

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY

**Thursday, September 14, 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, September 14, 2023, beginning at 2:07 p.m. and adjourning at 9:16 p.m.

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

Commissioner Bartley was necessarily absent.

Items 1 through 9 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for dinner at 5:53 p.m. and reconvened in the auditorium and via video conference to return to open session at 6:26 p.m. to receive testimony for Master Plan Hearing Item: Takoma Park Minor Master Plan Amendment, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 9:16 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 21, 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**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: There were no Resolutions submitted for approval.**

**B. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: There were no Minutes submitted for approval.**

**C. Other Preliminary Matters**

1. Corrected MCPB Resolution No. 22-042 Site Plan No. 820220010, 12710 Twinbrook Parkway

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

**Other: Commissioner Bartley absent.**

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

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

**Subdivision Plat No. 220220140, Rosedale Park**

R-60 zone; 1 lot; located on the south side of Rosedale Avenue, 300 feet east of Wisconsin Avenue (MD 355); Bethesda Downtown Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220230560 – 220230580 Creekside at Cabin Branch**

RNC zone; 59 lots, 9 parcels; located on the west side of Clarksburg Road (MD 121), opposite Dowitcher Way; Clarksburg Ten Mile Creek Amendment Area.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Linden Pedoeem**

**Vote: 4-0**

**Other: Commissioner Bartley absent.**

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

**Item 3. Regulatory Extension Requests (Public Hearing)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: There were no Regulatory Extension Requests submitted for approval.**

**Item 4. Roundtable Discussion**

Planning Director's Report  
T. Stern

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: Received briefing.**

Acting Planning Director Tanya Stern and Special Program Designer for Urban Design Paul Mortensen offered a multi-media presentation regarding Ms. Stern's recent trip to South Korea and the Staff Photo Contest Winners.

Acting Planning Director Stern began by stating her recent trip to South Korea was a small group foodie tour that crisscrossed the country and introduced the group to delicious Korean food while seeing modern and historic sights. Ms. Stern noted that while this was a personal trip, she also spotted interesting things relevant to the Planning Department's work as well.

Ms. Stern highlighted Cheonggyecheon, located in downtown Seoul, the capital of South Korea, and stated it was formerly an undergrounded stream beneath an elevated highway. The highway was eventually removed, and the stream daylight was turned into an approximately 5-mile-long downtown park amenity in 2005.

Ms. Stern continued by speaking about the several shared streets she witnessed in Seoul, Jeonju, and Busan. Ms. Stern noted the shared streets in the three locations ranged from very narrow to wide, with shops and/or restaurants lining them, and explained how pedestrians and cars used the same space.

Ms. Stern also discussed the many different modes of transportation infrastructure she was able to use during her trip which included: the Seoul Metropolitan Subway, Busan Metro, the Korean High-Speed Inter-City Rail (KTX) and the Airport Express Train (A'REX). Ms. Stern then highlighted the striking architecture she saw in both Seoul and Busan, and stated the architecture included a mix of residential and commercial, as well as high rise building architecture.

Lastly, Ms. Stern highlighted her visit to Seoul Forest, and noted the proximity of the park to the surrounding high-rise development.

At this time, Paul Mortenson discussed the 2023 Staff Photo Contest "Destination Montgomery County". Mr. Mortenson stated 220 photographs were submitted with 56 participants. Of the 56 participants, 29 were selected as finalists, with 5 contest winners. The five winners included: Brian Crane, Atul Sharma, Carl Morgan, Ashlyn Thompson, and Chris Van Alstyne.

**Item 5. Fall 2023 Semiannual Presentation Outline Briefing**

T. Stern/M. Riley

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: Received briefing.**

Montgomery Parks Director Mike Riley and Acting Planning Director Tanya Stern offered a briefing to the Planning Board regarding topics for the Fall 2023 Semiannual Presentation. Further information can be found in the Staff Memo found on the Planning Board website September 14, 2023 Agenda.

Montgomery Parks Director Mike Riley began by listing topics of discussion for Montgomery Parks. Mr. Riley stated he will open the discussion by listing the State and Federal Grants Montgomery Parks has received followed by a preview of the Capital Improvements Projects (CIP). Director Riley stated some major CIP projects coming soon will also be highlighted including the Carroll Knowles Park refresher, the Black Hills SEED Classroom, Columbia Local Park, and South Silver Spring Urban Park. Park refreshers, as well as park updates such as Hillendale Local Park, Caroline Freeland Urban Park, South Silver Spring Urban Park, the Long Branch Park Initiative, and skate park outreach will also be discussed.

