

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, June 27, 2024
2425 Reddie 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, June 27, 2024, beginning at 9:11 a.m. and adjourning at 3:47 p.m.

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

Commissioner Bartley was necessarily absent for the morning session of the meeting.

Items 1 through 3, Item 16, Items 4 through 8, and Item 10 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:42 p.m. and reconvened in the auditorium and via video conference to return to open session at 12:55 p.m. to discuss Items 14, 9, 11, and 12, as reported in the attached Minutes.

Commissioner Bartley joined the meeting virtually at 12:55 p.m., and was present for the afternoon session of the meeting.

Item 15 was withdrawn and Item 13 was postponed.

There being no further business, the meeting adjourned at 3:47 p.m. The next regular meeting of the Planning Board will be held on Monday, July 8, 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. Calverton Subdivision No. 620230140 Resolution – MCPB No. 24-057
2. Calverton Final Forest Conservation Plan No. F2024001 – MCPB No. 24-058
3. Glenmont Forest Forest Conservation Plan No. F20240450 – MCPB No. 24-055

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0
Other: Commissioner Bartley was necessarily absent.
Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

BOARD ACTION

Motion:
Vote:
Other:
Action: There were no Minutes submitted for approval.

C. Other Preliminary Matters

1. Corrected Resolution Corso Chevy Chase Forest Conservation Plan No. F202400110 – MCPB No. 24-015

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0
Other: Commissioner Bartley was necessarily absent.
Action: Adopted the Corrected Resolution cited above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220150930 & 220230820, Garnkirk Farms

PD-11 zone; 2 parcels; located on the north side of Shawnee Lane, 1450 feet west of Frederick Road (MD 355); Clarksburg Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220230780, Hillandale, Section 2

R-90 zone; 2 lots; located on the southwest side of Naglee Road, 375 feet west of New Hampshire Avenue (MD 650); White Oak Science Gateway Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240800, Hillmead-Bradley Hills

R-60 zone; 2 lots; located on the northeast side of Bradley Boulevard (MD 191), 170 feet east of Howell Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240920, Chevy Chase Terrace, Section 2

R-60 zone; 1 lot; located on the north side of Chevy Chase Boulevard, 100 feet west of Offutt Road; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Item 3. Regulatory Extension Requests (Public Hearing)

Woodside Park, Administrative Subdivision Plan No. 620230090: Regulatory Extension Request No. 1 – Request to extend the review period from July 2, 2024 to October 24, 2024.

First request to extend the review period to create two (2) lots for one existing single-family detached dwelling and one new single-family detached dwelling; R-60 Zone; 0.788 acres; located on the west side of Colesville Road, 170 feet north of its intersection with Woodside Parkway, at 9006 Colesville Road, Silver Spring; 2000 North and West Silver Spring Master Plan.

Staff Recommendation: Approval of the extension

A. Bossi

Bradley Hills, Administrative Subdivision Plan No. 620240130: Regulatory Extension Request No. 1 – Request to extend the review period from July 2, 2024 to October 3, 2024.

First request to extend the review period to create two lots for a single-family detached unit on each lot; located at 5315 Goldsboro Road (Approximately 200 feet SW of the intersection with Bradley Boulevard), R-90 zone; 1.04 acres; 1990 Bethesda Chevy Chase Master Plan.

Staff recommendation: Approval of the extension request.

M. Fuster

LT at Cloppers, Administrative Subdivision Plan No. 620230120: Regulatory Extension Request No. 2 – Request to extend the review period from June 7, 2024 to November 7, 2024.

Proposal to subdivide (1) one lot for the creation of up to (3) three new lots for three single family detached houses; located on Longdraft Road 1,550' N of Clopper Rd; 1.27 acres of land zoned R-90/TDR; 2010 Great Seneca Science Corridor Master Plan.

Staff recommendation: Approval of the extension request.

T. Leftwich

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Item 16. Recognition of MCPS Student Artwork

BOARD ACTION

Motion:

Vote:

Other:

Action: Recognition of MCPS Student Artwork.

