

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY

Thursday, November 9, 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, November 9, 2023, beginning at 9:13 a.m. and adjourning at 2:54 p.m.

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

Items 1 through 5, Item 7, and Item 6 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch and convened in Closed Session at 12:31 p.m. 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)(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; Real Estate Manager Anne Fothergill; Chief of Park Planning and Stewardship Darren Flusche; Landscape Architect Supervisor Patricia McManus; Principal Counsel Emily Vaias; Senior Counsel Megan Chung; Senior Counsel Matt Mills; and Technical Writer Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board received a briefing regarding the East Capital Crescent Urban Recreational Park. The Closed Session began at 12:43 p.m. and ended at 1:04 p.m.

The Planning Board also voted at 12:31 p.m. to convene in Closed Session to discuss Item 11 on the motion of Vice Chair Pedoeem, seconded by Commissioner Hedrick 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

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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 of the Office of General Counsel.

In Closed Session, the Board held discussion regarding the Parks Director position. The Closed Session began at 1:23 p.m. and ended at 2:00 p.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 2:16 p.m. to discuss Items 8 and 9 as reported in the attached Minutes.

Commissioner Bartley left the meeting during Item 9 at 2:38 p.m. and was necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 2:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 16, 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. Axcobar Tree Experts - Forest Conservation Plan No. F20230310 - MCPB 23-109

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes for October 5, 2023
2. Closed Session Minutes for October 5, 2023 and October 10, 2023

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Open Session Minutes of October 5, 2023 and the Closed Session Minutes for October 5, 2023 and October 10, 2023, as submitted.

2. Minutes for October 10, 2023

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being absent.

Action: Approved Planning Board Meeting Open Session Minutes of October 10, 2023, as submitted.

C. Other Preliminary Matters

1. Bethesda Design Advisory Panel Committee Appointment of Panel Members

Appoint new Design Advisory Panel member John Tschiderer, representative for the development community in Bethesda, for a term of three years from November 2023 to November 2026.

Staff Recommendation: Approve Appointment

G. Bodgan

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for appointment of John Tschiderer to the Bethesda Design Advisory Panel.

Grace Bogdan, Planner III, offered a multi-media presentation and gave a brief overview of the role and structure of the Design Advisory Panel, as well as describing Mr. Tschiderer's background and qualifications.

2. Designation of Commissioner Shawn Bartley to serve on the County Executive's Racial Equity and Social Justice Committee

A. Harris

Chair Harris offered brief comments regarding designating Commissioner Bartley to serve on the County Executive's Racial Equity and Social Justice Committee.

Item 2. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

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:

Action: Received briefing.

Acting Planning Director Tanya Stern offered a multi-media presentation highlighting the time she served as Acting Planning Director for Montgomery Planning.

Ms. Stern noted accomplishments that occurred during her time serving as the Acting Planning Director including the Montgomery County Council approving Master Plans such as Thrive Montgomery 2050, the Rustic Roads Functional Master Plan, Amendments to Historic Preservation Master Plan: Edward U. Taylor School and Weller's Dry Cleaning, and the Pedestrian Master Plan. Ms. Stern stated the County Council is also reviewing the Fairland and Briggs Chaney Master Plan, the Planning Board has been reviewing the Takoma Park Minor Master Plan, and numerous Master Plans and Studies are currently in progress as well.

Ms. Stern discussed the recent awards won by the Communications Department for the following: the Thrive Montgomery 2050 Document; the Montgomery County Development Review Process video; Reforest Montgomery: Our County's Trees video series, the Silver Spring Downtown and Adjacent Communities Plan; and Reforest Montgomery: This School Loves Trees Signage. Honorable mentions were also received for the following: Montgomery County's Incentive Zoning Update Video; Remarkable Montgomery: Untold Stories; and Montgomery County Photo Contest: Destination Montgomery.

