

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, March 7, 2024
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, March 7, 2024, beginning at 9:03 a.m. and adjourning at 5:21 p.m.

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

Items 1 through 6, Item 9, and Item 7 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 11:39 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:16 p.m. to discuss Items 8 and 10 as reported in the attached Minutes.

Item 11 was postponed until March 21, 2024.

There being no further business, the meeting adjourned at 5:21 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 14, 2024, 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. Treeman, Inc. Forest Conservation Plan No. F20240190 – MCPB No. 24-012
2. Village at Cabin Branch Site Plan Amendment No.82020015D – MCPB No. 24-016
3. 12700 Travilah Road Preliminary Plan No. 120220120 – MCPB No. 24-017
4. 12700 Travilah Road Forest Conservation Plan No. F20230450 – MCPB No. 24-018
5. 4702 Chevy Chase Preliminary Plan Amendment No. 12021001A – MCPB No. 24-023
6. 4702 Chevy Chase Drive Site Plan No. 820230120 – MCPB No. 24-024

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for February 1, 2024
2. Closed Session minutes for February 1, 2024

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of February 1, 2024 and Closed Session Minutes of February 1, 2024, as submitted.

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. 220221040, Bannockburn

R-200 zone; 2 lots; located on the south side of Selkirk Drive, 425 feet east of Nevis Road; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220230340, Bloom Montgomery Village

TLD zone; 2 parcels; located in the northwest quadrant of Montgomery Village Avenue and Stewartown Road; Montgomery Village Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240170, The Gleaning

R-60 zone, 1 lot; located on the west side of Old Georgetown Road (MD 187), approximately 880 feet south of Beech Avenue; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

Adventist Healthcare White Medical Center Site Plan Amendment No.82008021L Extension Request No. 1 - Request to extend the regulatory review period for the Site Plan Amendment for four months, from March 26, 2024 to July 25, 2024.

The Application proposes to transfer permitted density to a new medical office building (“MOB3”), provide permanent surface parking adjacent to MOB3, and provide temporary surface parking in the location of a potential future medical office building (“MOB2”); on approximately 48.86 acres of land zoned LSC-1.0-H-200; located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive; within the 2014 White Oak Science Gateway Master Plan.

Staff recommends approval of the extension request

E. Fowler

Li Meadows: Administrative Subdivision Plan No. 620230100 – Regulatory Extension Request No. 2 - Request to extend the regulatory review period from March 7, 2024 to June 7, 2024.

Application to create two lots for two single-family detached units; located at 14194 Travilah Road in Potomac, MD on 1 acre of land zoned R-200 within the 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of the extension request

S. Pereira

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 4. Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Deputy Planning Director, Robert Kronenberg, offered a multi-media presentation regarding recent updates for Montgomery Planning.

Mr. Kronenberg extended a welcome to Environmental Planner III, Dalia Madi who recently joined Montgomery Planning, and recognized Vice Chair Pedoeem, Parks Director, Miti Figueredo, and Prince George's County Planning Director, Lakisha Hall, for being featured on the Third Place Blog in honor of Women's History Month.

Mr. Kronenberg and Chief of Intake and Regulatory Coordination, Christina Sorrento, gave an overview and provided an update on the progress of implementing the 22 recommendations proposed by the Development Review Process Workgroup, which can also be found on the Montgomery Planning website. Mr. Kronenberg and Ms. Sorrento discussed the numerous recommendations that have been completed, recommendations still in progress, and next steps; which includes continued support with technical expertise at the Maryland General Assembly for the three State Bills, research on the Planning Academy, and coordination on the Lead Agency MOU.

The Board asked questions regarding plan view portrayals on the updated Development Application signs, written documentation of recommendation progress, and potential tracking of the improved development review process.

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

Item 5. 7404 New Hampshire Avenue Daycare No. CU202412 (Public Hearing)

Request for Conditional Use approval to increase the maximum number of children at an existing eight-child daycare to a Day Care Center with up to 14 children. 0.12 acres; R-60 zone; Located at 7404 New Hampshire Avenue approximately 150 feet north of Merwood Drive; 2011 Takoma/Langley Crossroads Sector Plan.