Director Riley will also highlight Montgomery Parks special events that have taken place or will be taking place during Fall 2023. An overview of asset assessments and technology, athletic fields, the Trail Ambassador Program, and Program Access will also be discussed, and Mr. Riley stated he will also note the ARC Award the Program Access Division received as well.

Director Riley will provide a sustainability update regarding Montgomery Parks and give an overview of the Outfall Restoration and Riparian Enhancement Program.

Lastly, Mr. Riley will close by highlighting the Montgomery Parks volunteer programs, provide a revenue update for the Enterprise Division, and provide an overview of the summer internships.

Acting Director Stern then discussed Montgomery Planning's general outline for the semiannual presentation. Ms. Stern stated she will begin with highlighting Montgomery Planning highlights since April 2023, which will include Governor Moore's visit to Wheaton, the number of plans sent to the County Council, the Mapping Segregation Exhibit, and the Community Equity Index.

Ms. Stern will proceed with an overview of the adopted and active Master Plans and studies by Council District. Countywide highlights will include Master Plans and Master Plan

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implementation, updates regarding development, housing studies, and transportation projects and studies.

Ms. Stern discussed specific Master Plans and studies that will be highlighted for each District including, but not limited to: the Friendship Heights Urban Design Study, Clarksburg Gateway Sector Plan, the Great Seneca Plan, Eastern Silver Spring Communities Plan, the University Boulevard Corridor Plan, the Wheaton Downtown Study, and Rustic Roads.

Ms. Stern stated equitable engagement for ongoing plans including The Great Seneca Plan, the University Boulevard Corridor Plan, the Clarksburg Gateway Sector Plan, and the Eastern Silver Spring Communities Plan will also be highlighted.

Montgomery Planning regulatory projects and stats will also be highlighted, and Ms. Stern will also provide an update regarding the Development Review Process Workgroup.

Lastly, Acting Director Stern will discuss the upcoming Design Excellence Awards and extend an invitation to the County Council as well.

**Item 6. Ednor Soapstone Quarry Special Park (Public Testimony Accepted)**

Authorization to acquire 32.87 acres, more or less, improved, from Reddemeade Farm PTR, located at 1701 Ednor Road, Silver Spring, MD 20905

*Staff Recommendation: Approval and Adoption of the Resolution*

B. Sandberg

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

**Other:** Commissioner Bartley absent.

**Action:** Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Real Estate Management Supervisor, Brenda Sandberg, offered a multi-media presentation for the Ednor Soapstone Quarry Special Park. Further information can be found in the Staff Report dated September 7, 2023.

Ms. Sandberg stated the property located at 1701 Ednor Road consists of 32.75 acres of land improved with several structures to support the current use as an equestrian facility including three horse barns, an indoor riding ring, a farmhouse, and other assorted structures known as the Reddemeade Equestrian Center. Ms. Sandberg noted that most importantly, the property also has an Indigenous soapstone quarry onsite. The purchase of the property (P480) will also give The Maryland-National Park and Planning Commission (the "Commission") limited rights over the adjacent 7.73-acre parcel (P422) that was sold by the former owners to PEPCO in 1957. The owners of P480 retained the rights for agricultural use and road access across P422 as long as no structures are built, trees planted, or other interference occurs with PEPCO's electrical infrastructure. Buying the property will also allow for the Commission to acquire a 1-foot wide piece of property on the other side of the PEPCO property, which would provide limited rights across the PEPCO property.

Ms. Sandberg explained the site meets two *2001 Legacy Open Space Functional Master Plan* recommendations as well as the *1997 Cloverly Master Plan* recommendation for Montgomery Parks to acquire the soapstone quarry to provide public protection of an archeological resource. Ms. Sandberg further explained the property contains a known archaeological site, recorded in Maryland's Historical Trust's GIS system MEDUSA as site 18MO11 - the Ednor Soapstone Quarry (also known as the Lethbridge/Thompson Quarry).

Cassandra Michaud, Cultural Resource Stewardship Supervisor, then gave an overview of soapstone archeology, the significance of the resources, and noted of the 11 recorded soapstone sites in Montgomery County, the Ednor Quarry archeology site is the only surviving Indigenous quarry.

