

COUNCIL COMING ATTRACTIONS



Week of November 13, 2017

Gov. Hogan's Traffic Relief Plan, Local Small Reserve Program, Affordable Housing, Forest Conservation, Rock Spring Master Plan, and White Flint 2 Sector Plan



Council Coming Attractions is a summary of some of the issues before the Council. All Council staff reports and additional information on each item scheduled for Council or Committee review can be viewed at:

<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

The Council meeting schedule may change from time to time. The current Council and Committee agendas can also be viewed at:

<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

 The Council meeting will begin at 9:30 a.m. on Nov. 14.

COUNCIL

Rock Spring Master Plan

The Council is scheduled to vote on the Rock Spring Master Plan. The Council accepted the PHED Committee recommendation to approve the plan with revisions. The Council generally supported the recommendations of the Planning Board to allow mixed use development on several properties that are now limited to office development. The Council supported an increase in height on two properties and residential density on another to facilitate development and potential redevelopment. The Council's changes to the Plan will place an increased emphasis on the need to

find new school sites in North Bethesda and recommend that “each and every” site that is being developed or redeveloped be evaluated as a potential location for a school site. The Council also recommended adding a new requirement for an increased level of Moderately Priced Dwelling Units (MPDUs) – 15 percent instead of the 12.5 percent required by law. The Council’s revisions also ensure the maintenance of a green buffer between the Wildwood Shopping Center and the adjacent residential community. The Rock Spring Master Plan Resolution can be viewed at: http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145782 .

- Rock Spring is located in North Bethesda. The Rock Spring Master Plan is bounded by I-270 to the north, Old Georgetown Road to the east, Democracy Boulevard to the south, and Westlake Drive to the west. The central portion of the 535-acre Rock Spring Master Plan area is a typical suburban office park with buildings that are widely dispersed with sizeable setbacks and ample surface and garage parking. West of the office park, across the I-270 spur, the area includes a large regional mall and other retail uses. East of the office park are two retail centers, a multi-family residential complex, and a public high school. Established residential neighborhoods surround the plan area.
- The proposed plan envisions Rock Spring as an employment center that includes new housing, where appropriate, with concentrations of retail at each end of the central spine. New development and redevelopment focuses activity along the proposed central spine. The Rock Spring Master Plan seeks to build on the goals of the previous plan and leverage the strengths of the Rock Spring area by:
 - Establishing a redevelopment framework that provides greater amenity options and a mix of uses for companies and their employees, as well as residents, both in the short- and long-term.
 - Elevating the North Bethesda Transitway to a high-priority transit corridor.
 - Concentrating new activity, both public and private, along the central spine.
 - Enhancing connectivity between the Rock Spring Plan area and surrounding residential neighborhoods, adjacent parks, and nearby community facilities.
 - Creating linkages between existing trails and green spaces, and establishing new open spaces through redevelopment.

Zoning Text Amendment 17-02, Overlay Zone – Regional Shopping Center

The Council is scheduled to vote on ZTA 17-02. Council President Berliner is the lead sponsor at the request of the Planning Board. The staff report can be viewed at: http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145784 . ZTA 17-02 would allow a building with residential uses up to a height of 150 feet in a Regional Shopping Center Overlay zoned area. The proposed ZTA would implement the recommendations for the Rock Spring Master Plan.

Bill 37-17, Local Small Business Reserve Program – Eligibility – Amendments

The Council is scheduled to introduce Bill 37-17. Council President Berliner is the lead sponsor at the request of the County Executive. A public hearing is scheduled for Dec. 5 at 1:30 p.m. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145786 .

Bill 37-17 would increase the aggregate dollar amount of County contracts awarded to a business before the business is no longer eligible for a procurement under the Local Small Business Reserve Program.

- The Council established the Local Small Business Reserve Program (LSBRP) in 2006. The legislative intent of the program was to enhance the competitiveness of County-based small businesses by creating a separate defined market in which small businesses could compete against each other, not against larger firms, for County contracts; broaden the pool of local

small vendors doing business with the County; and encourage the County's economic growth by enhancing the business climate for local small businesses.

- Under current law, a local small business is no longer eligible for a procurement under the LSBRP if the business has been awarded \$10 million in the aggregate in County contracts and at least 10 separate contracts, as either a prime contractor or a subcontractor, since the Program began on January 1, 2006. Bill 37-17 would increase the aggregate dollar amount of County contracts a local small business can receive before “graduating” from the Program.

