

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY

Thursday, October 19, 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, October 19, 2023, beginning at 9:10 a.m. and adjourning at 5:45 p.m.

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

Items 1 through 4 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch and convened in Closed Session at 12:52 p.m. to discuss Item 8 on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article § 3-305(b)(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

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; Real Estate Manager Anne Fothergill; Chief of Park Planning and Stewardship Darren Flusche; Design and Construction Project Manager III Linda Komes; Deputy Director of Communications Gary Burnett; Principal Counsel Emily Vaias; Senior Counsel Megan Chung; and Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board received a briefing regarding the White Flint Civic Green Urban Park. The Closed Session began at 12:58 p.m. and ended at 1:26 p.m.

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The Planning Board reconvened in the auditorium and via video conference to return to open session at 1:36 p.m. to discuss Items 5 through 7, as reported in the attached Minutes.

The Planning Board voted at 3:50 p.m. to convene in Closed Session to discuss Item 9 on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article §3-305(b)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Also present for the meeting was Principal Counsel Emily Vaias and Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board held discussion regarding the Planning Director position. The Closed Session began at 3:58 p.m. and ended at 4:42 p.m.

The Planning Board also voted at 3:51 p.m. to convene in Closed Session to discuss Item 10 on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden 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) & (8), to consult with counsel to obtain legal advice; and, consult with staff, consultants, or other individuals about pending or potential litigation.

Also present for the meeting was Deputy General Counsel Michael Aniton; Principal Counsel Ben Rupert; Principal Counsel Emily Vaias; Bruce Marcus of MarcusBonsib, LLC; and Technical Writer Rachel Roehrich of the Office of General Counsel.

Commissioner Bartley was absent from the Closed Session meeting and Commissioner Linden left the Closed Session meeting at 4:54 p.m.

In Closed Session, the Board held discussion regarding potential litigation. The Closed Session began at 4:45 p.m. and ended at 5:45 p.m.

There being no further business, the meeting adjourned at 5:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 26, 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:

Action: There were no Resolutions submitted for adoption.

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. 220231080, Willerburn Acres, Section 2

R-90 zone; 2 lots; located on the west side of Gainsborough Road, approximately 1,300 feet east of Fontaine Street; Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

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)

BF Gilberts Subdivision of Takoma Park, Administrative Subdivision No. 620210160, Extension Request No. 4 - Request to extend the review period from October 26, 2023 to April 26, 2024.

R-60 zone, 0.60-acres, within the 2000 Takoma Park Plan; Request to create two lots for one single-family dwelling unit on each lot. Located at 37 Oswego Avenue in the City of Takoma Park, approximately 437ft S of Ritchie Avenue.

Staff Recommendation: Approval of the Extension Request

T. Gatling

The Board requested reasoning for fourth extension request, and Staff provided responses.

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

HBKY Metmiq Ethiopian Orthodox Tewahedo Church; Preliminary Plan No. 120230080 – Regulatory Extension Request No. 2 - Request to extend the regulatory review period for two months until December 23, 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 sf; 2005 Olney Master Plan.

Staff Recommendation: Approval of the extension request

J. Server

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 4. FY25 Operating Budget Discussion – CAS, Commissioners’ Office, Planning, Parks

K. Knaupe/ I. Branda/T. Stern/N. Steen

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Katie Knaupe, Acting Corporate Budget Director gave a brief overview of the adopted adjusted budget and personnel costs that will be discussed. Ms. Knaupe noted an updated OPEB evaluation to be reflected in the November presentations. Staff from Central Administrative Services (CAS), the Commissioner’s Office, the Planning Department, and the Parks Department presented multi-media presentations regarding the FY25 Operating Budget for their respective departments. Further details can be found in the respective Staff Reports all dated October 12, 2023, except Parks Department’s is dated October 13, 2023.

CAS

FY25 proposed budget overviews will include the following departments: The Department of Human Resources and Management (DHRM), Central Administrative Services (CAS) Support Services operations, Merit System Board Administration Fund, Finance Department, Office of General Counsel, Office of Inspector General, and Office of the Chief Information Officer. Compensation projections are preliminary and will be updated as the Corporate Budget Office continues to refine projections.