Ms. Stern spoke about a recent trip to Los Angeles for the Urban Land Institute 2023 Fall meeting. Ms. Stern described the seminars she attended as well as field trips taken during the meeting noting the different planning and development initiatives within the Los Angeles area. Some notable examples of seminars and tours attended for planning and redevelopment included: the Specific Plan and Master Plan for the Jordan Downs public housing redevelopment project and the Cambridge Crossing project which combines life sciences and housing within the same district.

Ms. Stern discussed the Transit-Oriented Development (TOD) discussions she also attended at the seminar including: The LA Metro Joint Development Program, the Metro Joint Development 10,000 Home Commitment, and the Destination Crenshaw Parks initiative. Ms. Stern noted Destination Crenshaw Parks initiative has two metro stations that go through the development, 6 pocket parks, 100+ murals, 7 large scale installations, and 12 unapologetically Black LA narratives that will celebrate African American culture. Ms. Stern also attended TOD tours of Los Angeles and Culver City and gave a brief overview of the tour sites as well.

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Lastly, Ms. Stern highlighted the last seminar she attended, Designing for Equity: Best Practices for Creating Equitable Places in Los Angeles, and noted the seminar was focused on how to leverage projects like Destination Crenshaw and other efforts to make sure LA's black and brown communities are represented.

The Board asked questions regarding the housing developments in the Los Angeles region including how temporary relocation was addressed for interim housing for affordable housing redevelopment.

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

The Board also offered comments regarding thanks and appreciation to Ms. Stern for her time serving as the Acting Planning Director.

Item 5. Takoma Park Minor Master Plan Amendment Historic Preservation Work Session

R. Ballo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Rebecca Ballo, Historic Preservation Supervisor, offered a multi-media presentation regarding the Historic Preservation recommendations located in Chapter 3: Plan-Wide Area Recommendations of the Public Hearing Draft of the Takoma Park Minor Master Plan Amendment (TPMMA). Further information can be found in the Staff Report posted on the Planning Board website Agenda for November 9, 2023.

Ms. Ballo gave a brief overview of the role of Historic Preservation in the TPMMA, and stated that currently there are no historic sites within the Plan area, although, through the planning process for the TPMMA three sites were determined as potential historic sites. The three sites include: the Heffner Park Community Center, Krestview, and the Sligo Seventh-Day Adventist Church.

Ms. Ballo explained the prior outreach and public hearings that were performed for the three sites and proceeded by discussing the recommendations in greater detail for each of the three sites listed below:

Heffner Park Community Center

Ms. Ballo described the location and environmental setting for the site, and showed slides depicting the façade. Ms. Ballo provided a detailed overview of segregated recreation throughout the State of Maryland and Montgomery County, as well as the history of Heffner Park, which was located in a black neighborhood within Takoma Park known as “The Hill”. Ms. Ballo spoke about the Takoma Park’s Colored Citizens Association (CCA) that was formed in the 1920’s to advocate for fair provision of public services to Black communities, including street paving, regular garbage pickups, utility connections, and funding for the Takoma Park Rosenwald School. Lee Jordan was elected President of the CCA in 1948, and Mr. Jordan continued to push for a recreation center building from 1954-1958. Ms. Ballo stated October 30, 1959, was likely the first meeting of the Heffner Park “Teen Club” at the Heffner Park Community Center.

Ms. Ballo noted The Heffner Park Community Center meets three designation criteria for Historical and Cultural Significance as listed in Section 24A.

The Board asked questions regarding current usage of the building, if historical designation would limit the ability for the building and facility to adjust to future needs, and potential signage and QR code that would lead to additional resources.

Staff, including Acting Planning Director Tanya Stern, offered comments and responses.

