

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, January 16, 2025**  
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, January 16, 2025, beginning at 9:08 a.m. and adjourning at 3:43 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 12, Item 7, and Item 8 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:01 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:19 p.m. to discuss Items 9 through 11 and Item 6, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 3:43 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 23, 2025, 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. Rich Meadows, Parcel 606 Administrative Subdivision Plan No. 620240010 – MCPB No. – 24-119
2. Rich Meadows, Parcel 606 Forest Conservation Plan No. F20240060 -MCPB No. 24-120

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Adopted the Resolutions cited above, as submitted.

**B. Approval of Minutes**

1. Minutes for December 19, 2025

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved the minutes for December 19, 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. 220250480, Meadowsweet**

RNC zone; 2 parcels; located on the north side of Olney-Sandy Spring Road (MD 108), approximately 1,000 feet east of Slade School Road; Sandy Spring – Ashton Master Plan.

*Staff Recommendation: Conditional Approval*

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Item 3. Regulatory Extension Requests (Public Hearing)**

**Ancient Oak, Administrative Subdivision Plan No. 620240220 and Preliminary/Final Forest Conservation Plan No. F20241000, Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until February 13, 2025.**

Application to create two lots for two new single-family detached units; located at 13330 Darnestown Road; R-200 Zone, 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval of the extension request*

M. Clayborne

**Ruby Senior Homes: Preliminary Plan No. 120250030, Regulatory Review Extension Request No 1 - Request to extend review period to March 2, 2025.**

Application to create one recorded lot for a proposed senior living facility. R-200; located on West Old Baltimore Road, 100 feet W of Ruby Drive.; 4.66 acres; 1994 Clarksburg Master Plan (Master Plan).

*Staff Recommendation: Approval of the extension request*

J. Penn

**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.**

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

Mr. Sartori began by showing a video recapping Montgomery Planning's accomplishments for 2024. Mr. Sartori gave an overview of the approved development applications for 2024, including 33 approved plans and 57 approved amendments, as well as approved and requested work program items for 2025. Mr. Sartori also highlighted the recent Montgomery County and Prince George's County joint event discussing Richard Rothstein and Leah Rothstein's latest book *Just Action: How to Challenge Segregation Enacted Under the Color of Law*.

Lastly, Mr. Sartori discussed recent personnel updates congratulating Yuanjun Li, Arnita Jackson, and Angela Brown on their recent retirements and welcomed new employees Devon Murtha, Cultural Resources Planner and Mary Beth Warnick, Administrative Assistant. Mr. Sartori also noted the appointment of Parker Smith as Acting Planning Information and Permit Review Manager.

**Item 5. Upper Paint Branch Stream Valley Park**

Authorization to acquire 4.31 acres of land, more or less, improved, from Mary E. Searce located at 2225 Briggs Chaney Road, Silver Spring.

*Staff Recommendation: Approval and Adoption of the Resolution*

B. Sandberg/A. Fothergill

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the proposed land acquisition cited above and adopted Resolution No. 25-010 for the acquisition of 2225 Briggs Chaney Road.**

Brenda Sandberg, Real Estate Management Supervisor, offered a multi-media presentation regarding the acquisition of Upper Paint Branch Stream Valley Park. Further information can be found in the Staff Report dated January 9, 2025.

Ms. Sandberg stated the site, consists of two parcels totaling 4.31 acres located at 2225 Briggs Chaney Road, and will provide natural resources benefits in an environmentally sensitive Special Protection Area (SPA) by protecting unique wildlife habitat (cold-water fishery), improving water quality, and preserving the ecological integrity of the Upper Paint Branch Stream Valley Park.

Ms. Sandberg also discussed the parkland encroachment issue, described the policy rationale and public benefits, acquisition costs and funding, and gave an overview and breakdown of the start-up costs and Operating Budget Impact (OBI) costs. Lastly, Ms. Sandberg stated the acquisition cost for the property is \$495,000, and will be funded out of the Legacy Open Space CIP using Commission Bonds.

The Board asked for clarification regarding total acquisition amount requested for approval and whether OBI costs were included.