Ms. Michaud then described the park concept sketch for the property envisioned as an Indigenous Interpretive Park. The site would study and preserve the Quarry Site through state-of-the-art archaeological studies and preservation techniques; provide programming areas and facilities to



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interpret early cultures focused on Archaic and Woodland periods; incorporate the Indigenous perspective throughout park; and educate the public.

Lastly, Ms. Sandberg discussed the other benefits from the acquisition, acquisition costs and funding, followed by an overview and breakdown of the start-up costs and Operating Budget Impact (OBI) for the property and future Park.

The Board asked questions regarding timeframe for creation of the park as well as potential short-term, mid-term and long-term visions for the park.

Staff, including Montgomery Parks Director Mike Rile, offered comments and responses to the Board's questions.

The Board also expressed excitement for future details and development of the park.

**Item 7. 7126 Wisconsin Avenue, Sketch Plan Amendment, Preliminary Plan, Site Plan (Public Hearing)**

A. Sketch Plan Amendment No. 32019003A: Request to amend the previous approval to add the property at 4708 Bethesda Avenue into the proposal, and to increase the proposal's Bethesda Overlay Zone density allocation. Located at the southwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue; zoned CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200; CR-3.0 C-3.0, R-2.75, H-35; CR-3.0, C-3.0, R-2.75, H-175; CR3.0, C-2.0, R-2.75, H-90; CRT 0.5, C-0.25, R-0.5, H-70 and Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

B. Preliminary Plan No. 120230020: Request to consolidate four properties into a single lot for up to 330 multi-family residential units and up to 11,487 square feet of commercial uses. Located at the southwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue; zoned CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200 and Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

C. Site Plan No. 820230020: Request to develop a 418,332 square-foot mixed-use building, up to 225 feet in height, comprised of up to 409,332 square feet of multi-family residential uses for a maximum of 330 units, of which up to 130 units may be converted to short-term rental units, with 15 percent MPDUs, and up to 11,487 square feet of commercial uses, with 280,497 square feet of Bethesda Overlay Zone (BOZ) density and associated PIP payment. Located at the southwest quadrant of the intersection of Bethesda Avenue and Wisconsin Avenue; zoned CR-3.0 C-3.0 R-2.75 H-225, CR-3.0 C-3.0 R-2.75 H-200 and Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval with conditions*

A. Bossi

**A. BOARD ACTION**

**Motion:** Hedrick/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley absent.

**Action:** Approved Staff recommendation for approval of the Sketch 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:** Hedrick/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley absent.

**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.

**C. BOARD ACTION**

**Motion:** Hedrick/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley absent.

**Action:** **Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Adam Bossi, Planner III, offered a multi-media presentation regarding 7126 Wisconsin Avenue. Further information can be found in the Staff Report dated September 1, 2023.

Mr. Bossi began by giving an overview of the vicinity, property, and previous approvals for the project. Mr. Bossi stated the Sketch Plan Amendment adds the 4708 Bethesda Avenue property to the development program for Bethesda Market, expands the scale and limits of the approved concept, and allows for a larger redevelopment on the West Side of the Sketch Plan area. The Sketch Plan Amendment does not change the previously-approved redevelopment concept for its East Side, including preservation of the Farm Women's Market, conversion of public parking lots into parks and redevelopment of adjacent buildings.

The Preliminary Plan proposes to consolidate three existing lots and one parcel into one lot for up to 418,332 square feet of total density, inclusive of up to 330 multifamily residential units and 11,487 square feet of commercial uses.

The Site Plan proposes the development of a 225-foot tall building along Wisconsin Avenue, stepping down to 200 feet, with 418,332 square feet of mixed-uses comprised of a maximum of 406,845 square feet of residential uses for a maximum of 330 units, of which up to 130 units may be converted to short-term rental units, with 15 percent Moderately Priced Dwelling Units (MPDUs), and 11,487 square feet of commercial uses, with 280,497 square feet of Bethesda Overlay Zone (BOZ) density and associated Park Impact Payment (PIP) payment of \$2,687,020.77. The proposed building height varies from 200 feet at the western facade up to the maximum 225 feet in height along Wisconsin Avenue, and all vehicular parking will be provided on-site within the subsurface parking garage with 261 spaces.