Chair Harris offered brief comments recognizing a number of Montgomery County Public Schools (MCPS) students and their artwork displayed in the hallway outside of the auditorium. Chair Harris noted the pieces were among the finalists that MCPS art teachers chose as part of a middle school competition, “Understanding Diversity Through Art”, and will be up until the end of summer. The artwork will then be replaced with more MCPS student artwork.

Hayden Ahn and Thia McNair of Cabin John Middle School offered brief comments regarding the inspiration for their respective artwork pieces “I Appreciate You” and “Quiet Wisdom”.

Anjali Wells, MCPS Fine Arts Content Specialist, also offered brief comments regarding the MCPS student artwork as well.

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 gave a brief update on the Attainable Housing Strategies (AHS) that was recently presented to the Planning, Housing, and Parks (PHP) Committee on June 24, 2024. Mr. Sartori discussed the initial feedback received from the committee, recent media coverage, and recognized the entire AHS team responsible for all the work done on the AHS.

Lastly, Mr. Sartori welcomed new Staff including Kelsey Desmond, Forest Conservation Planner, Bhavna Sivasubramanian, Housing Planner II, and Laura DiPasquale, Cultural Resources Planner III. Summer interns Sabrina Roberts and Caila Prendergast were also welcomed and introduced.

Item 5. Adequate Public Facilities at Building Permit

Briefing of our Adequate Public Facility policy at building permit review where the APF validity periods have expired or do not exist.

Staff Recommendation: Allow the Planning Director to administratively sign off on certain APF reviews for platted and recorded residential lots.

R. Kronenberg

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Receive briefing and approved Staff recommendation to allow the Planning Director to administratively sign off on certain APF reviews for platted and recorded residential lots.

Robert Kronenberg, Deputy Director of Planning, discussed Adequate Public Facilities (APF) at Building Permit, and noted Staff is requesting approval of a Policy to clarify the approval process for APF reviews related to certain residential building permits that have expired from their original approval associated with an approved and platted Preliminary Plan of Subdivision or Administrative Subdivision Plan. Further information can be found in the Staff Report posted on the website under the June 27, 2024 Agenda.

Mr. Kronenberg stated Staff also recommends the Planning Director or designee be able to review and approve a new APF Validity associated with single-family building permits under the following conditions and criteria (which were approved as revised and stated below):

- This Policy only applies to single-family residential building permits.
- The infrastructure to support the development, as required by the original approval, must be complete. This would include without limitation, roads, sidewalks, bikeways, utilities, and connections.
- There are no more than 10 of the lots remaining to obtain building permits in the original development application.
- The unbuilt units would not generate more than 10 students at any school serving the development.
- The permittee must still pay any school facility payment and Utilization Premium Payment, impact taxes, and other fees paid at the time of building permit, as required.
- The permittee must complete an application to approve the APF along with any associated fees to allow DPS to issue the building permit.
- A new APF Validity period would be valid only for the life of the building permit

Casey L. Cirner of Miles and Stockbridge offered comments on behalf of Christopher Companies regarding the percentage of the lots remaining threshold, and suggested changing the percentage to a maximum number of lots threshold.

Montgomery County Planning Board
Public Meeting Minutes of June 27, 2024

The Board held discussion regarding the condition threshold of a no more than twenty percent of remaining lots to obtain building permits, and the potential of replacing with a maximum lot threshold. During discussion, the Board came to consensus of setting a maximum lot threshold of no more than ten remaining lots to obtain building permits, as reflected in the conditions listed above.

The Board agreed with all other conditions and criteria proposed by Staff.

Item 6. Planning Board Rules of Procedure (Public Hearing)

Annual Review and Proposed Changes to the Rules of Procedure of the Montgomery County Planning Board

Staff Recommendation: Adopt the changes

E. Vaias

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 3-0-1

Other: Vice Chair Pedoeem opposed the proposed changes to Sections 4.2 and 4.3, but supported Staff’s remaining proposed changes. Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of proposed changes to the Rules of Procedure of the Montgomery County Planning Board.

Emily Vaias, Principal Counsel, offered a multi-media presentation regarding the annual review and proposed changes to the Rules of Procedure of the Montgomery County Planning Board. Further information can be found in the Staff Report dated May 30, 2024.