Krestview

Ms. Ballo described the proposed environmental setting and location of the Krestview House. Ms. Ballo provided a detailed overview of the history of Seventh Day Adventist institutions that moved to Takoma Park in the 20th Century including the Washington Missionary College Center for Adventist Research and the Washington Sanitarium Center for Adventist Research. Ms. Ballo noted that George A. and Nettie Irwin (among the earliest Adventists to arrive in Takoma Park) initially built the house known as Krestview, which would eventually be the primary residence of Dr. Daniel H. Kress and Dr. Laurretta Kress from 1918-1942. Ms. Ballo stated the Kress's were influential within the medical field, and in 1918 an addition to the Washington Sanitarium was an acute care building that included "Kress Ward," a maternity ward, followed by the opening of Kress Maternity and Children's Hospital in 1922.

Ms. Ballo noted that Krestview meets two criteria under Historical and Cultural Significance as listed in Section 24A.

The Board asked how many criteria need to be met and if individual homeowners have to request designation.

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

The Sligo Seventh-Day Adventist Church

Ms. Ballo described the proposed environmental setting and location. Ms. Ballo provided a detailed overview of the history of the evolution of the church. By the early 1940's the Sligo Church had planned to build a standalone church, and J. Raymond Mims (the architect) and Herbert H. Hubbard (the builder) were commissioned for the design and construction of the new church, which took place from 1941-1944. Ms. Ballo noted the auditorium-style and ecclesiastical design of the church, as compared to other church architecture within Montgomery County in the 1940's and 1950's. Ms. Ballo spoke about the history of the Sligo congregation, racial desegregation, and advancement of women leaders within the church.

Ms. Ballo noted the Sligo Seventh Day Adventist Church meets three criteria; one under Historical and Cultural Significance, and two under Architectural and Design Significance as listed in Section 24A.

The Board asked how the church was able to secure the steel used for construction of the building, and staff offered comments and responses.

Ms. Ballo discussed additional Historic Preservation recommendations for the TPMMA as well as Historic Master Plan recommendations that include: Listing the three subject properties in the Locational Atlas and Index of Historic Sites, and recommending to the County Council that the three subject properties be designated as Historic Sites in the Master Plan for Historic Preservation.

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The Board agreed by consensus with Staff's recommendation for no changes to text and supports the community narrative as drafted by Staff.

Item 7. Loehmann’s Plaza, Sketch Plan No. 320230050 (Public Hearing)

Proposed infill development with up to 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses for a cumulative density of up to 750,000 square feet of mixed-use development, with 15% Moderately Priced Dwelling Units (MPDUs), open space, pedestrian and bicycle improvements, and associated public benefits to support incentive density; The Overall Site is an existing strip shopping center with surface parking and a pad site on 9.74-acres of land; Located at 5200 Randolph Road at the southeast quadrant of the intersection of Randolph Road with Parklawn Drive and west of Putnam Road; Commercial Residential (CR-1.75, C-0.5, R-1.5, H-75) Zone; within the Randolph Hills District of the 2018 White Flint II Sector Plan area.

Staff Recommendation: Approval with Conditions

T. Graham

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Tamika Graham, Planner III, offered a multi-media presentation regarding Loehmann’s Plaza. Further information can be found in the Staff Report dated October 30, 2023.

Ms. Graham described the property’s vicinity and project history. Ms. Graham stated the Applicant proposes to incrementally demolish the existing shopping center and surface parking lot and to redevelop the property with a mix of town homes and multifamily residential units along with various retail uses. The build-out of the redevelopment is proposed to include up to 710,000 square feet of residential use (up to 680 dwelling units) and up to 40,000 square feet of commercial use. The residential unit breakdown includes 107 townhouse units with 2 garage parking spaces per unit plus guest parking, 36 low-rise multifamily units, and 537 multifamily units in a high-rise, 6- to 7-story building. The Sketch Plan is also proposing to provide 15 percent MPDUs.

Ms. Graham discussed the redevelopment for phases I, II, and III in greater detail as well as the access and circulation for the site, noting the Applicant is proposing a number of new public and private streets. Ms. Graham also discussed a road realignment concept, which would provide a possible connection of Longstone Way to Parklawn Drive as well as an increase in the neighborhood green urban park if additional land area is gained through the realignment of the intersection of Randolph Road and Parklawn Drive. Ms. Graham noted the Applicant is not required to address the realignment at this time and it was only a concept to explore for the future.

