

MEMORANDUM

June 23, 2017

TO: County Council

FROM: Josh Hamlin, Legislative Attorney 

SUBJECT: **Action:** Expedited Bill 15-17, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts – Areas Defined – Tax Exemption

Transportation, Infrastructure, Energy and Environment Committee recommendation (3-0): Enact Expedited Bill 15-17 with amendments

Expedited Bill 15-17, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts – Areas Defined – Tax Exemption, sponsored by Lead Sponsor Council President Berliner at the request of the County Executive, was introduced on May 2, 2017. A public hearing was held on June 13 and a Transportation, Infrastructure, Energy and Environment Committee worksession was held on June 22.

Bill 15-17 would:

- (1) replace descriptions of the parking lot district boundaries with URL links to GIS maps;
- (2) merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District;
- (3) clarify application requirement for tax exemptions;
- (4) delete duplicative provisions; and
- (5) generally amend the law governing parking lot districts.

Background

Chapter 60 of the County Code establishes four Parking Lot Districts (PLDs): Silver Spring, Bethesda, Wheaton, and Montgomery Hills. The area of each of the PLDs is defined by metes and bounds descriptions in Section 60-1. Expedited Bill 15-17 would delete the metes and bounds descriptions, and replace them with references to GIS maps maintained on the County website. The Bill would also merge the Montgomery Hills PLD into the Silver Spring PLD. According to the Fiscal and Economic Impact statements (©31-33), the merging of the PLDs is expected to streamline work flow processes, and improve customer service by expanding flexible parking options for the increasing downtown population.

The Bill would also amend Section 60-6, which provides for a tax exemption for certain property owners in PLDs that provide off-street parking facilities, to expressly reference the longstanding application process set forth in Section 60-14. Finally, the Bill would delete certain provisions in Chapter 60 that are duplicative of provisions in Chapter 31.

Public Hearing

There was one speaker at the public hearing on the Bill held on June 13. Jose Thommana, Chief of the Division of Parking Management in the Department of Transportation (DOT), spoke in support of the Bill, saying that merging the Montgomery Hills and Silver Spring PLDs would simplify County budgetary, policy, recordkeeping and public information matters, since the Montgomery Hills PLD is underutilized and does not require its own budget and fiscal plan. He noted that the existing rate resolution (Resolution 18-808) permits Montgomery Hills to maintain its different price structure from Silver Spring and allows the rates in Montgomery Hills to align with those in Silver Spring without further resolution (see ©59).

Issues/Committee Recommendations

1. Should the Silver Spring and Montgomery Hills Parking Lot Districts be merged?

The question of whether to merge the Montgomery Hills and Silver Spring PLDs was considered and, at least in principle, decided during the budget process. Because Montgomery Hills is a very small, low-supply, low-demand PLD, it does not require its own budget and fiscal plan, and a merger would result in increased administrative efficiency. In the packet for the April 27 T&E Committee worksession¹, Glenn Orlin discussed the periodic suggestions that such a merger take place, and problems that existed with doing so up to now: (1) the fact that the Montgomery Hills property tax rate was historically much lower than Silver Spring's, so that a merger would have resulted in a substantial increase in taxes on Montgomery Hills businesses; and (2) the historically lower parking fees in Montgomery Hills would have to be increased above what the market would bear in the event of a merger.

In the packet, Dr. Orlin also noted that these problems no longer exist:

“Two years ago, the Council set the property tax in all four PLDs at \$0/\$100. It also allows DOT to set parking fees at rates lower than the maximum within any PLD. Therefore, the two districts can be merged without having an effect on taxes or fees in Montgomery Hills. Given that the Silver Spring CBD is in robust fiscal shape, there may never be a better opportunity to merge the Montgomery Hills PLD into the Silver Spring CBD.” See ©60-61.

The Council's general agreement with the merger proposition is evidenced by its adoption, on May 17, 2017, of Resolution 18-808², setting transportation fees, charges, and fares, and deleting the parking fee schedule for the Montgomery Hills PLD (see ©62). The merger is also reflected in the approved FY18 Operating Budget.

¹ http://montgomerycountymd.granicus.com/Viewer.php?view_id=169&clip_id=13185&meta_id=136196

² http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/res/2017/20170516_18-808.pdf

2. *Is reference to a map located on the County website sufficient to establish the boundaries of the PLDs?*

As introduced, the Bill would delete the metes and bounds descriptions that currently establish the boundaries of the PLDs in the Code, and replace them with a reference to maps on the County website. While this would eliminate a significant amount of text from the Code, Council staff is concerned that defining boundaries by reference to whatever map happens to appear at a given URL is not adequate. This problem is illustrated by the maps which currently exist at the URL's included in the Bill (see ©63-65): the map referenced in the Bill for the Silver Spring PLD, which should include the existing Montgomery Hills PLD, does not do so. Instead, it is a map of the *existing* Silver Spring PLD.