Bill 38-17, Moderately Priced Dwelling Units (MPDUs) – Requirement to Build

The Council is scheduled to introduce Bill 38-17. Council Vice President Riemer is the lead sponsor. The public hearing is scheduled for Dec. 5 at 7:30 p.m. The staff report can be viewed at: http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145788.

Bill 38-17 would expressly provide in the Code that the minimum MPDU requirement Countywide is 12.5 percent, with 15 percent required in any development in an MCPS High School Service Area with an eligibility rate for free and reduced meals of 15 percent or less at the time the applicant submits a preliminary plan of subdivision.

- Bill 34-17, Housing - Moderately Priced Dwelling Units (MPDU) – Amendments, which would make several significant changes to the MPDU law, was introduced on October 31, 2017. Councilmember Floreen is the lead sponsor. Council Vice President Riemer is a cosponsor. Among the key provisions of Bill 34-17 are: clarification of certain existing provisions of the law; requiring developments of less than 20 homes to make a payment to the Housing Initiative Fund; broadening the authority of the Director of the Department of Housing and Community Affairs to accept payments into the Housing Initiative Fund in lieu of including MPDUs in a development, when it serves the goal of increasing the availability of affordable housing; and increasing the flexibility of the Director in determining MPDU obligations to better serve the demands for affordable units. Because there is substantial overlap in the subject matter of the two bills, the public hearing on Bill 38-17 is tentatively scheduled for the same time as the public hearing for Bill 34-17.

Bill 26-17, Forest Conservation – Amendments

The Council is scheduled for vote on Bill 26-17. The Transportation, Infrastructure, Energy and Environment (T&E) Committee recommends enactment with amendments. The Committee recommended the following:

- grandfathering projects that have submitted a Sketch Plan application as of the date of enactment of Bill 26-17 (see ©12, lines 288-289).
- retain the language in Bill 26-17 that removes the County Arborist from the process, but request that the Department of Environmental Protection and Park and Planning meet to further discuss this issue. After the Committee meeting, staff from each agency met and agreed on a solution. DEP will become involved in the development process much earlier – as part of the Development Review Committee. As part of this Committee, DEP will be provided an opportunity to comment on tree variances on the same schedule as other County and state agencies (See pages 2-3).

Council President Berliner is the lead sponsor, at the request of the Planning Board. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145790.

Bill 26-17 would:

- require certain administrative and minor subdivisions to comply with the Forest Conservation Law;
- subject certain conditional uses to the Forest Conservation Law;
- require park development plans to comply with the Forest Conservation Law;

- exempt certain modifications to existing residential development property under certain circumstances;
- require certain projects requiring sketch plan approval to submit a forest stand delineation;
- modify the process for submitting a forest stand delineation;
- alter the maintenance period for forest conservation plans for certain areas;
- remove the requirement that tree variances be referred to the County arborist for recommendation; and
- amend laws related to forest conservation.



White Flint 2 Sector Plan

The Council is scheduled to hold morning and afternoon worksessions on the White Flint 2 Sector Plan. The Council staff memorandum presents the recommendations of the Planning, Housing, and Economic Development (PHED) Committee regarding the White Flint 2 Sector Plan. Attached on © 1-6 is a chart that compares existing zoning, the Public Hearing Draft Plan (Planning staff recommendations), and Planning Board Draft recommended zoning. This staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7212&meta_id=145792 .

Transportation and school issues are addressed in a separate memorandum from Deputy Administrator Glenn Orlin. This staff report will be available on Nov. 13.

The White Flint 2 Sector Plan complements the 2010 White Flint Sector Plan by recommending opportunities for infill and transitional development at key locations. This 460-acre sector plan includes large commercial shopping centers, an office park, industrial and institutional properties, and established residential communities. Major roadways, including Rockville Pike (MD 355) and Montrose Parkway, bisect the plan area north to south and east to west, respectively. The CSX rail tracks divide the eastern part of the plan area from the western portion of the plan area. The plan's adjacency to the City of Rockville and two areas undergoing significant changes, White Flint and Twinbrook, contributes to the uniqueness of the area.