Mr. Bossi then showed slides portraying the views and proposed architecture for the building.

Mr. Bossi noted correspondence received from four community members from the neighboring Crescent building noting concerns regarding potential traffic and privacy impacts as well as the scale of the building.

Farhad Moayyad, an adjacent property owner, offered testimony regarding concerns of the overall size of the building, privacy due to close proximity to the Crescent, and the loading dock location for the building. Mr. Moayyad offered further suggestions regarding wider sidewalks and reduction of the number of stories.

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Heather Dlhopsky of Wire Gill, offered comments on behalf of the Applicant regarding the loading dock, trash/recycling pickup timing, and art element. Ms. Dlhopsky further noted the Applicant's full agreement with the conditions.

The Board asked questions regarding height of the highest tower, operational hours for delivery and pickup, clarification regarding short-term rentals, truncation, and art element requirements.

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

Andy Czajkowski of SK&I Architecture, offered comments and responses regarding the building heights.

Josh Etter of Foulger Pratt, offered comments regarding delivery, trash/recycling pickups, and move-ins for the building as well as the short-term rentals.

**Item 8. McComas Avenue Neighborhood Greenway Briefing**

The Board will receive a briefing on the McComas Ave Neighborhood Greenway project, a bikeway identified in the 2018 Bicycle Master Plan and under preliminary design by the Montgomery County Department of Transportation in the Kensington / Wheaton Policy Area.

*Staff Recommendation: Transmit comments to the Montgomery County Department of Transportation.*

L. Murnen

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 4-0**

**Other: Commissioner Bartley absent.**

**Action: Approved Staff recommendation to transmit comments to the Montgomery County Department of Transportation regarding McComas Avenue Neighborhood Greenway, as stated in a transmittal letter to be drafted at a later date.**

Lily Murnen, Multimodal Planning Associate, offered a multi-media presentation regarding the McComas Avenue Neighborhood Greenway. Further information can be found in the Staff Report found on the Planning Board website September 14, 2023 Agenda.

Ms. Murnen began by giving a brief overview of the project description, and stated the McComas Avenue Neighborhood Greenway project aims to improve pedestrian and bicyclist safety on McComas Avenue near Wheaton Mall. Ms. Murnen stated the project limit is from St. Paul Street (western limit) to Georgia Avenue (eastern limit) including portions of Douglas Avenue and Windham Lane. The project is part of MCDOT's sidewalk program and within the Wheaton Bicycle and Pedestrian Priority Area (BiPPA), and improving walking and biking conditions on McComas Avenue will provide a valuable, low-stress east-west connection between Kensington and the Wheaton Central Business District.

Ms. Murnen then described what a neighborhood greenway is, which is envisioned as streets with low motorized traffic volumes and speeds, designed and designated to give walking and bicycling priority. Ms. Murnen stated the streets use signs, pavement markings, and speed and volume management measures to discourage through-trips by motor vehicles and create safe, convenient crossings of busy arterial streets. Ms. Murnen then showed a series of slides portraying examples of roadway markings, vertical traffic calming, horizontal traffic calming, traffic diversions, enhanced crossings, and signs and branding.

At this time, Angel Cheng of the Montgomery County Department of Transportation (MCDOT) gave an overview of MCDOT's plan and vision for the McComas Avenue Neighborhood Greenway Project. Ms. Cheng discussed the project location and community survey that was performed, which started December 9, 2022 and ended January 9, 2023. Ms. Cheng noted MCDOT received 225 responses, and discussed the results and general concerns determined from the survey.

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Ms. Cheng then discussed the traffic analysis performed by MCDOT's consultant, Johnson, Mirmiran and Thompson (JMT), during the peak hour level of service for pedestrian/bicyclist counts. A map portraying the proposed improvements along different locations of McComas Avenue was also shown as well.

Ms. Cheng noted MCDOT held a hybrid Public Workshop on April 12, 2023, and gave an overview of the common feedback received from the approximately 97 attendees. Due to comments received, it was determined that MCDOT will also move forward with additional traffic calming improvements along Drumm Avenue between MD193 and McComas Avenue.

Lastly, Ms. Cheng discussed the project timeline for the McComas Avenue Neighborhood Greenway, in which implementation is anticipated to begin late 2024.