Ms. Graham also discussed the pedestrian and bicycle improvements as well as the open space for the project. Ms. Graham explained the proposed urban park would be privately owned and showed images portraying the potential concepts for the open space and parks areas for the project.

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Ms. Graham stated there are no environmentally sensitive areas on-site and there is a small portion of the project within the stream valley buffer near the southeast corner near Putman Road, but future applications will include a Preliminary/Final Forest Conservation Plan.

Lastly, Ms. Graham noted a change to Condition Number 6.z.

Andy Brown of Stanford Properties offered comments regarding involvement for Phase I and Phase II, and noted the project will be a rental townhome community. Mr. Brown further noted the uniqueness of the project and stated the units were created and crafted from the ground up specifically for the site. Mr. Brown offered further comments regarding the timeline for construction, noting Phase I is ready to begin.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the units and housing choices the project offers including rental townhouse units. Mr. Harris further discussed Conditions 3.h and 6.e referring to the undergrounding of utilities, Condition 6.h regarding the open space percentage for each phase, and Condition 6.f regarding providing funding for park or school sites.

The Board asked questions regarding ownership of land that would be gained through the future road realignment, percentage of MPDU's for each phase, timing for construction of the park, potential impact to utilities, timeline for construction to begin, percentage of open space met during each phase, and quality of the park.

Staff, including Chief of Midcounty Planning Carrie Sanders and Midcounty Planning Supervisor Matt Folden, offered comments and responses to the Board's questions. Furthermore, staff suggested transmitting a letter to MCDOT regarding the sweeping connection and recommending the road realignment and future connection, and the Board supported the suggestion.

Michael Majestic of Willard Retail offered comments regarding the timeline for Phases II and III

The Board held further discussion regarding Condition 6.h that notes the open space requirements for the project. It was determined that the wording of "minimum required" would be stricken and replaced with language stating "the design, location, and timing to be determined at Site Plan".

Item 6. White Oak Self Storage: Sketch Plan No. 320230040, Site Plan No. 820230100 and Forest Conservation Plan No. F20230330 (Public Hearing)

CRTF-2.25, C-2.25, R-1.5, H-200'; 113,650 square feet; located on New Hampshire Avenue, 500 feet south of Lockwood Drive; 2014 White Oak Science Gateway Master Plan.

A. Sketch Plan 320230040: Request to expand the existing self-storage facility with an addition and architectural improvements at the front of the existing building totaling 3,600 square feet, and a new 5-story 116,000-square-foot self-storage building at the rear of the Property, for a total of 234,800 square feet of self-storage development.

B. Site Plan 820230100: Request to expand the existing self-storage facility with an addition and architectural improvements at the front of the existing building totaling 3,600 square feet, and a new 5-story 116,000-square-foot self-storage building at the rear of the Property, for a total of 234,800 square feet of self-storage development.

C. Forest Conservation Plan F20230330: Request for approval of a Final Forest Conservation Plan to allow for the development of the Subject Property under the CRTF zone.

Staff Recommendation: Approval with Conditions

C. Sanders/M. Folden/P. Smith

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being a tenant.

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

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being a tenant.

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.

C. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being a tenant.

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

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Parker Smith, Planner II, offered a multi-media presentation regarding White Oak Self Storage. Further information can be found in the Staff Report dated October 27, 2023.

Mr. Smith stated the property is currently improved with a 115,200-square-foot, three-story Self-Storage facility on the west side of the property with a surface parking lot between the building and the Property's New Hampshire Avenue frontage to the west.

