

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, April 18, 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, April 18, 2024, beginning at 10:02 a.m. and adjourning at 1:55 p.m.

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

Vice Chair Mitra Pedoeem was necessarily absent from the meeting.

Items 1 through 7 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 11:35 a.m. and reconvened in the auditorium and via video conference to return to open session at 12:44 p.m. to discuss Item 8 as reported in the attached Minutes.

There being no further business, the meeting adjourned at 1:55 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 25, 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. Chevy Chase Club Forest Conservation Plan F20240150 – MCPB No. 24-041

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes for February 29, 2024

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Planning Board Meeting Minutes of February 29, 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)

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

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem was necessarily absent.

Action: Received briefing.

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates and events within the Parks Department.

Ms. Figueredo discussed upcoming spring events within Montgomery Parks including Sunday Serenades at Cabin John Regional Park and Acoustics and Ales. Ms. Figueredo also stated a recent community meeting, held virtually with a Spanish interpretation option, took place for the future Wheaton Action Sports Park, and Park's Staff updated the community with the progress of the project, discussed amenities, and presented potential park concepts.

Ms. Figueredo spoke about the 2023 County-wide Skate Park Survey Report, gave a brief update regarding the FY25 Operating Budget, discussed the prescribed burn that took place at Little Bennett Regional Park, and highlighted the recent Park Police Service Awards.

Item 5. Avondale Preliminary Plan Amendment No. 12020022A (Public Hearing)

Request to extend the validity period from January 3, 2024 to January 3, 2026; Located on Avondale Street approximately 200 feet east of Wisconsin Avenue; 0.33 acres zoned CR 1.5 C 0.25 R 1.5 H-70' and the Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions

G. Bogdan

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved staff recommendation for approval of the Preliminary 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.

Grace Bogdan, Planner III, offered a multi-media presentation regarding a request to extend the validity period for Avondale. Further information can be found in the Staff Report dated April 1, 2024.

Ms. Bogdan stated the Applicant is requesting to extend the validity period for the associated Preliminary Plan for two additional years. The approved validity period was for three years from the initiation date for MCPB Resolution No. 20-123, which would have expired on January 3, 2024. Ms. Bogdan noted the two-year extension for the validity period would coincide with the associated Adequate Public Facilities validity period granted with the Preliminary Plan expiring on January 3, 2026 as well.

Ms. Bogdan stated correspondence was received noting concerns with parking, traffic, lighting, and construction impacts.

Soo Lee-Cho of Bregman, Berbert, Schwartz, and Gilday offered brief comments on behalf of the Applicant noting the viability of the project and briefly discussed what is being done by the Applicant to move the project forward.

Item 6. BF Gilberts Administrative Subdivision Application No. 620210160 (Public Hearing)

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

Staff Recommendation: Approval with Conditions

T. Gatling

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding the Administrative Subdivision BF Gilberts. Further information can be found in the Staff Report dated April 5, 2024.

Mr. Gatling stated the Applicant proposes to subdivide the 0.60-acre lot into two lots with the existing single-family dwelling unit to remain. The existing house on Lot 1 will maintain direct access and frontage on Oswego Avenue, while the proposed Lot 2 to the rear will be configured as a flag lot. Mr. Gatling noted all access to the Site will be from Oswego Avenue, and both lots will provide two off-street parking spaces

The Board asked questions regarding the driveways and orientation of the houses.

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

Item 7. Springvale Terrace, Sketch Plan No. 320240020, Preliminary Plan No. 120240030, Site Plan No. 820240040 & Forest Conservation Plan No. F20240200 (Public Hearing)

A. Sketch Plan No. 320240020: Request for up to 206,464 square feet of density with 25 percent MPDUs on 3.16 acres. Located at 8505 Springvale Road, at the northwest quadrant of the intersection of Springvale Road and Wayne Avenue; zoned CRT-1.5 C-0.0 R-1.5 H-65; 2022 Silver Spring Downtown and Adjacent Communities Plan.

Staff Recommendation: Approval with Conditions

B. Preliminary Plan No. 120240030: Request to create a single lot for up to 237 residential group-living units for an independent living facility for seniors. Located at 8505 Springvale Road, at the northwest quadrant of the intersection of Springvale Road and Wayne Avenue; zoned CRT-1.5 C-0.0 R-1.5 H-65; 2022 Silver Spring Downtown and Adjacent Communities Plan.

Staff Recommendation: Approval with Conditions

C. Site Plan No. 820240040: Request to develop a 206,464 square foot independent living facility for seniors, with up to 237 units with 25 percent MPDUs, and a maximum building height of 65 feet. Located at 8505 Springvale Road, at the northwest quadrant of the intersection of Springvale Road and Wayne Avenue; zoned CRT-1.5 C-0.0 R-1.5 H-65; 2022 Silver Spring Downtown and Adjacent Communities Plan.

Staff Recommendation: Approval with Conditions

D. Forest Conservation Plan No. F20240200

Staff Recommendation: Approval with Conditions

A. Bossi

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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.

