

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, April 11, 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 11, 2024, beginning at 10:05 a.m. and adjourning at 4:54 p.m.

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

Items 1 through 6 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 1:27 p.m. and reconvened in the auditorium and via video conference to return to open session at 2:37 p.m. to discuss Item 7 as reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 18, 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. Century Preliminary Plan Amendment No. 12002095D, MCPB No. 24-038
2. Wildwood Manor Shopping Center Site Plan Amendment No. 82004016E, MCPB No. 24-042

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

3. Warfield Property Forest Conservation Plan Amendment No. 12000095A, MCPB No 24 - 040

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained due to abstaining on the original vote.

Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes for March 21, 2024

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes for March 21, 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. 220231070, Kilmarock

R-60 zone; 2 lots; located on the north side of Prospect Street, opposite Glenside Drive; East Silver Spring Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240440, Glen Echo Heights

R-90 zone; 1 lot; located on the south side of Madawaska Road, 100 feet west of Wapakoneta Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240590 Locust Hill Estates

R-60 zone, 1 lot; located in the northeast quadrant of the intersection of Rockville Pike (MD 355) and Locust Hill Road; 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)

BOARD ACTION

Motion:

Vote:

Other:

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

Item 4. Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori discussed a recent meeting of the Thrive Montgomery 2050 Implementation Strategy Workgroup, approval of the Takoma Park Minor Master Plan Amendment by the County Council, conclusion of the Maryland General Assembly 2024 Legislative Session, the recently awarded Transportation Land Use Connection Grant, and Staff attendance at upcoming National and Regional conferences.

Lastly, Mr. Sartori welcomed Planning Technician, Kayla Garcia, and spoke briefly about the solar eclipse that occurred on Monday.

The Board asked questions regarding the implementation objectives for Thrive Montgomery 2050 and Mr. Sartori offered comments and responses.

Item 5. Eastern Capital Crescent Urban Recreational Park (Public Testimony Accepted)

Authorization to acquire 6,400 square feet of land, more or less, improved, from 4328 Montgomery LLC, located at 4328 Montgomery Avenue, Bethesda

Staff Recommendation: Approval and Adoption of the Resolution

B. Sandberg/A. Fothergill

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the proposed land acquisition cited above and adopted Resolution 24-043 for the acquisition of 4328 Montgomery Avenue.

Real Estate Management Supervisor, Brenda Sandberg, offered a multi-media presentation detailing the background, park concept, and public benefits for the acquisition of Eastern Capital Crescent Urban Recreational Park. Further information can be found in the Staff Report dated April 5, 2024.

Ms. Sandberg stated the site, located at 4328 Montgomery Avenue, is improved with an approximately 2,217 square-foot freestanding 2-story commercial building with paved parking areas. Ms. Sandberg described the policy rationale and public benefits noting the new park will be adjacent to the Capital Crescent Trail and future Purple Line; and will offer a unique opportunity for a dynamic connection between the popular trail and the Bethesda community.

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

Item 6. The Great Seneca Plan: Connecting Life and Science Work Session Number 3

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

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Maren Hill, Planner III, offered a multi-media presentation regarding Work Session Number 3 for The Great Seneca Plan: Connecting Life and Science. Further information can be found in the Staff Report dated April 5, 2024.

Ms. Hill discussed the modifications and additional language for recommendations from Work Session Number 2 regarding the study of Maryland Route 28 and the Board agreed with Staff's changes.

Life Sciences Center

LSC Overlay Zone

Ms. Hill gave an overview of the vision for the Life Sciences Center and The Life Sciences Center (LSC) Overlay Zone, stating the overlay zone is envisioned to support mixed-use life sciences development and incentivizes production of affordable and market-rate housing. Ms. Hill discussed the rationale, limitations of current LSC zoning, and stated the proposed Overlay Zone is divided into three primary sections: purpose, land uses, and development standards and procedures.

The Board asked questions regarding LSC Overlay Zone development requirements, reasoning for reduction of FAR for the LSC Overlay Zone, if use of the LSC Overlay Zone would be optional to developers, what public benefit points would be offered, Building Lot Terminations (BLTs), and the LSC Overlay Zone Draft ZTA.

Staff, including Deputy Director of Planning, Robert Kronenberg, Regulatory Supervisor, Matt Folden, and Planning Supervisor, Jessica McVary, offered comments and responses.

The Board agreed with Staff's recommendations.

Opportunity Sites

Luis Estrada, Planner III, gave an overview of the urban design approach for both the 2010 Master Plan and the 2024 Master Plan Amendment, as well as the urban design opportunity sites.

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Ms. Hill discussed the additional language for the “Opportunity Site” paragraph on page 63 regarding illustrative language as well as additional language describing the illustrative sketch of the Conceptual Diagram of the Life Sciences Center.

The Board asked if the proposed additional illustrative language would cover the intent for the proposed road realignment and would not conflate the additional language for conceptual design of the diagram.

Staff, including Chief of Midcounty Planning, Carrie Sanders, offered comments and responses to the Board’s questions, and the Board agreed with Staff’s recommendations.

Ms. Hill discussed the testimony received and Staff’s recommendations for the different opportunity sites listed below:

Belward

The Board asked questions regarding the proposed roadways, nonvehicle networks, approved future development, future actions triggering LATR, consequences of failure to adaptively reuse the property, the environmental setting, opportunities to transfer operations or ownership, length of vacancy, and current maintenance.

Staff, including Historic Preservation Supervisor, Rebeccah Ballo, offered comments and responses to the Board’s question.