Staff Recommendation: Approval with conditions and transit comments to the Hearing Examiner G. Bogdan

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

Grace Bogdan, Planner III, offered a multi-media presentation regarding 7404 New Hampshire Avenue Daycare. Further information can be found in the Staff Report dated February 26, 2024.

Ms. Bogdan stated the property is developed with a single-family house with a driveway that can accommodate up to two vehicles, and the Applicant has been operating Futurestar Childcare LLC, for up to eight children with ages ranging from infants through pre-K (4 months - 5 years old), since 2015.

Ms. Bogdan noted the Applicant proposes to increase the maximum capacity of the existing by-right eight-child daycare to a group daycare facility for up to fourteen children. The current hours of operation will remain the same, and the Applicant proposes to have four resident staff members and one non-resident staff member. The Applicant is not proposing any expansion or change to the indoor or outdoor day care spaces.

Ms. Bogdan described the access and circulation noting no more than four vehicles are expected to be present at the Site within a 15-minute period, but there are as many as 15 on-street parking spaces that will be available for pick-up and drop-off activities. Ms. Bogdan also stated the Applicant has coordinated with the adjacent church and has confirmed in-writing that use of on-street parking in front of the church building will not interfere with the church's daily functions or programs.

The Board asked questions regarding number of residents and fire and rescue requirements.

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

The Board also offered comments regarding the need for more childcare facilities within the County.

Item 6. 7126 Wisconsin Avenue, Sketch Plan Amendment No. 32019003A, Preliminary Plan No. 120230020, Site Plan No. 820230020 (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; CR-3.0, 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 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 415,000 square-foot mixed-use building, up to 225 feet in height, comprised of up to 403,513 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 11,487 square feet of commercial uses, with 277,165 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., B., & C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Sketch Plan, Preliminary Plan, and Site Plan cited above, subject to conditions, which will be reflected in an associated draft Resolutions 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 February 26, 2024.

Mr. Bossi described the history of the project stating the Planning Board held a public hearing and voted to approve a prior version of the applications at its public meeting of September 14, 2023. The Board received a Request for Reconsideration based on a noticing issue with the adjacent property owner and voted to grant reconsideration at their October 12, 2023 public meeting. Accordingly, no resolutions were issued, and the approvals are considered void. Since that time, the Applicant coordinated with the adjacent owner and submitted revised architectural plans with modest modifications to the previously reviewed building design.

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Mr. Bossi described the existing conditions as well as the previously approved Bethesda Market Sketch Plan and the newly proposed Sketch Plan Amendment, which introduces a new property into the previously approved development area and increases the overall density of the project. Mr. Bossi stated the Preliminary and Site Plans propose one lot for a new 225-foot-tall mixed-use building with up to 415,000 total square feet on the expanded west side area of the Market Sketch Plan area only. The proposal also includes 330 multi-family dwelling units, up to 130 short-term rental units, 15 percent MPDUs, 11,487 square feet of commercial uses including live-work units, up to 277,165 square feet of Bethesda Overlay Zone (BOZ) density, and associated adjusted Park Impact Payment (PIP). Mr. Bossi also discussed the access and circulation, short-term rentals, additional building height, public benefits points, exceptional design, minor architectural changes on floors 2-6 on the western façade.

Mr. Bossi discussed the community outreach that was performed and noted correspondence received from the Crescent Condominium residents noting concerns for the scale, height, and proximity of the proposed building, sidewalks, traffic, privacy, and shading.

The Board offered comments regarding the additional building height and additional development area.

Item 9. Glenmont Corridors Opportunity Study Scope of Work

Staff Recommendation: Approve the Scope of Work for the Glenmont Corridors Opportunity Study
Z. Adrianvala

BOARD ACTION

Motion: Linden/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Scope of Work for the Glenmont Corridors Opportunity Study.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding the Glenmont Corridors Opportunity Study Scope of Work. Further information can be found in the Staff Report dated February 29, 2024.