Ms. Knaupe gave an overview and presented the initiatives for FY25 for the DHRM, CAS and Merit System Board Administration Fund listed below:

DHRM: The FY25 proposed base budget is \$9,357,446, which is an increase of 17.2 percent or \$1,373,063 over FY24 levels. This increase is driven by expansion of existing programs, personnel services, and bringing the budget back up to normal levels after budget reductions were applied in FY23 and FY24. DHRM is also requesting funding for several new positions and initiatives to support the Department’s varied programs. Ms. Knaupe discussed existing programs that require increased funding as well as some additional expected cost increases due to funding the Park Police Promotional Testing process.

Group Insurance Fund: Ms. Knaupe stated a new Corporate Human Resources Specialist II (\$126,384) position is being requested to provide additional support to meet increasing demands in the number of retirees and expand services. Ms. Knaupe noted further details of this budget will be presented at the November Planning Board meeting.

CAS: This budget includes non-discretionary, shared operating expenses for the bi-county departments and units that make up Central Administrative Services (CAS). The FY25 proposed budget is \$1,646,710 which reflects a 2.4 percent increase of \$38,439. This increase has been

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minimized by the leveling off of Unemployment Insurance payments after the spike experienced during COVID-19.

Merit System Board Budget: The FY25 proposed budget is \$175,263, which reflects a 0.2 percent increase over FY24. There are no new requests for FY25.

The Board asked questions regarding reasoning for the large percentage increase, the Park Police promotional costs, and budget progression through the years.

Ms. Knaupe and Executive Director Asuntha Chiang-Smith offered comments and responses to the Board's questions.

The Board also requested to see comparisons to the FY22 and FY23 budget progressions.

Gavin Cohen, Secretary-Treasurer and Finance Department Head, gave an overview of the Finance Department's proposed budget. The Finance Department's proposed budget reflects an increase of \$715,884 or 11.2 percent. Of this, \$562,888 (8.8 percent) is for baseline increases, which includes the annualization of prior year merit and COLA, full year funding for positions approved in FY24, and adjustments for reclassifications and increased benefit expenses. An additional \$152,996 (2.4 percent) is requested for one new position for treasury services.

The Board asked questions regarding technology for electronic check issuance, description and title of new position, and if the new position will handle treasury infrastructure.

Mr. Cohen offered comments and responses to the Board's questions.

Debra Borden, General Counsel, gave an overview of the Office of General Counsel's proposed budget. The Office of the General Counsel (OGC) is proposing a maintenance budget in FY25 with no new positions requested and nearly all increases accounted for in personnel and pension costs. The fiscal impact of OGC's personnel budget is a net increase of \$6,707 resulting in personnel services allocated to the respective administrative funds: Montgomery County Administration Fund: \$1,816,932 (3.3 percent increase) and Prince George's County Administration Fund: \$1,728,651 (-2.9 percent decrease). These figures reflect the updated labor allocation formula between Montgomery and Prince George's Counties respectively, 50.7 percent to 49.3 percent, as well as any changes in non-departmental charges passed through for capital equipment, the CIO allocation, CWIT charges, etc.

Modupe Ogunduyile, Deputy Inspector General, gave an overview of the Office of the Inspector General (OIG). The OIG's total proposed budget of \$1.35 million includes \$49,661 (3.8 percent) in increased funding requests when compared to FY24. The OIG's FY25 budget is split between Montgomery County and Prince George's County 40.7/59.3 percent respectively. The OIG is not requesting any new positions in FY25. Other operating costs are expected to decrease \$10,507 in FY25.

Ms. Ogunduyile further stated the OIG's current training budget of \$6,200 is not sufficient, and

OIG is requesting an increase of \$13,750 for a total training budget of \$19,950 or \$2,850 per professional employee.

The Board asked questions regarding payment for continuing education and offered comments regarding payments for continuing education being a Commission-wide policy.