Ms. Murnen then discussed Master Plan consistency for the project, and stated Planning and MCDOT staff have been in ongoing contact regarding this project. Planning staff provided comments on the current designs to MCDOT on August 1, 2023, which are listed below, and Ms. Murnen also discussed the rationale regarding the below comments as well.

- Provide a direct sidewalk connection to Stephen Knolls School.
- Enhance the diagonal diverter that already exists at Douglas Avenue so bikes can pass through.
- Consider extending the project limits by one block to include Windham Lane east of Georgia Avenue and connect to ongoing Amherst Avenue Bikeway project.

Ms. Murnen stated there has been one public meeting, held on April 18, 2023, and the associated public comment period was open until May 19, 2023. Additional meetings will be held during subsequent design phases.

The Board asked questions regarding the survey pool, amount of solar stop signs, number of bicyclists considered high usage, bike boxes, benefits of greenway classification over protected bike lanes, length of project and cost per mile, and ideal speed limits on residential streets.

Staff, including Multimodal Transportation Supervisor Dave Anspacher and Multimodal Transportation Planner III Eli Glazier, offered comments and responses to the Board's questions.

Angel Cheng and Dan Sheridan of MCDOT, offered comments and responses regarding the survey pool, benefits of neighborhood greenway classification, and speed limits on residential streets.

Matt Straughan of JMT, offered responses regarding the average typical speed of bicyclists in relation to the posted speed limit of a street.

The Board offered comments and suggestions regarding connectivity on either end of the McComas Avenue Neighborhood Greenway, a potential diverter on Drumm Avenue, and reducing the speed limit to 15 miles per hour.

The Board held further discussion on whether to keep a 20 mile per hour speed recommendation and re-asses the speed limit after implementation or recommend a 15 mile per hour speed limit.

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The Board agreed by consensus to recommend a speed limit of 15 miles per hour and examine the potential for expanding connectivity on either end of the greenway.

**Item 9. Bethesda Two-Way Study Briefing**

The Bethesda Two-Way Study was conducted by MCDOT to examine the feasibility of converting entirely or in part the segments of East-West Highway, Old Georgetown Road, Woodmont Avenue, Montgomery Lane, and Montgomery Avenue that serve as a one-way couplet through downtown Bethesda into two-way streets. The Downtown Bethesda Master Plan (2017) called for the examination of making these streets two-way, and MCDOT conducted this analysis in 2022-2023 to determine the impacts of such conversion and also alternatives to a conversion that will further the goals of the Master Plan.

E. Glazier

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley absent.**

**Action: Received briefing.**

Eli Glazier, Multimodal Transportation Planner III, offered a multi-media presentation regarding the Bethesda Two-Way Study. Further information can be found in the Staff Report on the Planning Board website September 14, 2023 Agenda.

Mr. Glazier gave a brief overview of the context of the study in which the Montgomery County Department of Transportation (MCDOT) examined the feasibility of converting segments of the following streets from one-way to two-way operations in Downtown Bethesda: East-West Highway, Old Georgetown Road, Woodmont Avenue, and Montgomery Lane/Avenue. Mr. Glazier stated MCDOT worked with Mead & Hunt, a traffic engineering consultant, to understand the traffic implications for implementing the one-way to two-way operations as well. Furthermore, Mr. Glazier noted email correspondence received on September 10, 2023 from Mr. Scott Bonney regarding the conversion of all existing one-way streets back to two-way streets.

At this time, Matt Johnson of MCDOT introduced Allysha Lorber of Mead and Hunt who offered a multi-media presentation regarding the study. Ms. Lorber discussed the following during her presentation: project background, goals, and methodology; study area and existing conditions; proposed alternatives; and recommendations.

Ms. Lorber discussed the transportation goals from Downtown Bethesda and project objectives which included: improving safety, connectivity, and comfort for all roadway users, including pedestrians, bicyclists, and transit riders; identifying opportunities to modify roadway operations to support Complete Streets; and evaluating the impacts, advantages, and disadvantages of potential roadway reconfigurations.

Ms. Lorber explained the methodology which was produced from alternatives analysis including traffic counts from 2022, reviewed safety data, conducted traffic analysis, and meetings with stakeholders.



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Ms. Lorber then discussed the existing levels of service as well as future traffic operations, and stated the team analyzed several alternatives including the following:

Alternative 1: Two-Way Road Diet with Separated Bike Lanes. This alternative is the main Bethesda Downtown Plan recommendation while fully implementing the Bicycle Master Plan-recommended bikeway network.

