recession, the County Council in 2019 adopted a countywide housing target for 2030. Now, the County Council is seeking to refine the effort to identify local housing targets for smaller geographic areas in the county. Montgomery Planning will develop, with Planning Board, County Council and community input, new unit and affordable housing targets for 22 Planning Areas. Planning staff will brief the Planning Board on the project.

*Staff Recommendation: Brief the Planning Board*

L. Govoni

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Lisa Govoni, Planner IV, offered a multi-media presentation regarding the Local Housing Targets Project. Further information can be found in the Staff Report dated July 13, 2023.

Ms. Govoni began by noting the Rent Stabilization Bill enacted on Tuesday, July 18, 2023 and gave a brief overview of the main components and guidelines within the bill.

Ms. Govoni then discussed the background of Local Housing Targets: in early 2018, the National Capital Region Transportation Planning Board (TPB) noted the need to provide a sufficient supply of housing to reduce strains on the transportation system caused by workers commuting to jobs in the region from communities located beyond its boundaries. The TPB analysis determined that additional housing in the region would significantly improve transportation system performance, particularly if those units were strategically located in Activity Centers and near High-Capacity Transit Stations.

As part of the initiative, local housing and planning directors worked together with the Metropolitan Washington Council of Governments (MWCOG) to determine that the region needed an additional 75,000 units beyond what was forecasted by 2030 to address the region's housing shortage. In 2019, the Montgomery County Council signed on to MWCOG's ambitious housing goals through a resolution that called on the County (including the cities of Gaithersburg and Rockville) to increase its share of housing built by 10,000 above the forecasted amount of 31,000 household units for a total of 41,000 household units. Ms. Govoni stated Planning Staff calculated the portion of the Countywide housing target for Montgomery County (without Gaithersburg and Rockville) to be approximately 31,000 units by 2030.

Ms. Govoni stated the Planning, Housing, and Parks (PHP) Committee provided guidance to reduce the number of Planning Areas and remove Rockville and Gaithersburg from the analysis given that the County does not have zoning authority over the two cities, and they complete their own forecasts.

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Jason Sartori, Chief of Countywide Planning and Policy, explained in order to keep the effort simple, Planning Staff utilized accepted metrics and tools that have previously been created or used to guide or analyze County growth patterns. The resulting methodology involves an index focused on five factors: Thrive Montgomery 2050 Growth Area, Household Forecast, Zoned Residential Capacity (ZRC), Activity Center Density, and Premium Factor. Mr. Sartori then discussed each of the five factor areas in greater detail.

Mr. Sartori explained the Local Housing Targets results as well as feedback received from the PHP Committee, in which Planning Staff was directed to look at modifications to the weighting. Mr. Sartori described the potential weighting alternatives which were comprised of modifications displayed as either Option 1 or Option 2. Mr. Sartori detailed the modifications for both Options as well as the points of comparison between the two.

Lastly, Mr. Sartori gave an overview of the next steps and timeline which included: continuing to refine and polish the methodology through July, send a memorandum to the PHP committee on the potential revisions, begin outreach with the community in the Fall of 2023, and research policies and programs to help spur housing production at a local level.

The Board asked questions regarding representation of the Life Science corridor, how the ongoing Master Plans are represented, potential to investigate cost burdened status, specification as to how percentage of affordable units should be split, and if 75 percent of new housing being affordable to low and middle-income households was realistic.

Staff, including Acting Planning Director Tanya Stern, offered comments and responses to the Board's questions.

The Board held further discussion regarding acceleration of review of current Master and Sector Plans as there may be higher housing targets for future planned housing, encouragement and emphasis on more housing development around current infrastructure, and potential review of both affordable and available units for housing forecast.

The Board also suggested Option 2 modifications as the best alternative for changes and weighting.

**Item 8. Crabbs Branch Way Extension and Washington Grove Connector Trail – Study Update**

*Staff Recommendation: Transmit Comments to the Montgomery County Department of Transportation on the Crabbs Branch Way Extension roadway and the design of the Washington Grove Connector trail*

S. Aldrich

**BOARD ACTION**

**Motion: Bartley/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

Stephen Aldrich, Planner IV, offered a multi-media presentation regarding a study update of the Crabbs Branch Way Extension and Washington Grove Connector Trail. Further information can be found in the Staff Report dated July 13, 2023.

Mr. Aldrich noted Montgomery County Department of Transportation (MCDOT) is conducting a facility planning study for two related projects in the Shady Grove/Washington Grove area: the Washington Grove Connector, a trail connecting Crabbs Branch Way to the Town of Washington Grove and also providing an interim trail connection through Piedmont Crossing Local Park to Amity Drive, and the Crabbs Branch Way Extension project, which would improve connectivity to the Shady Grove Metrorail Station by linking Crabbs Branch Way to Amity Drive. Each of the projects is being funded under a different Capital Improvements Program Budget. The Washington Grove Connector project is funded through the Bikeway Program Minor Projects program, and the Crabbs Branch Way Extension project is funded through the Facility Planning-Transportation program.

Mr. Aldrich discussed recommendations from the prior Planning Board April 2021 briefing, which were primarily focused on the Washington Grove Connector trail elements. Mr. Aldrich noted one recommendation that Montgomery County Department of Transportation (MCDOT) should come back for a second briefing for the Crabbs Branch Way Extension project once significant study and conclusions are reached for this facility planning study.