The Subject Application proposes a 3,600-square-foot expansion to the third story of the existing building, creating a cantilevered structure that shelters the parking lot at the front of the property. The addition will add about two feet of height to the existing self-storage facility, increasing the height from 35 feet 6 inches to 37 feet 4 inches, and will increase the square footage of the existing facility from 115,200 square feet to 118,800 square feet. At the rear/east of the property, the Applicant is proposing to construct a new self-storage building that will be five stories and 55 feet tall and contain 116,000 square feet of self-storage use. In total, the proposed square footage of commercial self-storage development on the property between the two buildings is 234,800 square feet.

Mr. Smith discussed the frontage improvements and noted the Applicant is providing improved landscaping and a reconfigured parking area at the front of the Property as well, which will allow for efficient vehicle circulation and enhance pedestrian safety. The Applicant is also providing a covenant for future dedication of a trail easement at the rear of the property, along the Subject Property's eastern edge. This connection was envisioned in the 2014 White Oak Science Gateway Master Plan as a connection between the FDA campus to the south and Lockwood Drive to the north. The covenant for future dedication will allow the trail to be constructed, by others, if and when properties surrounding the Subject Property redevelop and the full extent of the envisioned connection can be realized.

Mr. Parker stated the property contains no forest but there is a 0.41-acre afforestation requirement as calculated in the Forest Conservation Worksheet. The afforestation requirement will be met off-site in a forest bank or by payment of fee-in-lieu.

Mr. Smith noted changes to Sketch Plan Condition Number 1 and Site Plan Condition Number 1.

Commissioner Bartley noted that he will be abstaining from comments and voting due to being a tenant at the property.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments regarding the Applicant's reinvestment of the current self-storage property and noted full support of Staff's findings and conditions as amended.

The Board asked about the addition's height and building footprint.

Steve Cratin of Arland offered comments and responses to the Board's questions.

Item 10. 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: East Capital Crescent Urban Recreational Park

B. Sandberg/A. Fothergill

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 11. 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: Parks Director Position

E. Vaias

BOARD ACTION

Motion: **Pedoeem/Hedrick**

Vote: **5-0**

Other:

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

Item 8. Greencastle Elementary School Addition (MCPS): Mandatory Referral MR2024001 (Public Hearing)

Request for input on an addition to the front of Greencastle Elementary School located at 13611 Robey Rd, Silver Spring; 11.9 Acres; R-30 Zone; 1997 Fairland Master Plan

Staff Recommendation: Approval to transmit comments to MCPS

J. Penn

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to Montgomery County Public Schools with additional recommendations as discussed during the meeting, as stated in a transmittal letter to be drafted at a later date.

Josh Penn, Planner Coordinator, offered a multi-media presentation regarding the Greencastle Elementary School Addition. Further information can be found in the Staff Report dated October 27, 2023.

Mr. Penn stated the Greencastle Elementary School site is located at 13611 Robey Road in Silver Spring. The Property is on the southeast side of Robey Road, approximately 420 feet from the intersection at Briggs Chaney Road. The Property is bounded on the west by The Centre at Silver Spring Apartments and Woodvale Apartments. The east side of the Property abuts a vacant Montgomery County Public Schools (MCPS) parcel. The properties to the south comprise of the East County Community Center and East County Regional Service Center on one parcel and Willow Manor at Fairland Senior Living.

Mr. Penn noted MCPS is proposing to build an approximately 13,000 square foot addition to the existing Greencastle Elementary School. The primary purpose of the addition is to accommodate the occupancy for up to four of the portable classrooms that exist onsite. The addition is not for an increased enrollment and it will provide a new student entrance for bus drop-off and pick-up along the bus loop. The addition will be comprised of classrooms, an art room, a music room, the main office, health rooms, various offices and a conference room. Once the new addition is completed, four of the existing portable classrooms will be removed from the Site.

The proposal also includes redesigning the bus loop exit as well as the parking lot area for student drop-off and will increase the parking from 87 spaces to 100 spaces. New stormwater management is proposed for the addition, which has been designed to provide both quantity and quality control measures. The Applicant will provide water quality facilities to comply with environmental site design regulations.