Alternative 2: Partial Two-Way Road Diet with Separated Bike Lanes. This alternative would make East-West Highway two-way while maintaining Montgomery Lane and Montgomery Avenue one-way eastbound and fully implementing the Bicycle Master Plan-recommended bikeway network.

Alternative 3: One-way Couplet Road Diet with Dedicated Bus Lanes and Separated Bike Lanes. This alternative would maintain existing one-way traffic operations while providing a dedicated bus lane on East-West Highway, Montgomery Lane, Montgomery Avenue, Old Georgetown Road, and Woodmont Avenue and fully implementing the Bicycle Master Plan-recommended bikeway network.

Alternative 3a: One-way Couplet Partial Road Diet with Separated Bike Lanes. This alternative would maintain existing one-way traffic operations while fully implementing the Bicycle Master Plan-recommended bikeway network.

Ms. Lorber then showed slides portraying each of the potential alternatives in greater detail as well as the level of service for each.

Mr. Glazier explained the MCDOT study found that Alternative 3a best achieved the goals of street reconfiguration identified in the Bethesda Downtown Plan while minimizing negative effects on motor vehicle travel to and through the area.

The Board asked questions regarding signal cycle length, if the model accounts for future projects such as the Purple Line and Bus Rapid Transit, and how many bus routes would benefit from Alternative 3a.

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

Paul Silberman of Mead and Hunt offered comments regarding the traffic model and numbers used.

Matt Johnson of MCDOT addressed concerns from the community correspondence received.

**Master Plan Public Hearing Item**

Takoma Park Minor Master Plan Amendment, Public Hearing  
M. Williams

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:** Commissioner Bartley absent.

**Action:** Received testimony.

The Public Hearing began at 6:26 p.m. Melissa Williams, Planner III, read a statement entering items to the Public Record, and gave a recommendation to keep the Public Record open until close of business September 30, 2023. Ms. Williams also noted there will be a series of work sessions beginning October 19, 2023.

The following individuals offered testimony:

**In-Person:**

Talisha Searcy (City of Takoma Park, Mayor)  
David Reed (Long Branch Sligo Community Association)  
Michael Douma\* (Individual)  
Robert Dreher (Individual)  
Salim Furth (Individual)  
Aaron Seyedian (Individual)  
Naomi Edelson (Individual)  
William Hernandez (Individual)  
Jacqueline Moore (Individual)  
Rachel Hardwick (Individual)  
Susan Miller (Community Vision for Takoma)  
Karen Elrich (Individual)  
Donald Pinkston (Individual)  
Karen Burditt (Historic Preservation Committee)  
Weymouth Spence (Washington Adventist University)  
Jason Klein (Adventist HealthCare, Inc.)  
Tom Hilde (Individual)  
Martin Shore (Individual)  
Colleen Cordes (Individual)  
Jennifer Martin (Historic Takoma, Inc.)  
Robert Goldman (MHP)  
Mark Brochman (Individual)  
Denise Jones (Individual)  
Jim Schulman (Alliance for Regional Cooperation)  
Laurie McGilvray (Individual)

**Satellite location at Takoma Park:**

Mica Bevington (Individual)  
Paul Huebner (Individual)  
Marcia Morris (Individual)  
Richard Masterson (Individual)

**Virtual via Teams:**

Frank Demarais (Sligo Creek Pkwy, Kennebec, Flower, Maplewood Neighborhood Association)  
Stuart Benas (Individual)  
Troy Jacobs (Individual)  
Ashley Brookshier (Individual)  
Seth Grimes (Individual)  
Dan Reed (Greater Greater Washington)  
Paul Chrostowski (Individual)  
Bethany Mandel (Individual)  
Keith Berner (Individual)  
Marty Ittner (Individual)  
Carter Dougherty (Individual)  
Philip Bogdonoff (Takoma Park Climate Action Coffee)  
Laurie Yancey (Individual)  
Kacy Kostiuik (Individual)  
Ismail Lapp-Kamara (Individual)  
Sharon Wolchik (Individual)  
Michael English (Individual)  
Christine Kenngott (Individual)

Mr. Michael Douma presented a multi-media presentation with his testimony.

The Public Hearing ended at 9:16 p.m. The Public Record will be held open until the close of business on September 30, 2023.