Ms. Vaias stated the Montgomery County Planning Board’s Rules of Procedure include a provision that requires Staff to conduct an annual review to determine whether any updates are needed. The following changes are proposed for this year:

- Modifying the definition of “Application” to include specific development plan types under § 59- 7.3 of the Zoning Code (this would include Signature Business Headquarters Plan, Biohealth Priority Campus Plan and Mixed-Income Housing Community Plan) (Section 2.1);
- Clarifying the procedures for disclosure of unsolicited ex parte communications (Section 3.2.4);
- Removing “fax” as a method of submission to the Chair’s office (Section 4.2);
- Revising the deadline for witness sign-ups and submission of written comments to two business days before the public hearing (Section 4.2);
- Removing a duplicative section regarding exhibits and clarifying the requirements for making written submissions in public hearings (Sections 4.3 and 4.9);
- Clarifying the Board’s role in weighing the credibility of witnesses and evidence (Section 4.6);
- Indicating that all testimony is presumed to be under oath (Section 4.7.1);
- Requiring that a motion to deny state reasons for the denial (Section 4.11.1);
- Clarifying that the issuance of the resolution is the final action of the Board (Section 4.11.4);
- Clarifying that reconsideration does not toll the filing for judicial review (Section 4.12.1);
- Indicating that the Vice Chair serves a one-year term starting on or about September 1 and serves until a successor is chosen (Section 5.5); and
- Making non-substantive revisions to punctuation and numbering.

The Board held discussion and asked questions regarding the newly proposed deadlines for testimony sign-ups and submissions of exhibits as well as implementation of the new deadlines.

Montgomery County Planning Board
Public Meeting Minutes of June 27, 2024

Staff offered comments and responses to the Board's questions noting comments/testimony received after the newly proposed deadline would be included within the record subject to the Chair's discretion.

Item 7. Local Government Annual Reporting to Maryland Department of Planning

As per the requirements established by State legislation, each local jurisdiction must submit an annual land use report to the Maryland Department of Planning (MDP). The objective of this request is to monitor growth statewide and to determine if State smart growth policies are having beneficial or unanticipated effects. This report for Calendar Year 2023 has been prepared by the Montgomery County Planning Department for Board approval of transmission to the County Council President and the State of Maryland Department of Planning.

Staff Recommendation: Approve Report and Transmit to County Council President and the Director of the State Department of Planning

J. Mukherjee/ C. McNamara

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of Local Government Annual Reporting to Maryland Department of Planning and transmit to the County Council President and the Director of the State Department of Planning.

Jay Mukherjee, Principal GIS Specialist, and Colin McNamara, GIS Specialist, offered a multi-media presentation regarding Local Government Annual Reporting to Maryland Department of Planning (MDP). Further information can be found in the Staff Report dated June 17, 2024.

Mr. Mukherjee gave a brief overview and background of MDP's goals, and stated this is the eleventh such annual report prepared for approval by the Montgomery County Planning Board to monitor growth statewide and to determine if State Smart Growth policies are having beneficial or unanticipated effects.

Mr. McNamara discussed the highlights included in the annual report for calendar year 2023 including Master Plan status, new subdivisions, transportation improvements, new schools, additions, and improvements. Mr. McNamara stated the requested data was compiled using various sources including zoning and subdivision approval data from the department's Hansen plan tracking system, permitting records from digital links to DPS systems, MCPS and MCDOT/SHA CIP information, and other various County GIS data layers.

Lastly, Mr. Mukherjee discussed the next steps, and Jason Sartori, Planning Director, briefly displayed the Priority Funding Areas (PFAs) on MCAtlas.

The Board asked questions regarding the relationship between PFA's and growth areas, how schools and improvements fit within growth areas, road right-of-way, how often PFA's are changed, cause for low vacant land numbers, evaluation/calculation of development capacity, and timing of the State's report.

Staff, including Jason Sartori, Planning Director and Lisa Govoni, Acting Housing, Infrastructure, and Zoning Supervisor, offered comments and responses to the Board's questions.