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

**Item 12. University Boulevard Corridor Plan Working Draft**

Staff will present the Working Draft of the University Boulevard Corridor Plan.

*Staff recommendation: Approve the Working Draft of the University Boulevard Corridor Plan as the Public Hearing Draft and schedule the public hearing.*

J. McVary

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for Approval the Working Draft of the University Boulevard Corridor Plan as the Public Hearing Draft, as amended during the hearing, and scheduled the Public Hearing for February 27, 2025.**

Jessica McVary, Midcounty Planning Supervisor, offered a multi-media presentation regarding the Working Draft of the University Boulevard Corridor Plan and requested the Public Hearing be set for February 27, 2025. Further information can be found in the Staff Report dated January 9, 2025.

Ms. McVary discussed the planning process, community outreach and engagement, and feedback received for The University Boulevard Corridor Plan. Ms. McVary stated the Plan envisions transforming approximately 3.5 miles of University Boulevard into a pedestrian-oriented and multimodal corridor that supports safe movement for all people, especially those walking, biking, and rolling. Ms. McVary explained the Plan also envisions a more compact, corridor-focused land use pattern and supports lower density, predominantly residential development with a range of building types between planned BRT stations, and higher density, mixed-use development near planned stations.

Ms. McVary, Luis Estrada (Planner III), Lisa Govoni (Housing, Infrastructure, and Zoning Supervisor), Chuck Kines (Park Planner III), Steve Findley (Planner IV), Alex Rixey (Planner IV), and John Liebertz (Historic Preservation Planner III) discussed the Plan's draft recommendations for land use, zoning, and urban design; housing; parks, trails, and open space; environmental sustainability; transportation; community facilities; and historic resources in greater detail.

Lastly, Ms. McVary noted corrections to be made for the Public Hearing Draft including correcting of minor text errors and revisions to pages 78, 130, and 147; followed by brief discussion of next steps.

The Board asked questions regarding envisioned walkshed between BRT stations, residential density values for the mixed-use properties identified, reasoning for introducing an Overlay Zone, development requirements for the CRN Zone, MPDU percentage requirements, and further explanation of planned reversible dedicated bus lanes.

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

**Item 7. Montgomery Auto Sales Park Lots 17 and 18: Preliminary Plan Amendment No. 11985027B, Montgomery Auto Sales Park Lot 18: Site Plan Amendment No. 82014014A, Forest Conservation Plan No. F20240980 (Public Hearing)**

A. Preliminary Plan Amendment No. 11985027B: Request to modify the APF phasing schedule for two automobile dealerships; located at 3110 and 3130 Automobile Boulevard approximately 580 feet southwest of the intersection of Castle Boulevard and Automobile Boulevard; CR 2.0, C-1.5, R-1.5, H-85 zone; 8.1 acres; 2023 Fairland and Briggs Chaney Master Plan.

B. Site Plan Amendment No. 82014014A: Request for a 39,900 square feet automobile dealership with outdoor displays and related site improvements; located at 3130 Automobile Boulevard, approximately 1,000 feet southwest of the intersection of Castle Boulevard and Automobile Boulevard; CR 2.0, C-1.5, R-1.5, H-85 zone; 3.32 acres; 2023 Fairland and Briggs Chaney Master Plan.

C. Forest Conservation Plan No. F20240980: Request for approval of a Preliminary/Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Site Plan No. 82014014A.

*Staff Recommendation: Approval with Conditions*

P. Estes

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

**C. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**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.**

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Phillip Estes, Planner III, offered a multi-media presentation regarding Montgomery Auto Sales Park Lots 17 and 18. Further information can be found in the Staff Report dated January 3, 2025.

Mr. Estes stated the Preliminary Plan Amendment proposes to amend phasing to allow development on Lot No. 18 to occur before development of Lot No. 17, and the Site Plan Amendment proposes to construct a 39,900 square foot building for automobile sales and service, outside displays, and accessory car wash on the Lot No. 18. Vehicular access will be provided by one new driveway on the west side and one new driveway on the east side of the property, and a shaded and landscaped outdoor seating area with tables and chairs will be provided at the northeastern corner. An additional shaded outdoor seating area will be provided near the customer reception area on the west side of the building.