The Board agreed with Staff’s recommendations for existing and planned transit, language for prior approvals, adaptive reuse, and green and tree cover as well as suggesting an expanded conversation about red policy areas for the GIP as the Board felt the site may not really be within a red policy area.

Traville Parcel N and Montgomery Medical (formerly JHU Montgomery County Medical Center)

The Board asked questions regarding ownership of proposed street grid network, and Staff offered comments and responses.

The Board agreed with Staff’s recommendations.

Discoverly

The Board asked questions regarding clarity of comprehensive redevelopment of a property and the difference between Town Center and Downtown Street classifications.

Staff, including Planner III, Richard Brockmyer, offered comments and responses to the Board’s questions.

The Board agreed with Staff’s recommendations.

Publicly owned sites (9700 Great Seneca Highway, 9925 Blackwell Road, 15000 Broschart Road, 14910 Broschart Road)

Ms. Hill noted there was a school site recommendation in the 2010 Master Plan, and Staff would like to come back to the Board in a future work session with language for the publicly owned sites. The Board agreed. Ms. Hill further noted no testimony was received for the publicly owned sites.

The Proposed "Grove" (2611 Research Boulevard, 15300 Corporate Boulevard, 15304 Corporate Boulevard, 9201 Corporate Boulevard, 9211 Corporate Boulevard)

The Board asked questions regarding Corporate Boulevard, road alignment flexibility, frontage requirements, and roadway dedications.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's recommendations.

The Guardian Property (15200 Shady Grove Road)

The Board asked questions regarding Road I implementation, frontage requirements, and further definition of Animal Research Facility, and proportionality of off-site improvements to development.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's recommendations.

Adventist HealthCare Shady Grove Medical Center

Ms. Hill requested guidance from the Planning Board regarding reducing the number of recommended streets to one street and adding two bicycle and pedestrian connections.

The Board asked questions regarding the feasibility of one roadway connection, incorporation of vision zero efforts, and how privately-owned land patterns are balanced with public vehicular, pedestrian, and bicycle facilities.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's recommendations.

ProMark Partners (9711 and 9715 Medical Center Drive)

The Board agreed with Staff's recommendations.

Elms at PSTA

Ms. Hill noted no testimony was received.

Implementation

Lastly, Ms. Hill discussed Staff's recommendations for implementation including additional language and modifications.

The Board asked questions regarding funding mechanisms and potential need for a design advisory committee.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's recommendations.

Item 7. Attainable Housing Strategies Work Session Number 7

L. Govoni/B. Berbert

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Ben Berbert, Planner III, offered a multi-media presentation regarding the Attainable Housing Strategies Work Session Number 7. Further information can be found in the Staff Report posted to the Agenda for April 11, 2024.

Mr. Berbert stated the work session will discuss and refine the draft Attainable Housing Strategies (AHS) definitions and medium scale recommendations. Mr. Berbert discussed the Staff's recommendations for the approach and general recommendations including a new approach to send a final ASH report of recommendations, without attaching any zoning text amendments.

The Board expressed concerns regarding the timeline for output of the AHS report, follow-up Zoning Text Amendments (ZTAs), and the report's level of detail.

Staff, including Planning Director, Jason Sartori, and Acting Housing, Infrastructure, and Zoning Supervisor, Lisa Govoni, offered comments and responses.

The Board held further discussion with Staff the potential drafting of a ZTA and agreed with Staff's recommendations to forward the AHS report without the initial drafting of a ZTA.

Building Types

Mr. Berbert gave an overview of the different building types including Staff's recommendation for a new building type, the multiplex, and Staff's proposed additional language and modifications to the townhouse and apartment building types to avoid conflicts with the newly proposed multiplex.

The Board asked questions regarding multiplex height requirements and if zoning would determine type of housing allowable.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's recommendations.

Medium Scale

Mr. Berbert gave an overview of the types of development, properties, location, and a new Attainable Housing Optional Method (AHOM) of development for certain residential zones along the Thrive Montgomery 2050 corridors.

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Mr. Berbert discussed Staff's recommendations for AHOM's purpose, a draft definition for AHOM, and where AHOM would be allowed.

The Board asked questions regarding applicability throughout different zones, potential expedited review, parking, clarification of eligibility, estimation of lots contained within the growth corridors, and distance allowed from growth corridors.

Staff, including Planning Director, Jason Sartori, Deputy Director of Planning Robert Kronenberg, and Acting Housing, Infrastructure, and Zoning Supervisor, Lisa Govoni, offered comments and responses.

The Board held further discussion and offered suggestions regarding the need to simplify and streamline the process for smaller developers, making AHOM as applicable as possible, allowable density, and potentially creating a linear distance where AHOM would be allowed abutting growth corridors.

The Board agreed with Staff's recommendations but requested coming back to the Board with further options as to where AHOM would be allowed.

Mr. Berbert discussed Staff's recommendations for AHOM Procedures, AHOM Development Standards, AHOM Building Types, AHOM Usable Area. The Board agreed with Staff's recommendations.

Mr. Berbert described base density versus AHOM density and density precedents as well as Staff's recommendations for AHOM density, bonus density, AHOM Dwellings unit standards, AHOM Open Space, and AHOM parking.

The Board asked questions regarding how high base density could be raised, maximum unit size square footage for detached houses, detached houses used as cottage court housing, and parking.

Staff offered comments and responses to the Board's questions, and noted Staff will bring back a recommendation for setting a maximum unit size for square footage for detached houses as well as leaving the AHOM recommendation as is and revisiting during discussion for small scale recommendations.

The Board agreed with Staff's recommendations.

Lastly, Mr. Berbert discussed the correspondence received and noted Staff is currently compiling a matrix to better organize and understand the scope of the comments received.