Mazen Chilet, Chief Information Officer, gave an overview of the FY25 Proposed Office of the Chief Information Officer (CIO) operating and project budgets including Corporate Information Technology (CIT), Office of the CIO and Commission-Wide IT Initiatives (CWIT). The CIT Proposed Base Budget request is \$3,993,259, an increase of 21.1 percent over the FY24 Adopted Budget. The CIO Proposed Budget request is \$1,965,943, an increase of 4.9 percent over the FY24 Adopted Budget. The CWIT proposed budget request for FY25, to fund ongoing and financed projects, is \$1,192,987, a 17.9 percent decrease from FY24 Adopted levels.

The Board asked questions regarding the increase in benefits costs, clarity of contract escalation, and if half of the CIT budget request will be fully funded.

Mr. Chilet and Ms. Knaupe offered comments and responses to the Board's questions.

Commissioner's Office

Ilana Branda, Chief of Staff, gave an overview regarding the recommended Commissioner's Office FY25 proposed budget of \$1,373,821.00. This budget reflects the base budget plus two new initiatives, one new position and one seasonal summer intern. This is an increase of \$141,657 or 11.5 percent above the FY24 adopted budget.

The Board asked questions regarding length of term for the new initiative/position for communications, and if the intern position would be a paid position.

Ms. Branda and Chief of Management Services Karen Warnick offered comments and responses to the Board's questions.

Planning Department

Karen Warnick, Chief of Management Services, presented a multi-media presentation regarding the Planning Department's FY25 Proposed budget of \$27,039,154.00 which is a \$2,094,413, or 8.4 percent increase over the FY24 Adjusted Adopted budget. Leading drivers for increase include retirement, annualization of salary compensation in FY24, other post-employment benefits, and health benefits.

Acting Planning Director, Tanya Stern, proceeded with the multi-media presentation discussing the major known commitments, new Master Plans proposed for FY25, new major projects, and 16 new initiatives (7 new one-time initiatives, 1 new on-going initiative, and 8 new on-going personnel initiatives) in greater detail.

The Board asked questions regarding funding for consultants associated with Master Plans, the Mapping Segregation Phase 2 study, percentage averages for previous years, and the estimated costs for switches, routers, and firewall replacements.

Ms. Stern offered comments and responses to the Board's questions.

The Board requested comparisons and percentage averages for previous years as well as entering a line item for accelerated housing even if no cost.

Parks Department

Montgomery Parks Director Mike Riley gave a brief overview of the Montgomery Parks budget process, timeline, and expectations.

Nancy Steen, Budget Manager, gave an overview of the Parks budget process and presented a multi-media presentation regarding approval to prepare the FY25 Park Fund operating budget at the Base Budget plus Program Enhancements level. The overall increase in major known commitments totals \$3,364,635 which is a 2.7 percent increase over the FY24 adopted budget.

After the review of our Major Known Commitments as well as the Program Enhancements that we are proposing, the total increase for our department (excluding the compensation markers) for FY25 is \$4,921,107, or a 3.9 percent increase over the FY24 budget. With the addition of the compensation markers, the overall increase (excluding OPEB) comes to \$9,559,917, a 7.7 percent increase over the FY24 total. The budget request also represents program enhancements including park activation, improving customer service, improving quality and playability of ballfields, social equity, and maintaining and improving what Parks has.

Holly Thomas (Acting Chief of HFEE), Vince Hu (Chief of ITI), Sean Emerson (Manager of Parks Information and Customer Service), Shuchi Vera (Data Analytics and Data Engineering/Data Scientist Services), Darren Flusche (Chief of Park Planning and Stewardship), Police Chief Daryl McSwain (Park Police Chief), Melissa Chotiner (Public Relations and Community Engagement Officer), Jordan Gray (Principal Public Affair and Marketing Specialist), Andy Frank (Park Development Division), Mike Little (Chief of Northern Parks Division), and Trish Swann (Chief of Southern Parks) gave brief overviews of their respective departments and offered comments on the need for the positions requested.

The Board asked questions regarding examples of signature events, how the ITI position requested would be zero cost, clarity regarding Data Analyst positions, the Assistant Barn Manager, and need for a Grants Administrator.

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

Item 8. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Topic to be discussed: White Flint Civic Green UP

B. Sandberg

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Advice obtained with discussion. See the open session disclosure statement in Summary Section.