Item 8. Briefing on the University Boulevard Corridor Plan

Staff Recommendation: Review emerging ideas and provide policy direction to Staff.
N. Yearwood

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and policy direction from the Planning Board.

Nkosi Yearwood, Planner III, offered a multi-media presentation regarding the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated June 21, 2024.

Mr. Yearwood gave a brief overview of the Plan Area, the planning framework, public engagement, and the existing land use. Mr. Yearwood, Alex Rixey, Planner IV, and Steve Findley, Planner IV, discussed the emerging Plan concept as well as the emerging land use and zoning ideas, urban design and placemaking ideas, transportation ideas, and environmental sustainability ideas for the University Boulevard Corridor Plan in greater detail.

The Board asked questions pertaining to the land use, transportation, and environmental sustainability ideas regarding what makes the WTOP site historic, potential antenna operation on top of the WTOP building, further explanation of micro-mobility, vision for the Four Corners bicycle and pedestrian area, BRT concepts, median space, clarification of median running versus curb running, and near-term potential properties.

Staff, including Carrie Sanders, Chief of Midcounty Planning, offered comments and responses to the Board's questions.

The Board also offered suggestions regarding reimagining the 124 feet of right-of-way and providing alternative scenarios, providing more areas for increased density and higher housing, and investigation of a potential partnership between Pope Farm and private shopping centers to sell trees at an incentivized cost.

Item 10. Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments – County Executive’s AD 2024-1 Administrative Amendment Group – Four Water/Sewer Service Category Change Requests (Public Hearing)

Staff Recommendation: Transmit Comments to County Executive
J. Pratt

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for Approval of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments, and to transmit comments to the County Executive, as stated in a transmittal letter to be prepared at a later date.

Jamey Pratt, Planner III, offered a multi-media presentation regarding Water/Sewer Service Category Change Requests. Further information can be found in the Staff Report dated June 20, 2024.

Mr. Pratt discussed the following category change requests listed below:

- WSCCR 23-POT-04A: Kirsten and Brett Quigley
Staff Recommendation: Approve S-1
- WSCCR 24-PAX-01A: Brian Yong
Staff Recommendation: Approve W-1
- WSCCR 24-POT-01A: Pufnz Revocable Living Trust
Staff Recommendation: Approve S-3
- WSCCR 24-TRV-02A: Joseph and Lynda Levine
Planning Staff Recommendation: Approve S-3

Mr. Pratt gave a brief overview and discussed the water/sewer category changes listed above in greater detail. Mr. Pratt also noted an error in the Staff report for case WSCCR 24-TRV-02A, and stated the name should have been listed as Joseph Levine.

Kenneth Bawer of West Montgomery County Citizens Association offered comments regarding the Citizens Association’s objection to the sewer category change for WSCCR 24-TRV-02A, 5 Cleveland Court, Rockville, Maryland.

The Board asked questions regarding the Pufnz Revocable Living Trust, reasoning for the West Montgomery County Citizens Association’s opposition to connection to public sewer, and properties abutting the proposed extension for 5 Cleveland Court.

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

Montgomery County Planning Board
Public Meeting Minutes of June 27, 2024

Alan Soukup of Montgomery County Department of Environmental Protection (DEP) also offered comments and responses to the Board's questions.

Item 14. 2024 Growth and Infrastructure Policy Update – Work Session Number 5: Outstanding Topics

Work session to continue discussing transportation, schools and impact tax recommendations as part of the 2024 Growth and Infrastructure Policy update. The Planning Board must transmit the draft 2024-2028 Growth and Infrastructure Policy (GIP) to the County Council by August 1, 2024. Council will adopt an updated policy by November 15, 2024.

D. Buckley/L. Govoni

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and policy direction from the Planning Board.

Lisa Govoni, Acting Housing, Infrastructure, and Zoning Supervisor, Darcy Buckley, Multimodal Transportation Planner III, and Hye-Soo Baek, Senior Planner Contractor, offered a multi-media presentation regarding Work Session Number 5 of the 2024 Growth and Infrastructure Policy Update. Further information can be found in the Staff Report dated June 6, 2024.