Council staff believes that the specific boundaries of each PLD should be legislatively approved and included in the Code, rather than set by reference to whatever map happens to exist at a particular URL. While metes and bounds descriptions are not the most user-friendly, they are the established standard in defining legal boundaries, used in land records and in other County Code provisions defining areas. Additionally, nothing would preclude DOT from using and providing the maps that it has already generated to illustrate the PLDs in a more user-friendly manner.

DOT has requested that, if the Council does opt to retain the metes and bounds descriptions, a County-owned parking lot that exists just outside the current Montgomery Hills PLD be added (see ©66). This could be done by simply referencing the legal description of the lot as recorded in the land records. This addition is reflected at ©15, lines 352-355.

Committee recommendation (3-0): Retain the metes and bounds descriptions of all PLDs, adding the description of the existing Montgomery Hills PLD to the description of the Silver Spring PLD as a subsection 60-1(a)(2), and specifically including the lot described above by reference to the land records.

3. *Should the revenue transfer authorization in subsection 60-16(e) be amended to reflect the merger of the Silver Spring and Montgomery Hills PLDs?*

Dr. Orlin, in his packet for the April 27 T&E Committee discussion of the rate resolution, pointed out that §60-16(e) includes language allowing an annual transfer from the Montgomery Hills PLD to the Silver Spring Regional Services Center to provide for streetscape maintenance and minor capital projects in the Montgomery Hills PLD. The budgeted transfer has been \$5,000/year for the past few years. The elimination of the Montgomery Hills PLD via the proposed merger would result in the discontinuation of this transfer unless §60-16(e) is amended to enable the newly expanded Silver Spring PLD to transfer the funds for those purposes.

Committee recommendation (3-0): Amend subsection 60-16(e) as follows:

- (e) Notwithstanding the limits in subsection (a) or (b) or any other provision of this Chapter, the County Council may transfer revenue

from the [[Montgomery Hills]] Silver Spring Parking Lot District parking tax:

- (1) to fund activities of the Silver Spring Regional Services Center in the Montgomery Hills [[Parking District]] commercial area described in Section 60-1(a)(2), an amount in Fiscal Year 2005 that does not exceed \$15,000, and in each succeeding fiscal year does not exceed the maximum amount for the previous fiscal year increased by the annual average increase, if any, in the Consumer Price Index for all urban consumers in the Washington-Baltimore metropolitan area, or any successor index, for the previous calendar year, to:
 - (A) provide and maintain amenities, façade improvements, streetscape improvements, and property in public rights-of-way;
 - (B) promote and implement activities that benefit residential and commercial interests in the district. These activities may incidentally benefit neighboring communities; and
 - (C) enhance the safety and security of persons and property in public areas; and
- (2) to fund projects in the Capital Improvements Program that improve the street and sidewalk infrastructure serving the Montgomery Hills [[Parking Lot District]] commercial area described in Section 60-1(a)(2).

4. *Should technical and clarifying changes be made to §60-6?*

Expedited Bill 15-17 would make several technical, plain-language corrections in §60-6 to conform the statutory language to current legislative drafting conventions (see ©24-27, lines 616-688). The proposed revised language would not alter the County's longstanding statutory requirement in that a property owner in the PLD must apply for an exemption from the PLD Tax,

or the process for such application. The County and certain PLD property owners have for decades recognized that the exemption application is required.

5. *Should the provisions in Chapter 60 that are duplicative of provisions in Chapter 31 be deleted?*

Expedited Bill 15-17 would delete §§60-17 through 60-19, which prohibit the parking of certain types of vehicles in any parking lot established or maintained under Chapter 60, provide for the impoundment of vehicles under certain circumstances, and set the penalty for a violation of the prohibition. These provisions, while not totally identical, duplicate certain provisions of Articles IV and VII of Chapter 31, governing parking in off-street public parking facilities generally. Eliminating the duplicative provisions in Chapter 60 would result in increased consistency across public parking facilities Countywide.

More specifically:

- Section 60-17 generally prohibits the parking of certain trucks (those with a gross weight of 8,000 pounds, and trailers or semitrailers of any weight), buses, and unregistered, unlicensed, or abandoned vehicles in public parking lots in PLDs, as well as imposing a time limit of 24 hours for all vehicles. Similar provisions are included in §§31-26³ and 31-27.⁴
- Section 60-18 authorizes the impoundment, by a County police officer, of vehicles parked in violation of §60-17 for longer than 20 hours. The generally applicable provision, §31-31, authorizes the impoundment, by a police officer or other person designated by the County Executive, of a vehicle parked in violation of the parking regulations, “or otherwise parked so as to constitute a definite hazard to public safety or is so parked, stopped or standing so as to impede or obstruct the normal movement of traffic or pedestrians.”
- Section 60-18 sets the penalty for violations of §60-17 at \$50 or not more than 30 days’ imprisonment, while §31-67 provides that a violation of Chapter 31 is a Class B violation, subject to a maximum civil penalty of \$100 for a first offense (\$150 for repeat offenses).