The addition to Greencastle Elementary School is located on the west side of the existing school building adjacent to Robey Road. The addition will be single-story but will have the same two-

story massing as the original portion of the school. The fenestration of the addition will be similar, as will the materials, which will be primarily brick veneer.

Brett Brown, Transportation Planner II, discussed the transportation recommendations to improve pedestrian access and safety. Mr. Brown gave a detailed overview of the recommendations from Planning and Montgomery County Department of Transportation (MCDOT).

Mr. Penn offered further comments regarding the frontage improvements along Robey Road, and noted staff recommends the sidewalk extending from property line to property line, not entrance to entrance as proposed.

The Board asked questions regarding width of current sidewalk fronting Robey Road, difference in cost for installation of sidewalk from property line to property line, potential stormwater management issues, collaboration with the Department of Permitting Services for a stormwater management waiver, and potential crossing signals.

Sean Lindaman of Clark Azar offered comments and responses regarding the issues with extending the sidewalk, issues with potential stormwater management facilities, funding, and current operations for the mid-block crossing along Robey Road.

Daniel Lee of MCPS offered comments regarding potential rough estimate of extending the sidewalk to the property lines.

The Board held further discussion regarding extending the sidewalk, width of the sidewalk, and potential extra traffic signals for the mid-block connection on Robey Road.

The Board agreed by consensus to forward comments in addition to Staff's recommendations regarding a 6-foot-wide sidewalk encouraging extension to property lines and consideration of a HAWK signal for the mid-block connection subject to MCDOT review and approval.

Item 9. Olney Theatre Center (Public Hearing)

A. Site Plan Amendment No. 82001022E: Request to reconfigure the square footages of the approved theater buildings and installation of geothermal wells in the parking lot; located at 2001 Olney-Sandy Spring Rd; Planned Cultural Center Zone (PCC); 10.6 acres; 2005 Olney Master Plan.

B. Final Forest Conservation Plan No. F2023004A: Request for approval for minor impacts to critical root zones of specimen trees as a result of altered stormwater management facilities; located at 2001 Olney-Sandy Spring Rd; Planned Cultural Center Zone (PCC); 10.6 acres; 2005 Olney Master Plan.

Staff Recommendation: Approval with Conditions

A. Duprey

A. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

B. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Alexandra Duprey, Planner II, offered a multi-media presentation regarding the Olney Theatre Center. Further information can be found in the Staff Report dated October 27, 2023.

Ms. Duprey described the property and vicinity, noting the 10.5-acre property is home to the Olney Theatre Center. The property is currently improved with 60,430 square feet of institutional development related to the Olney Theatre Center which includes the historic theatre containing 472 seats, a box office, a separate three-story actor's residence containing nine bedrooms and three administrative offices, and a scene shop that is connected to the Original Theatre and parallels the rear parking lot.

Ms. Duprey discussed the following proposed site plan modifications: reconfigure the square footages of the approved buildings; modify the 10-foot-wide sidepath; install geothermal wells in the parking lot; reconfigure stormwater management facilities; modify previously approved conditions; and relocate storage containers.

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Ms. Duprey described the proposed architecture, transportation, and forest conservation for the site, noting the Applicant submitted a tree variance request due to impacting three protected trees. Ms. Duprey stated impact to these trees is necessary for the loading area and additional storage for the theater.

Ms. Duprey noted a correction to the total square footage listed on the Buildings Gross Floor Area (GFA) table, as well as revisions to Conditions 1 and 6 in the Staff Report.

The Board asked for further clarity as to what exactly would be changed on the site, reforestation, and construction timeline.

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

Heather Dhlopolsky of Wire Gill offered comments on behalf of the Applicant regarding changes to square footage for buildings, and noted full agreement with all conditions.

Debbie Ellinghaus, the Applicant, offered comments regarding the performing arts within the community and potential timeline for construction.

Jane Przygocki of Soltesz offered comments regarding reforestation for the site.