Item 5. CIP Adoption Session

Staff Recommendation: Approve recommended FY25-30 Capital Improvements Program (CIP) and transmit to the County Executive and County Council.

R. Peele

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley absent for vote.

Action: **Approved staff recommendation to transmit recommendations to the County Council and County Executive, as stated in a transmittal letter to be drafted at a later date.**

Ronald Peele, CIP/Budget Administrator, offered a multi-media presentation regarding the recommended FY25-30 Capital Improvements Program (CIP). Further information can be found in the Staff Report posted on the Planning Board website under the agenda for October 19, 2023.

Mr. Peele stated in the September 21, 2023 work session, the Parks Department presented a recommended funding scenario for the FY25-30 Capital Improvements Program, which the Planning Board supported with no changes. These adjustments have a net zero effect on the SAG limited funds presented on September 21, 2023. Since that time staff has received additional information and made some adjustments to be incorporated into the proposed FY25-30 CIP. The adjustments are as follows: appropriation for Bethesda Park Impact Payments (PIPs), creation of a new PDF to receive Silver Spring Payments, appropriation for ALARF from Debt Service Fund, appropriation in Park Refreshers for new Land and Water Conservation Fund (LWCF) Grants, a funding shift - Legacy Open Space to Legacy Urban Space, shifting allocation of Safe Streets for All (SS4A) Grant, transfer of the Parks Roads PDF back to Parks CIP, and additional appropriation for Enterprise projects.

Mr. Peele gave an overview and summary of the proposed FY25-30 CIP that delivers capital resources into Equity Focus Areas (EFA) and Energizing Public Spaces (EPS) priority areas, invests in Parks infrastructure, supports the Climate Action Plan, rehabilitates and expands our trail systems, connects communities, prioritizes Vision Zero, restores Stream Valley Parks, implements the Wheaton Regional Park Master Plan, delivers a new Park to Lyttonsville, and leverages Federal Aid.

Mr. Peele displayed the projects proposed for the same funding levels and projects proposed for increased funding as well as their funding sources.

Lastly, Mr. Peele explained the next steps and timeline for the FY25-30 CIP as well as comparison between the adopted FY23-28 CIP and proposed FY25-30 CIP.

The Board asked questions regarding the Program Open Space money and Staff offered comments and responses.

Item 6. 2023 Biennial Monitoring Report for the North Bethesda (White Flint) Sector Plan Area

Staff Recommendation: Transmit the 2023 Biennial Monitoring Report to the County Council and County Executive.

N. Yearwood

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved staff recommendation to transmit recommendations to the County Council and County Executive, as stated in a transmittal letter to be drafted at a later date.

Nkosi Yearwood, Planner III, offered a multi-media presentation regarding the 2023 Biennial Monitoring Report for the North Bethesda (White Flint) Sector Plan Area. Further information can be found in the Staff Report dated October 4, 2023.

Mr. Yearwood stated the 2023 North Bethesda Sector Plan Biennial Monitoring Report (BMR) provides a comprehensive summary of the efforts to implement the 2010 *White Flint Sector Plan*, including development approvals, public facilities, transportation, and recommendations to further the implementation of the Sector Plan.

Mr. Yearwood noted Key Sector Plan Updates for the 2023 Biennial Monitoring Report include:

- The Western Workaround, which is the roadway realignment of Old Georgetown Road, Grand Park Avenue, Executive Boulevard, and Towne Road, was completed in December 2022.
- In November 2022, the County Executive announced the formation of the Institute for Health Computing at North Bethesda. The Institute will leverage advances in artificial intelligence, machine learning, and clinical analytics research to create a premier learning healthcare system.
- New bikeways and pedestrian improvements have been implemented along Towne Road and Old Georgetown Road to further enhance the bike and pedestrian networks.
- Some property owners, including Federal Realty Investment Trust (FRIT) and Montgomery Housing Partnership (MHP), have continued to invest in the plan area by building new non-residential and residential developments.

Mr. Yearwood discussed the Staging Plan Phases 1 through 3, the staging requirements for Phase 1 that have been accomplished, new approved development, and new allocated development.