6. *Should the Council enact Expedited Bill 15-17?*

The T&E Committee recommends (3-0) enactment of Expedited Bill 15-17 with the above amendments.

³ §31-26 includes a general prohibition on parking any vehicle in a public parking facility “or longer than 24 hours, except when otherwise authorized by Executive order.”

⁴ Under §31-27, unless expressly authorized in writing, the following vehicles are prohibited from entering a County-owned and -operated parking facility:

- (1) Any trailer or towed vehicle.
- (2) Any truck having a manufacturer’s rated carrying capacity greater than (1) ton.
- (3) Any vehicle with a gross weight greater than eight thousand (8,000) pounds.
- (4) Any vehicle having an overall length more than twenty (20) feet including any load thereon.
- (5) Any vehicle wider than eight (8) feet.
- (6) Any bus.

This packet contains:	<u>Circle #</u>
Expedited Bill 15-17	1
Legislative Request Report	54
County Executive Memo	55
Fiscal and Economic Impact statement	56
Jose Thommana testimony	59
Packet for April 25, 2017 T&E Committee Items 1-5, pp.6-7	60
Resolution 18-808, p. 5	62
PLD maps referenced in Expedited Bill 15-17	63
Lot 12 SDAT information	66

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Expedited Bill No. 15-17
Concerning: Silver Spring, Bethesda,
Wheaton and Montgomery Hills
Parking Lot Districts – Areas Defined
– Tax Exemption
Revised: June 22, 2017 Draft No. 3
Introduced: May 2, 2017
Expires: November 2, 2018
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President at the request of the County Executive

AN EXPEDITED ACT to:

- (1) ~~[[replace descriptions of the parking lot district boundaries with URL links to GIS maps;~~
- (2)]] merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District;
- ~~[[3]]~~(2) clarify application requirement for tax exemptions;
- ~~[[4]]~~(3) delete duplicative provisions; and
- ~~[[5]]~~(4) generally amend the law governing parking lot districts.

By amending

Montgomery County Code
Chapter 60, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts
Sections 60-1, ~~[[and]]~~ 60-6, and 60-16

By deleting

Montgomery County Code
Chapter 60, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts
Sections 60-17, 60-18, 60-19, and 60-20

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Sections 60-1, ~~[[and]] 60-6, and 60-16~~ are amended and Sections 60-**
2 **17, 60-18, 60-19, and 60-20 are deleted as follows:**

3 **60-1. Special taxing areas continued; areas defined.**

4 (a) *Silver Spring Parking Lot District.* The Silver Spring Parking Lot District
5 [shall consist] consists of all land [in the Thirteenth Election District of the County]
6 within the area [described as follows] [~~depicted on the map at~~] described as
7 follows:

8 [Commencing at a point on the Maryland-District of Columbia boundary line at the
9 intersection of the west right-of-way of Georgia Avenue within the Maryland-
10 District of Columbia boundary line and running in a northwesterly direction along
11 the Maryland- District of Columbia boundary line to its intersection with the east
12 right-of-way of Sixteenth Street; thence in a northerly direction along the east right-
13 of-way line of Sixteenth Street to its intersection with the northwest right-of-way
14 line of Spring Street; thence in a northeasterly direction along the northern right-of-
15 way line of Spring Street, crossing Second Avenue, First Avenue, Georgia Avenue
16 and Alton Parkway, then southeasterly to its intersection with the northwest right-
17 of-way line of Fairview Road; thence in a northeasterly direction approximately 390
18 feet along the northwest right-of- way line of Fairview Road to its intersection with
19 the westward prolongation of the southwest line of Lots 1 and 2, Block B, Section
20 4, Woodside Park, as recorded January 30, 1923, in Plat Book 3, Plat 244, among
21 the land records of Montgomery County, Maryland; thence crossing Fairview Road
22 in a southeasterly direction along the said southwest line of Lots 1 and 2, Block B,
23 Section 4, Woodside Park, to its intersection with the southwest right-of-way line of
24 Noyes Drive; thence in a southeasterly direction along the southwest right-of-way
25 line of Noyes Drive to its intersection with the northwest right-of-way line of
26 Colesville Road; thence crossing Colesville Road in a southeasterly direction to the
27 intersection of the southeast right-of-way line of Colesville Road and the southwest