Mr. Estes noted the Forest Conservation Plan is only applicable to lot 18 and the afforestation requirement of 0.59 acres will be met offsite either in a forest bank or through a fee-in-lieu payment to the Forest Conservation Fund, if no forest banks are available.

Matt Gordon of Selzer Gurvitch offered brief comments on behalf of the Applicant regarding the previous approvals and enhancement of the Montgomery Auto Sales Park.

The Board asked questions regarding shade coverage requirements, the high-albedo concrete paving, and project timeline.

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

Brian Ryder of DARCARS Automotive Group offered comments regarding the project's timeline.



**Item 8. 7749 Old Georgetown Road, Preliminary Plan No. 120240070, Site Plan No. 820240090 & Forest Conservation No. F20241020 (Public Hearing)**

0.72 acres, CR-5.0, C-5.0, R-5.0, H-175 and Bethesda Overlay Zone (BOZ); Located in the southeast quadrant of the intersection of Old Georgetown Road and St. Elmo Avenue; 2017 Bethesda Downtown Sector Plan. Project includes the following applications:

A. Preliminary Plan No. 120240070: Request to create one lot for a maximum density of 246,000 square feet comprising of up to 6,000 square feet of ground floor retail and up to 270 multifamily units.

B. Site Plan No. 820240090: Request to construct a mixed-use building with a maximum density of 246,000 square feet for up to 6,000 square feet of ground floor retail and up to 240,000 square feet for up to 270 units with 15% MPDUs, utilizing up to 89,165 square feet of Bethesda Overlay Zone Density with associated Park Impact Payment.

C. Forest Conservation Plan No. F20241020: Forest Conservation Plan to satisfy the Chapter 22A, Forest Conservation Law, requirements associated with Preliminary Plan No. 120240070 and Site Plan No. 820240090.

*Staff Recommendation: Approval with Conditions*

G. Bogdan

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions, as modified during the hearing, 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/Pedoeem**

**Vote: 5-0**

**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.**

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Grace Bogdan, Planner IV, offered a multi-media presentation regarding 7749 Old Georgetown Road. Further information can be found in the Staff Report dated January 6, 2025.

Ms. Bogdan stated the Applicant proposes to create one lot for the construction of a mixed-use building up to 175 feet in height, with 6,000 square feet of ground floor retail, and up to 270 multi-family dwelling units with 15 percent Moderately Priced Dwelling Units (MPDUs). The proposal includes up to 89,165 square feet of BOZ density with an associated Park Impact Payment (PIP), and Ms. Bogdan noted the Applicant is proposing a fee in lieu payment for .08 acres of afforestation/reforestation. Ms. Bogdan also discussed the access and circulation for the site, frontage improvements, and the Applicant's request for reduced truncation at the intersection of Old Georgetown Road and St. Elmo Avenue.

Ms. Bogdan noted correspondence received with questions and concerns regarding how impacts will be managed during construction of the building and loading.

Lastly, Ms. Bogdan noted a revision to Site Plan Condition Number 19 regarding the loading bay.

The Board asked questions regarding the build-to line, reasoning for lack of retail parking, and the bike lane.

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

Matt Johnson of MCDOT offered comments regarding the bike lane.

**Item 9. Water and Sewer Category Change Requests – Administrative Delegation 2025-1 Group (Public Testimony Accepted)**

The Planning Board is required by the County Code to make a master plan conformance determination for all water and sewer category change requests. The Board will review the County Executive’s Administrative Delegation (AD) 2025-1 group of proposed category map amendments to Montgomery County’s Comprehensive Water Supply and Sewerage Systems Plan.

*Staff Recommendation: Transmit Comments to the County Executive*

J. Pratt

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendations 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 January 9, 2025.

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

- WSCCR 25-PAT-01A: Carl Cimino  
*Staff Recommendation: Approve W-1*
- WSCCR 25-GMT-01A: Ali Shahrezaei Mirbagheri  
*Staff Recommendation: Approve W-3 and S-3*

Mr. Pratt gave a brief overview and discussed the water/sewer category changes listed above in greater detail.

The Board asked if the request for water and sewer for WSCCR 25-GMT-01A was intended for the current property of future division as well as further clarification of the differences between W-1/S-1 and W-3/S-3.

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

Tim Williamson of Montgomery County Department of Environmental Protection (MCDEP) offered comments regarding the differences between W-1/S-1 and W-3/S-3.

**Item 10. Briefing: Martin Street Shared-Use Path**

The Planning Board received a briefing about the Martin Street Shared-Use Path project between Arcola Avenue and Henderson Road in Wheaton.

*Staff Recommendation: Transmit Comments to the Montgomery County Department of Transportation*

E. Glazier

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval to transmit comments to Montgomery County Department of Transportation, as stated in a transmittal letter to be prepared at a later date.**

Eli Glazier, Acting Transportation Planning Supervisor, offered a multi-media presentation regarding Martin Street Shared-Use Path. Further information can be found in the Staff Report dated January 6, 2025.

Mr. Glazier stated the Montgomery County Department of Transportation (MCDOT) developed a design concept for a 10-foot shared use path in the Martin Street unimproved right-of-way between Henderson Avenue and Arcola Avenue in Wheaton. In addition to the 10-foot shared-use path, the design concept provides mid-block crossing treatments at Parker Avenue and Hermitage Avenue to allow path users to safely cross these streets.

Cameron McAllister of the Montgomery County Department of Transportation discussed the project goals, considerations, existing conditions, safety considerations, operational considerations, design considerations, and water quality in greater detail. Mr. McAllister also discussed and gave an overview of the plans and cross sections, construction costs, and resident outreach and responses.

Lastly, Mr. Glazier discussed Staff's comments and recommendations including: considering constructing raised crosswalks where the shared use path intersects Parker Avenue and Hermitage Avenue as well as considering adding a fence or other vertical element at the southern path terminus to prevent users from unintentionally entering Arcola Avenue.

The Board asked questions regarding lighting requirements, if facility planning will need to be done, the MCDOT sidewalk program, and potential future opportunities for expansion of unimproved right-of-way to shared-use path projects within mature neighborhoods.

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

Rebecca Park and Dan Sheridan of MCDOT offered comments regarding lighting, facility planning, and the MCDOT sidewalk program.

**Item 11. Local Area Transportation Review (LATR) Guidelines (Interim Update)  
(Public Testimony Accepted)**

Planning Staff will review the proposed updates to the LATR Guidelines. The update incorporates changes resulting from the new Growth and Infrastructure Policy (GIP), provides a new proportionality guide, and improves the document's organization. During this session, the Planning Board will review and consider approving the updated LATR Guidelines.

*Staff recommendation: Approve the updated LATR Guidelines.*

D. Buckley

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the updated LATR Guidelines, as revised during the hearing.**

Darcy Buckley, Planner III, offered a multi-media presentation regarding an interim update for the Local Area Transportation Review (LATR) Guidelines. Further information can be found in the Staff Report dated January 9, 2025.

Ms. Buckley stated the updated guidelines will be presented to the Board in two phases beginning with Phase 1, which incorporates changes resulting from the new Growth and Infrastructure Policy (GIP), provides a new proportionality guide, and improves the document's organization. Phase 2, which will be presented to the Board at a future hearing, will provide additional guidance and address policy issues that require more stakeholder coordination.

Ms. Buckley discussed the following key changes to the LATR Guidelines: updating policy area boundaries and designations to support the County's goals; changing the threshold for requiring a LATR Study; establishing a 50 or more net new peak-hour weekday motor vehicle trip LATR Study threshold for daycare uses; exempting development projects that meet the definition of a Mixed-Income Housing Community from the requirement to complete an LATR Study, extending the bioscience LATR exemption for another four years and removing the three-year time limit to file a building permit; refining the Vision Zero Statement to focus on managing speed for safety; simplifying the Non-Motor Vehicle Adequacy Test; exempting all Downtowns, in addition to Red policy areas, from Motor Vehicle Adequacy tests; updating Intersection Delay Standards to reflect changes to policy area boundaries and designations, and revising the LATR Proportionality Guide, which provides a guiding upper limit for the cost of off-site transportation mitigation improvements.

Ms. Buckley gave an overview of the organization and chapters, the updating of forms, resources, and tools, and discussed the Proportionality Guide as well as how the Proportionality Guide Rate was calculated to determine a per trip rate in greater detail.

Lastly, Ms. Buckley discussed revisions to Chapter 4.B1: Off-Site Mitigation Considerations, page 32 and Chapter 5.B2: Trip Credits, page 36.

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The Board asked questions regarding what was included in the 25-year CIP costs, if the proportionality guide rate was tested on projects with previous approvals, effective date of updates, and engagement.

Staff, including Eli Glazier, Acting Transportation Planning Supervisor, offered comments and responses to the Board's questions.

**Item 6. Democracy Center, Preliminary Plan No. 120250020, Site Plan No. 820250020, and Forest Conservation Plan No. F20250070 (Public Hearing)**

Proposal to construct a multifamily residential development comprised of up to 386 multifamily residential dwelling units (15% MPDUs), including a density transfer from existing development; located on the northwest quadrant of the Westlake Terrace and Rockledge Drive intersection; on approximately 15.35 acres zoned CR-1.5 C-1.25, R-0.75, H-200'; within the 2017 Rock Spring Sector Plan area.

A. Preliminary Plan No. 120250020: Request to subdivide an existing one (1) lot office park into two (2) lots for up to 472,710 square feet of residential uses (up to 386 multifamily residential dwelling units) and up to 671,350 square feet of commercial uses (to remain).

B. Site Plan No. 820250020: Proposed infill development with up to 386 multifamily residential dwelling units, with 15% Moderately Priced Dwelling Units (MPDUs), open space, pedestrian and bicycle improvements, and associated public benefits to support incentive density. The project includes a density transfer from existing development.

C. Forest Conservation Plan No. F20250070: Final Forest Conservation Plan for the associated development. The Forest Conservation Plan requests a tree variance for the removal of five specimen trees.

*Staff Recommendation: Approval with Conditions*

A. Lindsey

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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: Hedrick/Pedoeem**

**Vote: 5-0**

**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.**

Amy Lindsey, Planner III, offered a multi-media presentation regarding Democracy Center. Further information can be found in the Staff Report dated January 6, 2025.

Ms. Lindsey stated the Applicant proposes to subdivide the existing parcel into two lots (Lots 1 and 2) and construct a 7-story multifamily building as infill development on existing office development. The development will include 671,350 square feet of existing commercial development on Lot 2, and up to 472,710 square feet of new residential development on Lot 1. The proposed development on Lot 1 will include up to 386 units with 15 percent Moderately Priced Dwelling Units (MPDUs), a 465-space parking garage, 1.3-acre privately-owned public open space, bicycle improvements, and public benefits to support the requested incentive density. Ms. Lindsey also discussed the circulation for the project as well as the interim road diet along the property frontage from the property's northern property line boundary south to Westlake Terrace/Fernwood Road.

Ms. Lindsey stated the Forest Conservation Plan includes 2.34 acres of afforestation that will be met offsite and a variance request for removal of five trees.

Lastly, Ms. Lindsey noted corrections to the Staff Report on page 33 and Table 5 on page 39 regarding 4-foot-wide street buffers as well as calculations for trip totals for Table 4 on page 37.

Soo Lee-Cho Bregman of Berbert, Schwartz and Gilday, LLC offered comments on behalf of the Applicant regarding the privately-owned public open space park, parking, the interim road diet, and the infeasibility of public restrooms for the privately-owned public open space park.

Josh Wooldridge of The NRP Group, the Applicant, offered comments regarding the company and the complexity of the project as well as future consideration of solar.

The Board asked questions regarding ADA parking, potential for public restrooms, the privately-owned public open space park accessibility, the interim road diet timeline, peak hour delay trip totals, bike lanes, and potential for future solar consideration.

Staff, including Carrie Sanders, Chief of Midcounty Planning, Matt Folden, Midcounty Regulatory Supervisor, and Henry Coppola, Montgomery Parks Long-Range Planning Supervisor, offered comments and responses to the Board's questions.

Rebecca Torma of MCDOT offered comments regarding the interim road diet and timeline.