Mr. Adrianvala described the Study area, demographics, and development stating it includes properties along the Georgia Avenue and Randolph Road corridors, the Glenmont Sector Plan area, and an approximate one-mile walkshed from the Glenmont Metrorail Station.

Mr. Adrianvala discussed the process for the Study and stated the methodology will explore transportation and community networks within the Study area and connections to other County centers, inventory a list of amenities in the Study area and identify gaps, assess residential access to nearby amenities within a 15-minute walk, bike, or roll on a low-stress network, and analyze available housing types. Community outreach will include a questionnaire, focus groups, and human geography explorations.

Mr. Adrianvala stated the Study is expected to take approximately one year and will produce a Final Study Report including assessment of land use and zoning challenges; identifying strategies, services, amenities, and short-term actions to support Thrive Montgomery 2050's implementation and creation of a Complete Community; and exploring strategies that increase Metro ridership, enhance pedestrian/bike connections and address safety concerns along the corridors.

The Board asked questions regarding the Glenmont Shopping Center, already approved and future development within the Study Area, and potential conversations with WMATA regarding the vacant lot north of the bus station.

Staff, including Chief of Midcounty Planning, Carrie Sanders and Regulatory Planning Supervisor, Jessica McVary, offered comments and responses.

The Board also offered comments regarding the need for the Study to determine a vision for the Glenmont Shopping Center.

Item 7. Friendship Heights Urban Design Study Briefing

Staff Recommendation: Brief the Planning Board on the results of the Friendship Heights Urban Design Study.

A. Margolies

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Atara Margolies, Planner III, offered a multi-media presentation regarding the Friendship Heights Urban Design Study. Further information can be found in the Staff Report dated February 28, 2024.

Ms. Margolies noted the goal of the Study was to analyze how people experience the open spaces, pedestrian and transit networks, activity centers, and public life in Friendship Heights today. Ms. Margolies discussed the geography and context for the Study Area noting Friendship Heights is located along the Wisconsin Avenue corridor where Montgomery County meets Washington DC and includes multiple special taxing districts and municipalities.

Ms. Margolies gave an overview of the history for Friendship Heights, development throughout the years, and demographics for the area. Ms. Margolies also discussed the community engagement demographics and takeaways as well. Ms. Margolies stated the Urban Design Network analysis was divided into four networks including pedestrian, transportation, open space, and community amenities. Ms. Margolies described the conditions for each of the four networks as well as feedback received from the community stakeholders for each in greater detail.

Lastly, Ms. Margolies discussed takeaways learned from the Study regarding assets of Friendship Heights and areas for further study; and noted the next steps including sharing the report with the County Council and the Friendship Heights Sector Plan proposed for the FY25 budget.

The Board asked questions regarding the Mazza Gallery, production of a comparable report for the District side of Friendship Heights, vision for the Plan Area in the upcoming Sector Plan, potential creation of grid for connections, history of the Saks Fifth Avenue property, and future plans for the Geico property.

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

The Board also offered comments regarding the importance of increasing connectivity, diversification of the area and community, and need to extend the street grid to open up the pedestrian access.

Item 8. 9801 Georgia Avenue, Preliminary Plan No. 120230160, Site Plan No. 820230130, and Forest Conservation Plan No. F20240040 (Public Hearing)

Request to construct up to 390 multifamily dwelling units and 5,000 square feet of commercial uses in a building; Located at the northeast quadrant of Georgia Avenue and Forest Glen Road; 3.78 acres zoned CRT-2.5, C-2.5, R-2.5, H-120'; 2020 Forest Glen/Montgomery Hills Sector Plan.
Staff Recommendation: Approval with Conditions
P. Smith

A. BOARD ACTION

Motion: Linden/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions and modifications during the meeting, 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: 5-0

Other:

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions and modifications during the meeting, 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: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for approval of the (Preliminary/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.

Parker Smith, Planner II, offered a multi-media presentation regarding 9801 Georgia Avenue. Further information can be found in the Staff Report dated February 26, 2024.