28 line of the Silver Spring Public Library site, Parcel No. P959; thence along said line
29 to the southeast right-of-way line of Ellsworth Drive; thence in a southwesterly
30 direction along the southeast right-of-way line of Ellsworth Drive to its intersection
31 with the common line of the Academy of the Holy Names site and the northeast line
32 of Evanswood Sec. 1 Subdivision, also shown as the common lot line of Lot 9 and
33 Lot 10, Evanswood Section One, as recorded March 2, 1932, in Plat Book 5, Plat
34 439 among the land records of Montgomery County, Maryland; thence in a
35 southeasterly direction along the northeast lot lines of Lots 9, 8, 7, 6, 5, 4, 3, 2 and
36 1 as shown on aforesaid plat, crossing Pershing Drive along a prolongation of said
37 line to its intersection with the southeast right-of-way line of Pershing Drive; thence
38 in a southwesterly direction along the southeast right-of-way line of Cedar Street;
39 thence in a southeasterly direction along the northeast right-of-way line of Cedar
40 Street, crossing Wayne Avenue, to its intersection with the southeast right-of-way
41 line of Wayne Avenue; thence in a southwesterly direction along the southeast right-
42 of-way line of Wayne Avenue for approximately 750 feet, to its intersection with the
43 east lot line of Lot 24, Block 4 in Jordan's and Smith's Addition to Silver Spring
44 Park, as recorded June 2, 1925, in Plat Book 4, Plat 301, among the land records of
45 Montgomery County, Maryland; thence in a southeasterly direction along the east
46 line of Lot 24 to the southeast corner of Lot 24; thence in a southwesterly direction
47 approximately 15 feet to the northeast corner of Lot 14, Block 4, Jordan's and Smith's
48 Addition to Silver Spring Park, as shown on aforesaid plat; thence in a southeasterly
49 direction along the east line of Lot 14, as shown on aforesaid plat, to the northwest
50 right-of-way line of Bonifant Street; thence in a southerly direction crossing
51 Bonifant Street to the intersection of the southeastern right-of-way line of Bonifant
52 Street and the northeast corner of Lot 5, Block U, Silver Spring Park, as shown in
53 Plat Book 1, Plat 99, recorded April 4, 1909, among the land records of Montgomery
54 County, Maryland, also being the same as the northeast corner of Montgomery

55 County Public Parking Facility 29; thence in a southerly direction along the common
56 lot line being the east line of Lot 5 and the west line of Lot 6 as shown on the
57 aforesaid plat, crossing Easley Street along the southern prolongation of said line to
58 its intersection with the south right-of-way line of Easley Street; thence in a westerly
59 direction along the south right-of-way line of Easley Street approximately 50 feet to
60 its intersection with the common lot line being the west line of Lot 7 and the east lot
61 line of Lot 28, Block P, Silver Spring Park, as shown in Plat Book 1, Plat 99 recorded
62 April 4, 1909, among the land records of Montgomery County, Maryland; thence in
63 a southerly direction along the common line of Lot 7 and Lot 28, Block P and the
64 common line of Lot 18 and Lot 19, Block P, Silver Spring Park, as shown on
65 aforesaid plat, crossing Thayer Avenue to the intersection of the south right-of-way
66 line of Thayer Avenue and the common lot line being the east lot line of Lot 5 and
67 the west lot line of Lot 6, Block G, as shown on a "Map of building Sites for Sale at
68 Silver Spring," as recorded May 23, 1904, in Plat Book 1, Plat 54, among the land
69 records of Montgomery County, Maryland; thence in a southerly direction along the
70 common lot line of Lot 5 and Lot 6, Block G, and with a prolongation of said line to
71 the south right-of-way line of a 20-foot alley dividing Block G and Block H, as
72 shown on aforesaid map of Silver Spring Building Sites; thence in a westerly
73 direction approximately 50 feet along the south line of said alley to its intersection
74 with the common lot line being the east line of Lot 4 and the west line of Lot 5,
75 Block H, as shown on the aforesaid map of Silver Spring building Sites; thence in a
76 southerly direction along the common lot line of Lot 4 and Lot 5, Block H, to its
77 intersection with the northern right-of-way line of Silver Spring Avenue; thence
78 crossing Silver Spring Avenue to the intersection of the southern right-of-way line
79 of Silver Spring Avenue and the common lot line being the east line of Lot 4 and the
80 west line of Lot 5, Block I, as shown on the aforesaid map of Silver Spring Building
81 Sites; thence in a southerly direction along the common lot line of Lot 4 and Lot 5,