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Bilal Ali, Real Estate Market Researcher, gave an overview of the sale prices and affordability in North Bethesda, the residential market, the retail market, and office market demand.

Mr. Yearwood showed slides with photographs displaying the mobility/roadway improvements within the area including Banneker Avenue, the intersection of Banneker Avenue and Grand Park Avenue, the intersection of Towne Road and Executive Boulevard/Old Georgetown Road, and Towne Road. Mr. Yearwood also discussed the bikeways that have been installed in the area including buffered bike lanes along Old Georgetown Road, the sidepath on Old Georgetown Road, and the separated bike lanes along Towne Road.

Mr. Yearwood noted new public facilities and amenities coming to the area such as the proposed White Flint Fire Station, the approved Grand Park development, and future Civic Green.

Lastly, Mr. Yearwood discussed the 2023 BMR Recommendations for mobility, infrastructure, and public facilities and amenities.

Tom Lewis, Development Ombudsman with Montgomery County Government, gave a brief overview of the work going on within the County specifically attracting biosciences into the area.

The Board asked questions regarding the monitoring numbers being on track for the future, if the 2010 Master Plan aligned with the vision and goals for development within the area, and outcome once staging triggers are complete.

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

Item 7. Takoma Park Minor Master Plan Amendment Work Session Number 1

M. Williams

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Chair Harris offered comments stating he will recuse himself during any discussion held on recommendations involving the Montgomery Housing Partnership (MHP) in the current or future work sessions.

Melissa Williams, Planner III, offered a multi-media presentation regarding Work Session Number 1 for the Takoma Park Minor Master Plan Amendment. Further information can be found in the Staff Report posted on the Planning Board website under the agenda for October 19, 2023.

Ms. Williams stated a brief overview of the plan and the process will be provided during the Work Session, followed by a summary of the testimony, the City of Takoma Park Resolution 2023-33 and review of the area-wide recommendations and related testimony.

Ms. Williams described the Plan Boundary and stated the Takoma Park Minor Master Plan Amendment (TPMMPA) covers a roughly 132-acre area along Maple Avenue and Flower Avenue from Philadelphia Avenue to the west and the Washington Adventist University campus to the east. The Plan Area includes a variety of land uses, including residential, municipal, and institutional. It is home to the Takoma Park Community Center and Public Works Department, Piney Branch Elementary School, numerous mid- and high-rise apartment buildings, the Erie Center commercial area, the Washington Adventist University and the former Washington Adventist Hospital, as well as Takoma-Piney Branch Local Park, Heffner Park, Opal Daniels Park, and Sligo Creek Park.

Ms. Williams noted the TPMMPA is a joint partnership with the City of Takoma Park and Montgomery County Planning. The timeline was discussed with anticipation of a Planning Board Draft by Fall 2023 with a goal of a winter transmittal to the County Executive and County Council and the approved and adopted Master Plan in Winter/Spring 2024.

Melissa noted an additional date of November 9, 2023 was added to the timeline for the Historic Preservation recommendations.

Ms. Williams gave a brief overview of the testimony received and listed the primary concerns including: displacement of low- and middle-income residents, and affordability; impact on the environment and Sligo Creek; impacts to transportation, schools, parks and other public facilities; and compatibility of new development.

Ms. Williams discussed the City of Takoma Park Resolution 2023-33 in greater detail, and noted the Resolution will be addressed throughout the work sessions and will be incorporated into the vote needed to approve the Public Hearing Draft as the Planning Board Draft.

Chapter 1 – Introduction

Ms. Williams provided a general overview which includes the background, equity, community engagement, and community priorities. Ms. Williams further discussed the testimony received as well as general concerns that included lack of equity analysis and insufficient community engagement. Ms. Williams provided explanations for the expressed concerns, and noted the extensive outreach and engagement techniques. Ms. Williams further stated there was no recommendation to change anything within Chapter 1.

The Board asked questions regarding potential for further community engagement, inclusion of equity analysis statement, and areas outside of the document to include the City of Takoma Park's comments.