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other:

Action: Approved Staff recommendation for approval of the 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.

Adam Bossi, Planner III, offered a multi-media presentation regarding Springvale Terrace. Further information can be found in the Staff Report dated April 8, 2024.

Mr. Bossi stated that the applications are being reviewed concurrently as part of Planning's Speed to Market initiative. The applications propose to replace an existing senior living facility and associated site features with a larger, modern, 100 percent affordable independent living facility for seniors with a maximum gross floor area of 206,464 square feet for up to 237 units, including a minimum of 25 percent MPDUs. Mr. Bossi noted the Applicant also intends for the remainder of the units to be DHCA approved MPDU equivalents or other low-income housing tax credit eligible units. The single building proposed for development will occupy the eastern two-thirds of the property and parking will occupy the western portion.

Mr. Bossi noted the two-way traffic configuration shown in the Staff Report on Cloverfield Road and Pershinger Drive was incorrect and displayed the correct configuration during the meeting for the Planning Board.

Mr. Bossi discussed community correspondence received with concerns regarding parking, loading, site lighting, landscaping, scale of development, and environmental concerns during construction, as well as Staff's responses.

Lastly, Mr. Bossi noted updated conditions for Site Plan Condition Number 8 regarding the Public Open Space as well as Condition Number 11.e regarding noise attenuation.

Andrew Vincent, an adjacent property owner, offered testimony regarding the 1993 Neighborhood Traffic Protection Plan, increased cut-through traffic, and loading.

Anna Saint John, an adjacent property owner, offered testimony regarding concerns with design, deconstruction and demolition of the current building, vehicular access, and configuration of the parking lot.

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Stacy Silber of Lerch, Early, and Brewer offered a multi-media presentation and comments regarding the redesign improvements, greenspace, streetscape improvements, new vehicle peak hour trips, access, and loading.

Dawn Quattlebaum of Seabury Resources for Aging offered comments regarding the current community being unsustainable and need for redevelopment.

Mackenzie Kisiel of Enterprise Development offered comments regarding community outreach performed and feedback received, noting the redesign of the development was a result of the community feedback. Ms. Kisiel offered further comments regarding the duration restrictions on the non-MPDU DHCA approved units.

The Board asked questions regarding the character of Cloverfield Road, duration restrictions for DHCA approved units, and the Park payment.

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

Item 8. The Great Seneca Plan: Connecting Life and Science Work Session Number 4

Staff Recommendation: Discuss the Great Seneca Plan and provide guidance to staff.
M. Hill

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem was necessarily absent.

Action: Received briefing followed by discussion.

Maren Hill, Planner III, offered a multi-media presentation regarding Work Session Number 4 for The Great Seneca Plan: Connecting Life and Science. Further information can be found in the Staff Report dated April 12, 2024.

Ms. Hill discussed Staff's recommendations from previous Work Sessions including additional language regarding a school site within the Life Sciences Center at the site at the corner of Broschart and Blackwell, minor language revisions regarding the Guardian Site frontage requirements, modifications to the language for the Adventist Site regarding bicycle/pedestrian connections, additional language regarding Staff's recommendation for a Place Management Organization, and modified language for RainScapes.

The Board asked questions regarding the additional language for identification of school sites, and Staff, including Chief of Midcounty Planning, Carrie Sanders, offered comments and responses.

The Board agreed with Staff's recommended language modifications and additions.

Ms. Hill noted testimony was not received for Washington Residential or Rosemont areas, and discussed the community engagement, vision, and Staff's recommendations for the following areas listed below:

NIST/Londonderry and Hoyles Addition

Ms. Hill noted a changed to the Public Working Draft regarding right-of-way's for Road T.

The Board asked questions regarding the overlay zoning, CRT floating zone, and possibility of rezoning of the R-200 areas for increased density.

Staff, including Deputy Director of Planning, Robert Kronenberg, offered comments and responses to the Board's questions.

The Board agreed with Staff's recommendations, and Staff agreed to explore the possibility for increased density and provide their updated recommendations to the Board at a future work session.

Quince Orchard

Ms. Hill discussed current zoning, reasoning for maintaining zoning for low density, the watershed for the area, and density comparisons for the McGowan property.

The Board asked questions regarding the reasoning for density comparison between Parklands and the McGowan property and potential zoning that would accommodate higher density.

Staff offered comments and responses to the Board's questions, and it was determined Staff would bring back recommendations for the McGowan property to a future work session.

Oakmont and Walnut Hill

The Board asked questions regarding existing zoning, the commercial residential floating zone, rationale for areas zoned for R-90 and R-200 within the area, and possible expansion of the MARC Train.

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

The Board also expressed support for rezoning the R-200 areas to R-90, and Staff agreed to review further to determine if there would be any issues converting R-200 to R-90.

The Board agreed with Staff's recommendations.

Washingtonian Light Industrial

The Board agreed with Staff's recommendations.

Hi Wood

The Board agreed with Staff's recommendations.

Lastly, Ms. Hill discussed the next steps for the Plan and topics for future work sessions.