82 Block I, crossing a 20-foot alley dividing Block I and Block J, as shown on aforesaid
83 map of Silver Spring Building Sites, to its intersection with the south right-of- way
84 line of said alley and the common lot line, being the east line of Lot 4 and the west
85 line of Lot 5, Block J, as shown on aforesaid map of Silver Spring building Sites;
86 thence in a southerly direction along the common lot line of Lot 4 and Lot 5, Block
87 J, to its intersection with the northern right-of-way line of Sligo Avenue; thence
88 along a southern prolongation of the said common lot line of Lot 4 and Lot 5, Block
89 J, to its intersection with the southern right-of-way line of Sligo Avenue; thence in
90 a northwesterly direction along the southern right-of-way line of Sligo Avenue to its
91 intersection with the northeast corner of Lot 19, Block A, shown on a plat of Blair
92 Section 1, recorded June 7, 1922 in Plat Book 3, Plat 229 among the land records of
93 Montgomery County, Maryland; thence in a southerly direction along the east line
94 of Lot 19, Block A, to its intersection with the remainder of Lot 25, Block A, as
95 shown on aforesaid plat; thence in an easterly direction approximately 15 feet to its
96 intersection with the northwest corner of Lot 51, Block A, as shown on a plat of
97 Blair, Section 1, recorded November 16, 1935, in Plat Book 8, Plat 626, among the
98 land records of Montgomery County, Maryland; thence in a southerly direction
99 along the west line of said Lot 51 to its intersection with the northern right-of- way
100 line of Gist Avenue; thence along a southerly prolongation of the west line of said
101 Lot 51 to the southern right-of-way line of Gist Avenue; thence in a westerly
102 direction along the southern right-of-way line of Gist Avenue to its intersection with
103 the eastern right-of-way line of Fenton Street; thence in a southerly direction along
104 the eastern right- of-way line of Fenton Street crossing Philadelphia Avenue,
105 Isington Street and New York Avenue to its intersection with the corporate limit line
106 of the City of Takoma Park; thence in a southwesterly direction with the corporate
107 limit line of the City of Takoma Park crossing the northeast right-of-way line of the
108 B & O Railroad to its intersection with the southwest right-of-way line of the B &

109 O Railroad; thence in a southeasterly direction with the southwest right-of-way line
 110 of the B & O Railroad to its intersection with the northeast right-of-way line of Blair
 111 Road; thence in a northwesterly direction along the northeast right-of-way line of
 112 Blair Road to its intersection with a prolongation of the southeast line of Parcel One,
 113 Yost's Addition to Silver Spring as shown in Plat Book 85, Plat 8874, recorded
 114 March 13, 1968, among the land records of Montgomery County, Maryland; thence
 115 in a southwesterly direction along said line to its intersection with the northeast line
 116 of Eastern Avenue, said line also being the Maryland-District of Columbia boundary
 117 line; thence in a northwesterly direction along the Maryland-District of Columbia
 118 boundary line to the point of beginning.]

119 [[[http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDSilverSpring.pdf)
 120 [Parking/Resources/Files/PLDSilverSpring.pdf](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDSilverSpring.pdf)]]

121 (1) Commencing at a point on the Maryland-District of Columbia
 122 boundary line at the intersection of the west right-of-way of
 123 Georgia Avenue within the Maryland-District of Columbia
 124 boundary line and running in a northwesterly direction along the
 125 Maryland-District of Columbia boundary line to its intersection
 126 with the east right-of-way of Sixteenth Street; thence in a northerly
 127 direction along the east right-of-way line of Sixteenth Street to its
 128 intersection with the northwest right-of-way line of Spring Street;
 129 thence in a northeasterly direction along the northern right-of-way
 130 line of Spring Street, crossing Second Avenue, First Avenue,
 131 Georgia Avenue and Alton Parkway, then southeasterly to its
 132 intersection with the northwest right-of-way line of Fairview
 133 Road; thence in a northeasterly direction approximately 390 feet
 134 along the northwest right-of-way line of Fairview Road to its
 135 intersection with the westward prolongation of the southwest line

136 of Lots 1 and 2, Block B, Section 4, Woodside Park, as recorded
137 January 30, 1923, in Plat Book 3, Plat 244, among the land records
138 of Montgomery County, Maryland; thence crossing Fairview Road
139 in a southeasterly direction along the said southwest line of Lots 1
140 and 2, Block B, Section 4, Woodside Park, to its intersection with
141 the southwest right-of-way line of Noyes Drive; thence in a
142 southeasterly direction along the southwest right-of-way line of
143 Noyes Drive to its intersection with the northwest right-of-way line
144 of Colesville Road; thence crossing Colesville Road in a
145 southeasterly direction to the intersection of the southeast right-of-
146 way line of Colesville Road and the southwest line of the Silver
147 Spring Public Library site, Parcel No. P959; thence along said line
148 to the southeast right-of-way line of Ellsworth Drive; thence in a
149 southwesterly direction along the southeast right-of-way line of
150 Ellsworth Drive to its intersection with the common line of the
151 Academy of the Holy Names site and the northeast line of
152 Evanswood Sec. 1 Subdivision, also shown as the common lot line
153 of Lot 9 and Lot 10, Evanswood Section One, as recorded March
154 2, 1932, in Plat Book 5, Plat 439 among the land records of
155 Montgomery County, Maryland; thence in a southeasterly
156 direction along the northeast lot lines of Lots 9, 8, 7, 6, 5, 4, 3, 2
157 and 1 as shown on aforesaid plat, crossing Pershing Drive along a
158 prolongation of said line to its intersection with the southeast right-
159 of-way line of Pershing Drive; thence in a southwesterly direction
160 along the southeast right-of-way line of Cedar Street; thence in a
161 southeasterly direction along the northeast right-of-way line of
162 Cedar Street, crossing Wayne Avenue, to its intersection with the