- Most of the plan area is included in the 1992 North Bethesda/Garrett Park Master Plan area, and a smaller portion (Nicholson Court) is in the 2010 White Flint Sector Plan area. The 1992 Master Plan identified several properties that are in the White Flint 2 Plan area: Montrose Crossing, Wilgus, Tri-Rock, Loehmann's Plaza, and light industrial zoned properties along Parklawn Drive. The Montrose Crossing Shopping Center was viewed as a significant opportunity to facilitate mixed-use development given the size of the property. The 1992 plan did not introduce any other mixed-use zoning to the plan area.
- The White Flint 2 Sector Plan recommends the retention of existing multi-family residential development to support the broad range of affordable housing options in the plan area.
- The retention of light industrial properties will continue to provide needed services for down-County residents and places for small businesses and entrepreneurs.
- New development in White Flint 2 will be compatible with existing residential neighborhoods, which will continue to have access to new public amenities and bikeway connections.
- White Flint 2 will provide mobility options via future Bus Rapid Transit (BRT), new bikeway linkages to adjacent areas, and new parks and open spaces for recreation and enjoyment. White Flint 2 will contribute to the future transformation of Rockville Pike (MD 355) into an urban boulevard with BRT and by providing linkages to the City of Rockville. New streets will provide enhanced pedestrian and bikeway connections throughout the Plan area, and Montrose Parkway East-Phase II will improve east-west connectivity.
- The plan recommends up to 5,700 new dwelling units primarily focused along Rockville Pike, a portion of the Executive Boulevard office park and limited areas east of the CSX rail tracks.

COMMITTEE

Grosvenor-Strathmore Metro Area Minor Master Plan

On Nov. 13 at 2 p.m. the PHED Committee will review the Grosvenor-Strathmore Metro Area Minor Master Plan. The Planning Board draft plan can be viewed at:

http://montgomeryplanning.org/wp-content/uploads/2016/09/GSMMPA_Master_Plan_Book_low-res.pdf .

The staff reports can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7474&meta_id=145815 and

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7474&meta_id=145817 .

The Grosvenor-Strathmore Metro Area Master Plan is an amendment to the 1992 North Bethesda/Garrett Park Master Plan. It builds on the recommendations of the 1992 Master Plan for the Grosvenor-Strathmore area and advances the County's goal of transit-oriented development at Metro stations to keep up with housing demand in a sustainable manner. The Plan area contains approximately 117 acres of land, including the Grosvenor-Strathmore Metro Station, Strathmore Hall, and the residential communities of Symphony Park, Strathmore Park Condominiums, Parkside Condominiums, Stoneybrook Townhouses, the Meridian at Grosvenor Station, and Avalon at Grosvenor Metro.

- The Plan area is close to natural areas; however, it lacks central gathering spaces, connectivity and active recreational amenities.
- The Metro site is the only parcel currently under consideration for redevelopment. It's also one of the few remaining undeveloped sites at a Metro station in the County.
- The Plan recommends increasing and concentrating future growth at the Metro site. The 1992 Master Plan recommended up to 1,403 units for the 45- acre Metro site, of which 545 units remain unbuilt.
- This Plan recommends rezoning the Metro site from Residential R-60 to Commercial Residential CR3.0, C-0.5, R-2.75, H-300, which would allow the unbuilt portion of the Washington Metropolitan Area Transit Authority (WMATA) land to generate more housing units. The Plan envisions the Metro site to have a small amount of retail for the surrounding communities and for Metro riders.
- The Plan recommends the creation of public open spaces that are currently lacking in the Plan area, and fills gaps in the network of existing parks and open spaces.
- Creating a central Civic Green at the Metro site, exploring recreation facilities atop the Metro garage, developing a fitness loop, expanding the Arts Walk, and building a small retail plaza near the Metro station entrance are all recommended. The Plan also focuses on enhancing visibility and connectivity to the Metro station and Strathmore Hall and creating a shared identity through public spaces and art. Enhanced pedestrian and bicycle connectivity are also major goals.

MCPS Performance Tracking

On Nov. 13 at 2 p.m. the Education (ED) Committee will review MCPS performance tracking. Dr. Jack Smith, Superintendent of Schools, and Dr. Janet Wilson, Associate Superintendent, Office of Shared Accountability, are expected to attend the meeting. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7475&meta_id=145819 .

The Education Committee will receive an update from Montgomery County Public Schools (MCPS) on its revised performance tracking and data reporting structure within the context of MCPS' Evidence of Learning framework.

Follow-up on Montgomery College Metrics and Enrollment Trends

The Committee will also review enrollment trends and metrics at Montgomery College. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7475&meta_id=145821 .