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

Mr. Hisel-McCoy further acknowledged the Board's recommendation to include an additional sentence within the equity paragraph regarding an equity analysis.

Chapter 2 – A renewed Vision

Ms. Williams stated the Plan Area will build on existing assets to be a resilient, reimagined, and reconnected community with new housing and other uses, greener and safer streets, and improved access to amenities. The stakeholders raised concerns regarding resiliency, the need for new uses for old spaces, and the desire for improved connections, although, it was noted that no substantive testimony was received specific to the recommendations in Chapter 2.

Chapter 3 – Plan-Wide Recommendations

Reimagined

Ms. Williams discussed the existing land use recommendations, proposed land use, existing zoning, and proposed zoning. General concerns include: the recommended density is higher than the densities found in comparable communities, commercial uses in residential areas should not be allowed, zoning that allows for townhouses and garden apartments, versus high-rise development is not considered, and the Plan focuses on new development rather than retention or adaptive reuse. Ms. Williams provided explanations for the expressed concerns.

The Board asked questions regarding the proposed zoning, zoning map, and potential need for further explanation for the City of Takoma Park's Resolution.

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

The Board agreed by consensus that additional language was not needed.

Public Facilities

Schools

Ms. Williams stated the Plan makes recommendations about new and improved public facilities, including co-location opportunities for recreation, schools and safety and security offices. These recommendations consider the density resulting from the Plan recommendations and also takes into account the concerns and desires raised during the engagement process. Additional detail on the recommendations will be located in the Plan's appendices.

Police

Plan recommends the City should analyze the operational space needs of the development and co-located accommodation of city-services or other public uses should be a priority Public Benefit for Optional Method developments.

Fire

Service currently provided is adequate, and the County Fire and Rescue service has no plans to build additional fire stations.

Library

The Plan supports potential future co-location of satellite library facilities within new development on or near Washington Adventist Campus.

Recreation

Co-location of expanded recreation facilities in the Plan Area as part of the redevelopment or repurposing of any potentially suitable properties. The recreation recommendation recognizes that the planned Takoma Park Recreation Facility is outside the plan boundary.

Ms. Williams discussed the general concerns including the Plan's lack of providing or explaining proposed funding for, or requirement to build the recommended public amenities, and need for an additional school and recreational facility. Ms. Williams provided explanations for the expressed concerns.

The Board asked if the recreation facility would be developed under the optional method and if any development within the City of Takoma Park would follow the City's policies.

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

Ms. Williams noted staff is not recommending any changes to the Plan language, and the Board agreed by consensus with examples of how the concerns will be accommodated.

Reconnected

Ms. Williams discussed the Green Promenade recommendation which connects the three plan districts and builds upon the City's Maple Avenue Connectivity Project, with improvements to sidewalks, bike and pedestrian connections and some new private streets on the Adventist Campus.

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It also includes gateways and opportunities for gathering places and exercise that can be implemented over time within the existing infrastructure.

Melissa discussed the general concerns stating the Plan does not provide specific concepts for the proposed improvements along the Green Promenade and how it relates to the Maple Avenue Connectivity Project, and implementation is not addressed.

The Board asked questions regarding the right-of-way to the pipe running underneath the Green Promenade, and potential to implement the Green Promenade with Capital Improvements Program projects.

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

Ms. Williams noted staff does not propose any changes to the Plan section.

Lastly, Ms. Williams discussed the Plan work session schedule and timeline.

Item 9. CLOSED SESSION

According to the MD Ann Code, General Provisions Article, § 3-305(b)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Topic to be discussed: Planning Director Position

E. Vaias

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Discussion held. See the open session disclosure statement in Summary Section.

Item 10. CLOSED SESSION

According to the MD Ann Code, General Provisions Article, § 3-305(b)(7) & (8), to consult with counsel to obtain legal advice; and, consult with staff, consultants, or other individuals about pending or potential litigation.

Topic to be discussed: Potential Litigation

E. Vaias/B. Rupert

BOARD ACTION

Motion: **Hedrick/Pedoeem**

Vote: **5-0**

Other:

Action: **Advice obtained with discussion. See the open session disclosure statement in Summary Section.**