163 southeast right-of-way line of Wayne Avenue; thence in a
164 southwesterly direction along the southeast right-of-way line of
165 Wayne Avenue for approximately 750 feet, to its intersection with
166 the east lot line of Lot 24, Block 4 in Jordan's and Smith's Addition
167 to Silver Spring Park, as recorded June 2, 1925, in Plat Book 4,
168 Plat 301, among the land records of Montgomery County,
169 Maryland; thence in a southeasterly direction along the east line of
170 Lot 24 to the southeast corner of Lot 24; thence in a southwesterly
171 direction approximately 15 feet to the northeast corner of Lot 14,
172 Block 4, Jordan's and Smith's Addition to Silver Spring Park, as
173 shown on aforesaid plat; thence in a southeasterly direction along
174 the east line of Lot 14, as shown on aforesaid plat, to the northwest
175 right-of-way line of Bonifant Street; thence in a southerly direction
176 crossing Bonifant Street to the intersection of the southeastern
177 right-of-way line of Bonifant Street and the northeast corner of Lot
178 5, Block U, Silver Spring Park, as shown in Plat Book 1, Plat 99,
179 recorded April 4, 1909, among the land records of Montgomery
180 County, Maryland, also being the same as the northeast corner of
181 Montgomery County Public Parking Facility 29; thence in a
182 southerly direction along the common lot line being the east line
183 of Lot 5 and the west line of Lot 6 as shown on the aforesaid plat,
184 crossing Easley Street along the southern prolongation of said line
185 to its intersection with the south right-of-way line of Easley Street;
186 thence in a westerly direction along the south right-of-way line of
187 Easley Street approximately 50 feet to its intersection with the
188 common lot line being the west line of Lot 7 and the east lot line
189 of Lot 28, Block P, Silver Spring Park, as shown in Plat Book 1,

190 Plat 99 recorded April 4, 1909, among the land records of
191 Montgomery County, Maryland; thence in a southerly direction
192 along the common line of Lot 7 and Lot 28, Block P and the
193 common line of Lot 18 and Lot 19, Block P, Silver Spring Park, as
194 shown on aforesaid plat, crossing Thayer Avenue to the
195 intersection of the south right-of-way line of Thayer Avenue and
196 the common lot line being the east lot line of Lot 5 and the west lot
197 line of Lot 6, Block G, as shown on a "Map of building Sites for
198 Sale at Silver Spring," as recorded May 23, 1904, in Plat Book 1,
199 Plat 54, among the land records of Montgomery County,
200 Maryland; thence in a southerly direction along the common lot
201 line of Lot 5 and Lot 6, Block G, and with a prolongation of said
202 line to the south right-of-way line of a 20-foot alley dividing Block
203 G and Block H, as shown on aforesaid map of Silver Spring
204 Building Sites; thence in a westerly direction approximately 50
205 feet along the south line of said alley to its intersection with the
206 common lot line being the east line of Lot 4 and the west line of
207 Lot 5, Block H, as shown on the aforesaid map of Silver Spring
208 building Sites; thence in a southerly direction along the common
209 lot line of Lot 4 and Lot 5, Block H, to its intersection with the
210 northern right-of-way line of Silver Spring Avenue; thence
211 crossing Silver Spring Avenue to the intersection of the southern
212 right-of-way line of Silver Spring Avenue and the common lot line
213 being the east line of Lot 4 and the west line of Lot 5, Block I, as
214 shown on the aforesaid map of Silver Spring Building Sites; thence
215 in a southerly direction along the common lot line of Lot 4 and Lot
216 5, Block I, crossing a 20-foot alley dividing Block I and Block J,

217 as shown on aforesaid map of Silver Spring Building Sites, to its
218 intersection with the south right-of- way line of said alley and the
219 common lot line, being the east line of Lot 4 and the west line of
220 Lot 5, Block J, as shown on aforesaid map of Silver Spring
221 Building Sites; thence in a southerly direction along the common
222 lot line of Lot 4 and Lot 5, Block J, to its intersection with the
223 northern right-of-way line of Sligo Avenue; thence along a
224 southern prolongation of the said common lot line of Lot 4 and Lot
225 5, Block J, to its intersection with the southern right-of-way line of
226 Sligo Avenue; thence in a northwesterly direction along the
227 southern right-of-way line of Sligo Avenue to its intersection with
228 the northeast corner of Lot 19, Block A, shown on a plat of Blair
229 Section 1, recorded June 7, 1922 in Plat Book 3, Plat 229 among
230 the land records of Montgomery County, Maryland; thence in a
231 southerly direction along the east line of Lot 19, Block A, to its
232 intersection with the remainder of Lot 25, Block A, as shown on
233 aforesaid plat; thence in an easterly direction approximately 15 feet
234 to its intersection with the northwest corner of Lot 51, Block A, as
235 shown on a plat of Blair, Section 1, recorded November 16, 1935,
236 in Plat Book 8, Plat 626, among the land records of Montgomery
237 County, Maryland; thence in a southerly direction along the west
238 line of said Lot 51 to its intersection with the northern right-of-
239 way line of Gist Avenue; thence along a southerly prolongation of
240 the west line of said Lot 51 to the southern right-of-way line of
241 Gist Avenue; thence in a westerly direction along the southern
242 right-of-way line of Gist Avenue to its intersection with the eastern
243 right-of-way line of Fenton Street; thence in a southerly direction