Mr. Smith stated the proposed development is a mixed-use project with up to 390 units including 15 percent MPDUs, and 5,000 square feet of commercial development located at the southwest portion of the building. The development includes above-ground structured parking containing 457 parking spaces incorporated into the proposed building, as well as an interior courtyard, and a through-block connection. Additional public open space is located on the Forest Glen Road frontage, including a half-acre civic green accommodating a planned entrance to the Forest Glen Metro Station. Mr. Smith further discussed the access and circulation for the site, the civic green, the building design and compatibility, and through-block connection.

Amy Lindsey, Planner III, gave an overview of the environmental features of the property noting the Applicant proposes to remove 0.43 acres of forest on-site. Ms. Lindsey stated the Applicant

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will provide 1.11 acres of off-site mitigation credit in a priority watershed or 1.32 acres of mitigation credit in a non-priority watershed. Ms. Lindsey also stated the Applicant has requested 0.09 acres of canopy credit and is providing 0.46 acres of stratified plantings.

Mr. Smith noted throughout review of the Application, the community raised a variety of issues, and stated the community's primary issue is the traffic and safety implications of the proposed Woodland Drive entrance. Other community concerns also include the scale of development in terms of units and parking provided, the compatibility of the building massing with the residential neighborhood to the east, and the loss of forest on-site. Mr. Smith further discussed the concerns regarding the Woodland Drive access point.

Mr. Smith stated in response to community concerns regarding the Woodland Drive access point, the Applicant will be required to fund two major transportation improvements including payment for signalization of the intersection of Tilton Drive and Georgia Avenue, as well as a contribution of \$1,275,636 towards an MCDOT project to improve the north side of Forest Glen Road with a sidewalk to address pedestrian safety.

The following individuals offered testimony:

In Person:

Hayley Stokar (Individual)
Pamela Stanziani (Forest Grove Citizens Association)
Phillip Jakobsberg (Individual)
Wendy Rainey (Individual)
Eileen Kraus-Jakobsberg (Individual)
Pablo Sztein (Individual)
Mike Sidorov (Individual)
Robert Gregal (Individual)
Linda Nemec (Individual)
Deryl Davis (Individual)
Dennis Obrien (Individual)
Gayle Miller (Individual)
Brett Gellman (Individual)
Monica Bradford (Individual)
Tamara Sidorov (Individual)
Partap Verma (Individual)
Michael Miller (Individual)
Rajesh Rai (Individual)
Caroline Hanover (Individual)
Cheryl Hogue (Individual)
Whitney Warren (Individual)
Peter Frandsen (Individual)
John Hathway (Individual)
Kit Gage (Individual)

Virtual via Microsoft Teams:

Galen Rende (Friends of Sligo Creek)
Sheldon Fishman (Individual)
Michael Wilpers (Individual)
Bree Kunzel (Individual)
Robert Fares (Individual)
Alison Gillespie (Individual)
Starlyn Okada-Rising (Individual)
Anna Irving (Individual)
David Miller (Individual)
Matthew Lloyd (Individual)
Palmer Phillips (Individual)
Nandini Arunkumar (Individual)
Morgan Wiggan (Individual)
Karen Maricheau (Individual)
Miguel Teixeira (Individual)

Dennis Obrien, Sheldon Fishman, Michael Wilpers, Anna Irving, and Nandini Arunkumar offered multi-media presentations during testimony. Wendy Rainey offered a video presentation during testimony.

Erin Girard of Miles and Stockbridge offered comments on behalf of the Applicant regarding the competing issues of the project, traffic study, and parking. Ms. Girard offered further comments regarding sidewalk placement, communication with the community throughout the process, and tunnel dedication. Furthermore, Ms. Girard discussed DHCA's comment regarding the percentage of 3-bedroom units and requested modifications to Site Plan Condition Number 4.c.1.a and Preliminary Plan Condition Number 4 regarding MCDOT's tunnel parcel dedication requirement.