Ms. Baek discussed the outstanding recommendation for the Schools element listed below in greater detail:

Recommendation 2.4 (Staff noted revised recommendation language): Keep stacked flats in the multi-family low-rise category for the purposes of both Student Generation Rates (SGRs) and Impact Taxes.

Ms. Baek stated the revised recommendation language occurred because for the purposes of zoning and SDAT classifications, stacked flats units are already classified at the multi-family low-rise category, there is some precedent for stacked flats type of units to be charged the multi-family low-rise rate, and the lower rate makes these attainable housing typologies easier to build.

The Board asked if stacked flats would have their own category, and Staff offered comments and responses.

The Board agreed with Staff's revised recommendation language.

Ms. Buckley discussed the outstanding topics and recommendation for transportation in greater detail and listed below:

Recommendation 3.19: Retain the current boundaries of the White Oak Local Area Transportation Improvement Program (LATIP) area.

Ms. Buckley stated the Public Hearing Draft GIP proposes splitting the White Oak Policy Area into two separate areas, Downtown White Oak and White Oak, to better reflect the Master Plan

vision. However, Ms. Buckley noted, the White Oak Policy Area Pro Rata Share process states that the Planning Board may approve a subdivision in the White Oak Policy Area conditioned on the applicant paying a fee to the county commensurate with the applicant's proportion of the cost of a White Oak Local Area Transportation Improvement Program (LATIP).

Ms. Buckley stated Staff recommends a new recommendation to reconcile this issue by defining a geographic area called the “White Oak LATIP Area” using the same extents as the 2020-2024 GIP White Oak Policy Area.

New Recommendation: Revise 2024-2028 GIP Section T7.3 to reflect new White Oak LATIP Area geography.

The Board asked questions regarding development costs outside of the LATIP area, and Staff offered comments and responses.

The Board agreed with Staff’s recommendation.

Recommendation 3.1: Update policy areas to support the County’s goals. Modify boundaries of the Glenmont, Shady Grove, Silver Spring CBD, Twinbrook, and Woodside Policy Areas to align with the Pedestrian Master Plan area types.

The Board asked questions regarding further explanation of criteria used to determine expansion of policy areas, red policy areas, inclusion of town centers, and potential impacts.

Staff, including Jason Sartori, Planning Director, offered comments and responses.

Haley Peckett of MCDOT offered comments regarding distinctions between town centers and downtowns.

The Board agreed with Staff’s recommendation.

Ms. Govoni discussed the outstanding recommendations for impact taxes in greater detail and listed below

Recommendation 4.1 (Staff noted revised recommendation language): Modify the calculation of the standard school impact tax rates to reflect the true per student cost of school construction to the county. Do this by adjusting the rates to account for the portion of funding for school capacity projects in the adopted 6-year CIP attributed to state aid.

Ms. Govoni noted MCPS is not supportive of Staff’s revised recommendation.

The Board asked questions regarding the cap and carry over system, and Staff offered comment and responses.

The Board agreed with Staff’s revised recommendation.

Recommendation 4.3 (Staff noted revised recommendation language): Offer a fifty percent transportation and school impact tax discount to single-family attached and detached units that are 1,800 square feet or smaller.

The Board agreed with Staff's revised recommendation.

Ms. Buckley discussed the recommendation for Transportation Impact Tax Credit

Recommendation 4.8 (Staff noted revised recommendation language): Submit proposed County Code changes allowing credits for improvements on State roadways to County Council . Also, form a working group of Staff from Montgomery Planning and the Executive Branch to propose modifications to sections of the County Code relating to Impact Tax Credits on a schedule concurrent with the County Council's GIP review, including: conversion to the County's new "Complete Streets" street classifications, types of creditable infrastructure, and clear and transparent language.

The Board asked questions regarding examples of potential Code changes, and Staff offered comments and responses to the Board's questions.

Haley Peckett of MCDOT noted MCDOT would also like to include attorneys and to review potential Code changes.

The Board agreed with Staff's revised recommendation.

Item 15. Item withdrawn. Meeting cancelled - Action and Presentation Items

a) FY2024 Budget Adjustment for Bi-County Programs

T. Charles

BOARD ACTION

Motion:

Vote:

Other:

Action: Item withdrawn. Meeting cancelled.