244 along the eastern right- of-way line of Fenton Street crossing
 245 Philadelphia Avenue, Isington Street and New York Avenue to its
 246 intersection with the corporate limit line of the City of Takoma
 247 Park; thence in a southwesterly direction with the corporate limit
 248 line of the City of Takoma Park crossing the northeast right-of-
 249 way line of the B & O Railroad to its intersection with the
 250 southwest right-of-way line of the B & O Railroad; thence in a
 251 southeasterly direction with the southwest right-of-way line of the
 252 B & O Railroad to its intersection with the northeast right-of-way
 253 line of Blair Road; thence in a northwesterly direction along the
 254 northeast right-of-way line of Blair Road to its intersection with a
 255 prolongation of the southeast line of Parcel One, Yost's Addition
 256 to Silver Spring as shown in Plat Book 85, Plat 8874, recorded
 257 March 13, 1968, among the land records of Montgomery County,
 258 Maryland; thence in a southwesterly direction along said line to its
 259 intersection with the northeast line of Eastern Avenue, said line
 260 also being the Maryland-District of Columbia boundary line;
 261 thence in a northwesterly direction along the Maryland-District of
 262 Columbia boundary line to the point of beginning; and

263 (2) Beginning for the same on the west side of Georgia Avenue at the
 264 southeast corner of Lot 1, Block A, Montgomery Hills
 265 Subdivision, as shown on a plat recorded among the land records
 266 of Montgomery County, Maryland, in Plat Book 4, Plat No. 381;
 267 and running thence in a westerly direction with the south line of
 268 said Lot 1 to the rear corner of Lots 1 and 7, thence running
 269 northwest with the division line of said Lots 1 and 7 as shown on
 270 said plat to a point on the east line of Columbia Boulevard at the

271 front corner of said Lots 1 and 7, thence running northeast with the
272 east line of said Columbia Boulevard to the beginning of curve No.
273 13 as shown on said plat, thence running in a northwesterly
274 direction across said Columbia Boulevard and Seminary Road to
275 the southwest corner of Lot 7, Block J, Montgomery Hills
276 Subdivision as shown on a plat recorded among the aforesaid land
277 records in Plat Book 4, Plat No. 401, thence running north with the
278 east line of Selway Lane as determined in Equity Cause No. 8141,
279 to the northwest corner of said Lot 7, Block J, thence running north
280 across the 20 foot alley and with the east line of Selway Lane as
281 shown on said plat to the south line of the Childs Property, thence
282 continuing in a northerly direction with an extension of said east
283 line of Selway Lane a distance of 36 feet, more or less, to the north
284 line of said Childs Property as shown on the above mentioned plat
285 of Montgomery Hills Subdivision recorded in Plat Book 4, Plat
286 No. 381, and running thence in an easterly direction with a part of
287 said north line a distance of 29 feet, more or less, thence leaving
288 said north line and running in a northerly direction crossing the
289 Brookeville-Tenleytown Road and the Church Lot for a distance
290 of 261 feet, more or less, to the south line of Lot 6 of the division
291 of the Riley Property, thence continuing in a northerly direction
292 across a part of said Lot 6, with the west line of the existing
293 commercial zoning, a distance of 230.27 feet, thence running in an
294 easterly direction, with the north line of the existing commercial
295 zoning 150 feet to the west line of Georgia Avenue, being also the
296 east line of Lot 6, said point being 250 feet measured along the
297 west line of Georgia Avenue, from the southeast corner of Outlot