Graham Brock with JLB, the Applicant, offered comments regarding 3-bedroom units and infeasibility of DHCA's comment regarding the percentage of 3-bedrooms.

The Board asked questions regarding how the determination of traffic signalization for Tilton Drive/Georgia Avenue was made, the number of trips generated from the Georgia Avenue access point, traffic distribution for Woodland Drive during AM and PM peak hours, how forest is determined on a regulatory basis, potential traffic mitigation/calming measures for adjacent neighborhood streets and Forest Glen Road, alternatives to deforestation, parking, sidewalks, DHCA's 3-bedroom requirement, and tunnel parcel dedication.

Staff, including Planner III, Richard Brockmyer and Midcounty Planning Regulatory Supervisor, Matt Folden, offered comments and responses to the Board's questions.

Kwesi Woodroffe of SHA offered comments regarding the determination of one access point on Georgia Avenue, the proposed traffic light at Tilton Drive/Georgia Avenue, and potential traffic mitigation measures for Forest Glen Road.

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Rebecca Torma and Deepak Somarajan of MCDOT offered comments regarding the number of trips generated for both Georgia Avenue and Woodland Drive. Ms. Torma offered further comments and responses regarding the tunnel dedication.

Michael Paylor of MCDOT offered comments regarding communication with the surrounding community, potential sidewalks, and traffic mitigation measures. Mr. Paylor further noted sidewalks and changing of roadway usage would be governed by executive action and would require actions from the community.

Maggie Gallagher of DHCA offered comments regarding the 3-bedroom requirement. Ms. Gallagher offered further comments regarding the DHCA letter and requirements clarifying the 2-bedroom units would stay at 25 percent and 3-bedroom units would be 5 percent of the total overall 15 percent MPDUs.

The Board held further discussion regarding DHCA's 3-bedroom requirement and tunnel parcel dedication. Staff presented modified language for Preliminary Plan Condition Number 4 regarding MCDOT's requirements for the tunnel parcel dedication, and the Board agreed. The Board further requested modifications to the DHCA letter with the clarified 3-bedroom requirements and that a letter be drafted to MCDOT encouraging working with the surrounding community regarding traffic calming and pedestrian safety.

Item 10. Local Area Transportation Review (LATR) Guidelines – Appendix 4 Correction

Briefing: The Local Area Transportation (LATR) Review Guidelines document approved by the Planning Board in 2021 has the incorrect version of White Oak Trip Generation Rates (Appendix 4) attached. The approved document included the May 2017 draft of Appendix 4 instead of the version approved by the Planning Board on September 28, 2017.

Staff recommendation: Approve the corrected version Appendix 4 of the LATR guidelines
D. Buckley/E. Glazier

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the corrected version of Appendix 4 of the LATR Guidelines.

Darcy Buckley, Planner III, offered a multi-media presentation regarding a correction to Appendix 4 of the LATR Guidelines. Further information can be found in the Staff Report dated February 29, 2024.

Ms. Buckley stated the LATR Guidelines document has included the incorrect version of Appendix 4: White Oak Trip Generation Rates since 2021, and every approved version since 2021 has erroneously included a May 2017 draft of Appendix 4 instead of the version approved by the Planning Board on September 28, 2017. Ms. Buckley then discussed how the approved September 2017 version differed from the unapproved May 2017 draft version.

Ms. Buckley stated four development projects have been approved with LATIP conditions since 2018, and the conditions of approval are not impacted, as they refer the applicant to the “White Oak Science Gateway LATR/LATIP Cost Estimating Analysis White Paper.”

Ms. Buckley noted the white paper uses the approved September 2017 trip generation rates for fee estimation, and requested to replace the incorrect version of Appendix 4 of the LATR Guidelines with the correct version in the following versions of the LATR Guidelines: July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023.

Item 11. Postponed - Urban Loading and Delivery Management Study Briefing

Staff will brief the Planning Board on the results of the Urban Loading and Delivery Management Study.

Staff Recommendation: Brief the Planning Board

E. Hisel-McCoy

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed to March 21, 2024.