On June 26 the Committee held a meeting on OLO Report 2017-9: Montgomery College Metrics, FY2017, and endorsed OLO's three recommendations for action. Following up on that meeting, the Committee will review proposed action steps for implementing those recommendations – including a proposed template for the College to annually report performance data. The Committee will also receive a briefing from the College on enrollment drivers and trends, and how enrollment changes impact College operations. OLO Report 2017-9 can be viewed at:

<https://www.montgomerycountymd.gov/OLO/Resources/Files/2017%20Reports/CollegeMetricsReportOLO2017-9.pdf>

Semi-annual review - Interagency Technology Policy and Coordination Committee (ITPCC)

On Nov. 16 at 9:30 a.m. the Government Operations and Fiscal Policy (GO) Committee will conduct its semi-annual review of ITPCC's work plan. The staff report will be available on Nov. 14. Timothy Firestone, Chief Administrative Officer (CAO), will present ITPCC's mid-year progress report.

- The ITPCC was chartered by the Council to promote strategic planning and coordination in the use of information technology among County agencies. The ITPCC includes representatives from Montgomery County Government, Montgomery County Public Schools, Montgomery College, the Maryland-National Capital Park and Planning Commission, the Washington Suburban Sanitary Commission, and the Housing Opportunities Commission. The ITPCC provides a forum for coordinated implementation of technology policies and guidelines, interagency communication, and the evaluation and sharing of new technology.

Follow up discussion - OLO Report 2017-12, Federal Grant Administration in Montgomery County

The Committee also will continue its review of OLO Report 2017-12. The full report can be viewed at:

https://www.montgomerycountymd.gov/OLO/Resources/Files/2017%20Reports/OLORepo2017_12FederalGrantAdministration.pdf.

The response from the County Executive can be viewed at:

<https://www.montgomerycountymd.gov/OLO/Resources/Files/2017%20Reports/County%20Executive%20Response%20to%20OLO%20Report%202017-12.pdf>.

This report responds to Council's request to review the processes by which the County makes decisions to pursue federal grant opportunities and how grant applications are subsequently developed. To better understand how departments research, apply for, and manage federal grants, OLO contacted staff from 33 departments from February through May 2017.

- OLO found that departments pursue grants when there is staff capacity, the grant aligns with the department's mission, and the effort is feasible in terms of cost and administrative capabilities. Variations in department practices influence the types of grants pursued and opportunities exist to increase capacity and transparency of grant operations.
- According to OLO, in FY16, the Office of Management and Budget (OMB) reviewed and received 135 grant-related documents for awards, applications and renewals, of which 40 percent were for federal grant programs. Of the 54 federal grant awards, applications, or renewals received, 37 were federal pass-through grants (67 percent). In FY16 the County spent \$98.3 million in federal grant dollars across 15 Executive Branch departments and offices (single and multi-year grant awards).

Declaration of No Further Need: Disposition of 9975 Medical Center Drive, Treatment and Learning Center (TLC)

The Committee will close out its meeting with a review of the Declaration of No Further Need for the disposition of 9975 Medical Center Drive, Treatment and Learning Center (TLC). The staff report will be available on Nov. 14. On November 28, 2016 the Executive submitted a summary

of the material terms for the disposition of a 4.3-acre parcel of County-owned land at 9975 Medical Center Drive to Treatment and Learning Center (TLC). TLC has leased the parcel since 1987.

- The Government Operations and Fiscal Policy (GO) Committee held a meeting in February and considered questions from Council staff regarding the property's proximity to the planned Corridor Cities Transitway, the economic terms of the existing lease, the desire to have TLC continue to provide services to County residents, and whether an amended lease could serve the needs of TLC and the County. The Committee recommended the Council extend the time for action to allow additional work on potential changes to the material terms. The deadline for Council action is December 31, 2017.

 **Meeting with MDOT Secretary Rahn regarding Governor's Traffic Relief Plan for I-270 and I-495**

On Nov. 16 at 2:30 p.m. the Transportation, Infrastructure, Energy & Environment (T&E) Committee will discuss Governor Hogan's Traffic Relief Plan for I-270 and I-495. The staff report will be available on Nov. 14. In September, Governor Hogan proposed a \$9 billion plan to widen the Capital Beltway, I-270 and the Baltimore-Washington Parkway. The proposal would add four toll lanes each to Maryland's portion of I-495 and to I-270 from the Beltway to Frederick. It would also widen the Baltimore-Washington Parkway (MD 295) by creating four toll lanes. Governor Hogan has said that his proposal would not cost taxpayers any money because of private-sector involvement.