As the Crabbs Branch Study did not sufficiently advance due to COVID-19 effects on traffic, data collection was eventually conducted in 2022, and Rebecca Park, Transportation Manager for MCDOT, offered a multi-media presentation detailing the traffic study regarding the Crabbs Branch Way Extension.

Ms. Park proceeded by giving an overview of both the Crabbs Branch Way Extension and the Washington Grove Connector as well as the funding sources, current schedules, and design options for the potential Brown Street Connection Trail, which MCDOT revised based on community feedback. Ms. Park displayed a typical roadway section for the Crabbs Branch Way Extension,



described the Level of Service for eight intersections on the project site, travel forecasting for year 2040 no-build and 2040 build out of the Crabbs Branch Extension, as well as the key comparative difference for 2040 no-build versus 2040 build.

Ms. Park then discussed the designs presented to the Town of Washington Grove for the Washington Grove Connection (Crabbs Branch Way to Amity Drive) as well as the Brown Street connection. Ms. Park explained topography, the potential earth removal/construction, roadway alignment, and the estimated construction costs for both as well.

Ms. Park stated the community was not supportive of the initial design proposals for the Brown Street connection and noted MCDOT then presented four new design alternatives. The community supported MCDOT's Option 3 first and Option 4 second. Ms. Park noted that if MCDOT did move forward with Option 3 the connection would eventually need to be demolished if the Washington Grove Connection was fully funded in the future.

Mr. Aldrich then continued with Planning Staff's presentation displaying a map of the area as well as a recommended cross section of the roadway, which would conform with the Master Plan and Complete Streets alignment. Staff's traffic evaluation also noted the traffic effects during peak hours levels of service would not be major due to the new road connection.

Mr. Aldrich then discussed the following comments from Staff and recommended transmittal to MCDOT:

1. The traffic analysis conducted for the Crabbs Branch Way Extension project supports the master planned road extension.
2. Staff recommends prioritizing construction of the Brown Street Connector portion of the Washington Grove Connector project, as this segment of the overall project has substantial public support, including from the Town of Washington Grove, is far along in the design process, and has a relatively low cost.
3. Staff recommends continuing to advance development of a trail through Piedmont Crossing Local Park to Amity Drive. If the Council decides to fund construction of Crabbs Branch Road Extension, this trail should be constructed adjacent to the roadway. Any trail alignments pursued are required to proceed through Montgomery Parks Concept Review process and receive Park Construction Permit Review and Approval prior to any construction.

Lastly, Mr. Aldrich noted two pieces of correspondence were received from the Mayor of the Town of Washington Grove and another citizen.

Mayor Jon Compton of the Town of Washington Grove offered testimony regarding the potential connector and the road. Mayor Compton noted concerns for environmental issues if moving forward with the road project due to earthwork that will be needed and proposed construction costs. Mayor Compton did offer support for the Brown Street connector and proposed the connector be prioritized and built first.

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The Board asked questions regarding ownership of parkland the road and trail would run through, length of entire trail and Brown Street Connection, cost estimates between the Washington Grove Connector Trail and Brown Street Connection, traffic delays and queuing, traffic analysis/projections, monetary responsibility for the projects, trail and roadway elevations, and clarity on findings from the previous Planning Board.

Staff, including Chief of Countywide Planning and Policy Jason Sartori, offered comments and responses to the Board's questions.

Doug Stephens, Principal Natural Resources Specialist, offered comments and responses regarding the designated Local Park the potential roadway and bikeway trail connector would run through. Mr. Stephens noted the Park offers strictly recreational activities with no other amenities and contains natural surface trails.

Dan Sheridan of MCDOT offered comments and responses regarding the potential roadway connection and bikeway trail.

Moyassar Y. Mohammad of Sheladia Associates, Inc. offered comments regarding the traffic analysis, locations of potential delays, and queuing build-ups.

The Board held further discussion regarding the Brown Street connection and recommendations from Staff. The Board supported transmitting the comments, as presented by the Staff, to MCDOT for their consideration.

**Item 10. Commercial Residential (CR) Zones**

R. Kronenberg

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Robert Kronenberg, Deputy Director of Planning, offered a multi-media presentation regarding Commercial Residential (CR) Zones.

Mr. Kronenberg began by discussing the history of the Central Business District zones which then led to the three different types of CR zones which include: Commercial-Residential (CR) Zoning, Commercial Residential Town (CRT) Zoning, and Commercial Residential Neighborhood (CRN) Zoning. The purpose of these incentive zones is to provide flexibility for infill development near transit and encourage a mix of uses and deliver public benefits. The incentive zones do occupy a small geographical area but comprise a large portion of total new development approved in the county since 2010 and have been applied to various parts of the County since 2014.

Mr. Kronenberg then discussed the public benefit point system for optional method development in the incentive zones, which provides criteria to evaluate the adequacy of public benefits proposed in an optional method application, ensures predictability and transparency in the development review process, and streamlines regulatory review these projects. Mr. Kronenberg explained how Master Plans can prioritize certain public benefits, which is intended to guide the choice of public benefits included in a project.

Mr. Kronenberg then displayed examples of optional method projects which included: The Blairs, Marriott International Headquarters, United Therapeutics, and Pike and Rose. Cabin John Shopping Center, an example of a standard method project, was also discussed and displayed.

The Board asked questions regarding benefits of a project moving forward with the standard method, the United Therapeutics project, and parking utilization.

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