Item 9. Li Meadow, Administrative Subdivision Plan No. 620230100 (Public Hearing)

Application to create two lots for two new single-family detached dwelling units; 14194 Travilah Road; R-200; 1 Acre; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

U. Njeze

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding Administrative Subdivision Li Meadow. Further information can be found in the Staff Report dated June 14, 2024 Agenda.

Mr. Njeze stated the Application proposes subdividing the property into two lots with direct access and frontage on Travilah Road. To accommodate the new subdivision, the existing home and southern curb cut will be removed. Lot 1 will contain approximately 20,045 square feet for a new single-family detached dwelling, and Lot 2, a proposed flag lot, will contain approximately 25,555 square feet for a new single-family detached dwelling.

The Board did not have any questions and moved for approval.

Item 11. Bethesda Downtown Plan Minor Master Plan Amendment Scope of Work

Staff will brief the Planning Board on the key takeaways from community engagement efforts and propose a Scope of Work for the plan, including a proposed Plan Boundary.

Staff recommendation: Approve the Scope of Work for the Bethesda Downtown Plan Minor Master Plan Amendment

E. Hisel-McCoy

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Bethesda Downtown Plan Minor Master Plan Amendment Scope of Work and Plan Boundary.

Elza Hisel-McCoy, Chief, Downcounty Planning, offered a multi-media presentation regarding Bethesda Downtown Plan Minor Master Plan Amendment Scope of Work. Further information can be found in the Staff Report posted on the website under the June 27, 2024 Agenda.

Mr. Hisel-McCoy stated the Bethesda Downtown Plan Minor Master Plan Amendment will not re-open the entire 2017 plan. The existing zoning, parks, transportation, and other recommendations will remain unchanged and how to better implement those recommendations will be explored. Mr. Hisel-McCoy gave an overview of the implementation progress thus far, and stated the Minor Master Plan Amendment (MMPA) will focus on implementation strategies.

Mr. Hisel-McCoy discussed overall questions to explore and consider during the MMPA in greater detail as well. Mr. Hisel-McCoy noted Staff will also analyze the following and other areas as necessary including: development density, transportation impact, economic development, climate, and racial equity and social justice.

Lastly, Mr. Hisel-McCoy discussed the MMPA partners, community engagement to date, upcoming community engagement and plan schedule.

The Board asked questions regarding park payments spent on Veterans Park, how to incentivize more affordable housing in the area, potential for moratorium, and items taking the most time for implementation.

Mr. Hisel-McCoy offered comments and responses to the Board's questions.

Item 12. Master Plan of Highways and Transitways – 2024 Technical Update – Approve Working Draft as the Public Hearing Draft and Set Public Hearing Date

Staff will provide a presentation on the Working Draft document for the Master Plan of Highways and Transitways – 2024 Technical Update.

S. Aldrich

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for Approval of the Working Draft of the 2024 Master Plan of Highways and Transitways Technical Update as the Public Hearing Draft and set the Public Hearing date for September 12, 2024.

Steve Aldrich, Transportation Planner IV, offered a multi-media presentation regarding Master Plan of Highways and Transitways – 2024 Technical Update. Further information can be found in the Staff Report posted on the website under the June 13, 2024 Agenda.

Mr. Aldrich gave an overview of the Master Plan of Highways and Transitways (MPOHT), master plan elements, street classification, outreach and opportunities for feedback, and comments received between March 27, 2024 and May 24, 2024. Dave Anspacher, Acting Division Chief of Countywide Planning and Policy, also offered comments regarding the comments received for MD-83 and noted Staff's recommendation will be to not make any recommendations about MD-83.

Mr. Aldrich discussed recommendations in greater detail for streets, transitways, and transit stations, as well as a recommendation for a new street type listed as Growth Corridor Boulevard Street Type.

The Board asked questions regarding Webmap, target speeds, removal of the Intercounty Connector (ICC) Transitway, MD355 Transit stations, and inclusions of New Hampshire Boulevard and East County.

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

Item 13. Postponed - Innovative Housing Toolkit

L. Govoni

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed.