

**MEMORANDUM**

December 1, 2017

TO: County Council

FROM:  Marlene Michaelson, Senior Legislative Analyst  
Glenn Orlin, Deputy Council Administrator 

SUBJECT: Grosvenor-Strathmore Metro Area Minor Master Plan Resolution

Attached is a resolution approving the Grosvenor-Strathmore Metro Area Minor Master Plan. The resolution is consistent with the Council discussion that took place on November 28 and the recommendations of the Planning, Housing, and Economic Development (PHED) Committee. A draft of the resolution was attached to the Council packet for the November 28 meeting.

Staff proposes only two changes to the draft resolution. On page 5, line 211, the phrase “public amenity” was changed to “public benefit” to more accurately reflect the language used in the Zoning Ordinance. On page 56, Staff recommends adding language indicating that the proposed new shared street that extends from the intersection of Strathmore Park Court and Strathmore Hall Street to the traffic light at Tuckerman Lane may be private. The Plan should also include the conditions associated with creating a private street (see lines 96-123).

**Staff recommend approval of the resolution.**

Resolution No.: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

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3 **COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND**  
4 **SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION**  
5 **OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT**  
6 **WITHIN MONTGOMERY COUNTY, MARYLAND**  
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9 By: County Council

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12 **SUBJECT:** Approval of July 2017 Grosvenor-Strathmore Metro Area Minor Master Plan  
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- 15 1. On September 7, 2017, the Montgomery County Planning Board transmitted to the County Executive  
16 and the County Council the July 2017 Planning Board Draft Grosvenor-Strathmore Metro Area  
17 Minor Master Plan.  
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- 19 2. The July 2017 Planning Board Draft Grosvenor-Strathmore Metro Area Minor Master Plan contains  
20 the text and supporting maps for an amendment to portions of the approved and adopted 1992 North  
21 Bethesda/Garrett Park Master Plan. It also amends The General Plan (On Wedges and Corridors)  
22 for the Physical Development of the Maryland-Washington Regional District in Montgomery and  
23 Prince George's Counties, as amended; the Master Plan of Highways and Transitways, as amended;  
24 and the Countywide Bikeways Functional Master Plan, as amended.  
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- 26 3. On October 24, 2017, the County Council held a public hearing on the July 2017 Planning Board  
27 Draft Grosvenor-Strathmore Metro Area Minor Master Plan. The Minor Master Plan was referred  
28 to the Council's Planning, Housing, and Economic Development Committee for review and  
29 recommendations.  
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- 31 4. On October 24, 2017, the Office of Management and Budget transmitted to the County Council the  
32 Executive's Fiscal Impact Statement for the July 2017 Planning Board Draft Grosvenor-Strathmore  
33 Metro Area Minor Master Plan.  
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- 35 5. On November 6, 2017 and November 13, 2017, the Planning, Housing, and Economic Development  
36 Committee held worksessions to review the issues raised in connection with the Planning Board  
37 Draft Grosvenor-Strathmore Metro Area Minor Master Plan.  
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- 39 6. On November 28, 2017, the County Council reviewed the Planning Board Draft Grosvenor-  
40 Strathmore Metro Area Minor Master Plan and the recommendations of the Planning, Housing, and  
41 Economic Development Committee.  
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**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Grosvenor-Strathmore Metro Area Minor Master Plan, dated July 2017, is approved with revisions. County Council revisions to the Planning Board Draft Grosvenor-Strathmore Metro Area Minor Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the July 2017 Planning Board Draft Grosvenor-Strathmore Metro Area Minor Master Plan.

Page 2: Delete the first paragraph and revise the second paragraph as follows:

[An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan (On Wedges and Corridors) for Montgomery County. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective. Area master plans are intended to convey land use policy for defined geographic areas and should be interpreted together with relevant County-wide functional master plans.]

This [Minor Master] Plan [Amendment] contains text and supporting maps for a [minor] comprehensive amendment to portions of the approved and adopted 1992 North Bethesda/Garrett Park Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George’s Counties, as amended; the Master Plan of Highways and Transitways, as amended; and the Countywide Bikeways Functional Master Plan, as amended. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a countywide perspective. Area master plans are intended to convey land use policy for defined geographic areas and should be interpreted together with relevant countywide functional master plans. The minor amendment process provides an opportunity to reassess the Plan area and analyze alternative land use redevelopment, design, and zoning opportunities. The review considers existing development and reevaluates the area’s potential within the context of a changing market in the region, the intent and rationale of the 1992 North Bethesda/Garrett Park Master Plan, community input, and impacts to the surrounding land uses and transportation network.

Page 22: Add a bullet below the first bullet under “Metro site Recommendations” as follows:

- Allow a maximum height of 300 feet over the Metrorail tracks directly west of the Metro site.

Page 22: Amend the last bullet under “Metro site Recommendations” as follows:

- Provide 15 percent MPDUs on the Metro site as the highest priority public benefit.

Page 23: Update the map to reflect Council-recommended zoning changes.

Page 49: Revise the text of the “Goal” statement as follows:

Goal: Achieve a [45] blended 50 percent Non-Auto Driver Mode Share (NADMS) by 2040 for the Plan area.

Page 56: Modify the first bullet as follows:

- Create a new shared street that extends from the intersection of Strathmore Park Court and Strathmore Hall Street to the traffic light at Tuckerman Lane near the drop-off area for Strathmore Hall. Figure 24 shows the street alignment. The new street, which may be private, should be designed to ~~[[minimize]]~~ maximize the segregation of pedestrians, bicyclists and vehicles, and slow traffic speeds. If constructed as a private street, it will be subject to the following conditions:
  - Public easements must be granted for the roadway and be reviewed by the Maryland-National Park and Planning Commission (M-NCPPC) and the Department of Transportation (MCDOT) for connectivity and consistency with this Plan prior to acceptance of the easement.
  - The design of the road must follow or improve the corresponding Road Code standard for a similar public road, unless approved by MCDOT and the Planning Board at the subdivision review stage or otherwise specified in the Sector Plan.
  - Installation of any public utilities must be permitted with such easement.
  - The road will not be closed for any reason unless approved by MCDOT.
  - Approval from the Department of Fire and Rescue must be obtained for purpose of fire access.
  - The public easement may be volumetric to accommodate uses above or below the designated easement area.
  - The County may require the applicants to install appropriate traffic control devices within the public easement, and the easement must grant the right to the County to construct and install such devices.
  - Maintenance and Liability Agreements will be required for each Easement Area. These agreements must identify the applicants’ responsibility to maintain all of the improvements within their Easement Area in good fashion and in accordance with applicable laws and regulations.

Page 56: Add the roadway classification map to the page after Table 6.

Page 74: Add the following sentences at the end of the paragraph as follows:

The 2010 White Flint Sector Plan recommended a future recreation center at Wall Local Park/Kennedy Shriver Aquatic Center. This site would permit the co-location of the existing Aquatic Center, including an expansion, and an urban park. The Montgomery County Department of Recreation recommends that the Wall Park community center serve all of North Bethesda, including the Grosvenor-Strathmore Metro Area Minor Master Plan area.

Page 76: Add a new paragraph after the first paragraph under “Facility Planning in the Walter Johnson Cluster” as follows:

Residential development in the Rock Spring, White Flint, White Flint 2, and Grosvenor-Strathmore master and sector plans has the potential to impact school enrollment. Several potential means of adding school capacity are noted in the sections below. In addition, if there is a major development or redevelopment within these planning areas, several sites or combinations of sites may be appropriate for consideration of a public school. Each and every development application should be thoroughly evaluated for a potential school site, notwithstanding any previous development approvals. It is this Plan’s direction that the Planning Board will negotiate for maximum dedication of land for a school and that this be the top priority amenity under the review process for projects proceeding under these plans. This requirement is the same as requirements in the Rock Spring and White Flint 2 Sector Plans, which are in the same high school cluster; however, it is highly unlikely that a school site will be found on the limited area likely to develop/redevelop in the Grosvenor-Strathmore Metro Area Minor Master Plan area.

Page 76: Update the figure in the third sentence of the first bullet in the left column of the page as follows:

Ashburton Elementary School has an addition planned that will increase its capacity to [881] 770 students.

Page 76: Update the last sentence of the first bullet in the left column of the page as follows:

Therefore, all cluster schools will be at the high end of the range of student enrollment, with capacities ranging from [729] 714 to [881] 777, and no further additions will be considered.

Page 77: Revise the third sentence of the first bullet under “Middle Schools” as follows:

This increase will address projected enrollment through [2022-2023] 2023-2024.

Page 77: Modify the sub-bullet under the third bullet under “Middle Schools” as follows:

- Construct a new middle school. There [are two] is one future middle school [sites near] site in the vicinity of the Walter Johnson Cluster: the Brickyard Middle School site is in the Winston Churchill Cluster [; and the King Farm Middle School site is in the Richard Montgomery Cluster]. If building a new school at [these locations] this location is not considered feasible, then the purchase of a middle school site could be considered.

Page 77: Revise the first bullet under “High Schools” as follows:

- Build an addition at Walter Johnson High School. The high school [currently has] had a capacity in the fall of 2017 of [2,335] 2,330 students. [Long] However, long-term enrollment projections for the school show enrollment reaching [3,500] 4,010 students by the year [2045] 2032. This projected enrollment does not include [any of] all the students that would be generated by the White Flint 2, Rock Spring, or this Plan. [If the high school capacity was increased to 3,500 students or more, it may be possible to accommodate the build-out of the White Flint 2 and Rock Spring plans.]

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Page 77: Revise the first sentence of the second bullet under “High Schools” as follows:

[A second approach being considered to address high school enrollment growth in the Walter Johnson Cluster is] The Board of Education has requested funding for the reopening of the former Woodward High School on Old Georgetown Road, located between the Rock Spring and White Flint 2 plan areas.

Page 77: Delete the bulleted third paragraph under “High Schools” as follows:

- [Beyond the approaches mentioned above, reassignment of students from the Walter Johnson Cluster to high schools with available capacity, or with the ability to have their capacities increased, could be considered. Currently, most high schools adjacent to the Walter Johnson Cluster are projected to have enrollments above their capacities, and will already be built out to the high end of the desired enrollment size of 2,400 students. The exception to this situation is Rockville High School. Although this school is projected to be fully enrolled in the next six years, with a capacity for 1,570 students it is relatively small by current standards. If an addition could be built at this high school, then reassignment of students to the high school could be considered in the future.]

Page 81: Add the following bullets after the first sentence on the page as follows:

The following public benefit categories are priorities for this Plan area:

- Dedication of land for needed school sites is the highest priority public amenity for development and redevelopment in North Bethesda, but may not be feasible in the Grosvenor-Strathmore Metro planning area.
- Providing fifteen (15) percent Moderately Priced Dwelling Units (MPDUs) is the highest priority public ~~[[amenity]]~~ benefit for new residential development, unless the property is required to dedicate land for a school or athletic fields that can be used by MCPS and approximate the size of a local park.
- Other than school sites, major public facilities include, but are not limited to, land for parks and school athletic fields, a library, recreation center, County service center, public transportation or utility upgrade. Major public facilities provide public services at a convenient location where increased density creates a greater need for civic uses and greater demands on public infrastructure.

Page 81: Update the map and table to reflect Council-recommended zoning changes.

**General**

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft Grosvenor-Strathmore Metro Area Minor Master Plan (July 2017). The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised and renumbered, where necessary, to be consistent with the text and titles.

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232 This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

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