298 A, Block D, as shown on a plat of The Valley Subdivision,
299 recorded among the aforesaid Land Records in Plat Book 21, Plat
300 No. 1350, thence running in an easterly direction with the north
301 line of said Outlot A, being also the south line of Flora Lane as
302 shown on said plat, to the northeast corner of Outlot A, thence
303 running in a southerly direction with the east line of Outlot A,
304 being the west line of the 20 foot alley as shown on said plat, to the
305 southeast corner of Outlot A, being also the northeast corner of
306 Parcel A, Block 16 as shown on a plat of Section Three, Woodside
307 Forest Subdivision, recorded among the aforesaid Land Records in
308 Plat Book 25, Plat No. 1583; thence running in a southerly
309 direction with the east line of said Parcel A, being also the west
310 line of the 20 foot alley as shown on said plat, to the southeast
311 corner of Parcel A, thence continuing in a southerly direction
312 across White Oak Drive to the northeast corner of Parcel A, Block
313 15, as shown on said plat, thence continuing in a southerly
314 direction with the east line of said Parcel A, Block 15, being also
315 the west line of said 20 foot alley, to the southeast corner of Parcel
316 A, thence continuing in a southerly direction with the west line of
317 said 20 foot alley as shown on another plat of Section Three,
318 Woodside Forest recorded among the aforesaid Land Records in
319 Plat Book 20, Plat No. 1233, to the northeast corner of Lot 2, as
320 shown on a plat of dedication for Columbia Boulevard recorded
321 among the aforesaid Land Records in Plat Book 5, Plat No. 443,
322 thence continuing in a southerly direction with the east lines of
323 Lots 2 to 12, inclusive, being also the west line of the 20 foot alley
324 as shown on said dedication plat, to the north line of Columbia

325 Boulevard, thence continuing in a southerly direction across said
326 Columbia Boulevard to the northeast corner of Parcel A, Block B,
327 as shown on a plat of Woodside Village recorded among the
328 aforsaid Land Records in Plat Book 9, Plat No. 693, thence
329 continuing in a southerly direction with the east line of said Parcel
330 A, Block B, being also the west line of the 20 foot alley, and
331 running across Corwin Drive to the northeast corner of Parcel A,
332 Block A, as shown on said plat of Woodside Village, thence
333 continuing in a southerly direction with the east line of said Parcel
334 A and with the east line of Lot 17, Block A, being also the west
335 line of said 20 foot alley as shown on said plat, to the southeast
336 corner of said Lot 17, being on the north line of Ridge Road, now
337 Luzerne Avenue; thence running in a southwesterly direction with
338 the south line of Lot 17, being also the north line of said Ridge
339 Road, now Luzerne Avenue, to the southwest corner of Lot 17,
340 being on the east line of Georgia Avenue, thence running in a
341 northerly direction with the east line of Georgia Avenue, being the
342 westlines of said Lot 17 and Parcel A, Block A, as shown on said
343 plat of Woodside Village, to the northwest corner of said Parcel A,
344 being the intersection of said east line of Georgia Avenue with the
345 south line of the aforsaid Corwin Drive, thence running in a
346 northwesterly direction, diagonally across Georgia Avenue to the
347 place of beginning.

348 There shall also be included within said district the property known
349 as Lot 11, Block A, Montgomery Hills Subdivision, as shown on
350 Plat No. 1648, Plat Book 26, recorded among the land records of
351 Montgomery County.

352 There shall also be included within said district the property known
353 as Lots 1, 2 and 7, Montgomery Hills Parking Lot No. 12, as
354 recorded in Liber 1697, Folio 480 among the land records of
355 Montgomery County, Maryland.

356 There shall also be included within said district the following area:
357 Beginning at the intersection of the northeast line of Georgia
358 Avenue and the southerly line of Flora Lane and running in a
359 northeasterly direction along the southerly line of Flora Lane to its
360 intersection with westerly line of the 20 foot alley situated in Block
361 16, Section 3, Woodside Forest, thence due north along a straight
362 line to its intersection with the northerly side of Flora Lane, thence
363 in a southwesterly direction along the northerly line of Flora Lane
364 to its intersection with the northeast line of Georgia Avenue,
365 thence in a southeasterly direction along the northeast line of
366 Georgia Avenue to the point of beginning.

367 There shall also be included within said district the property known
368 as Lots 18, 19, 20, 1, and 2, Block I, Montgomery Hills
369 Subdivision, as shown on Plat No. 381, Plat Book 4, recorded
370 among the lands records of Montgomery County.

371 There shall also be included within said district the property known
372 as part of Lots 1, 2 and 3, Block A, Section 1, North Woodside; as
373 shown on Plat No. 250, Plat Book 3, recorded among the land
374 records of Montgomery County and more particularly described as
375 follows:

376 Being for the same at a pipe set at the intersection of the North line
377 of Luzerne Avenue with the West line of 16th Street Extension as
378 shown on Maryland State Roads Commission Plat No. 16876,

379 thence with the North line of Luzerne Avenue, being also the south
 380 line of said Lot 3;

381 (A) Along the arc of a curve to the right having a radius of
 382 2242.01 feet, a distance of 23.22 feet, chord S 64 degrees
 383 44' 24" W 23.22 feet to a pipe at the rear corner of Lots 3
 384 and 4, Block A, thence with the rear lines of Lots 3, 2 and
 385 1, Block A, as resurveyed,

386 (B) N 17 degrees 09' 14" W 196.01 feet to a pipe at the rear
 387 corner of Lots 1 and 2 thence with a part of the north line of
 388 Lot 1, as resurveyed,

389 (C) N 78 degrees 55' 40" E 102.35 feet to intersect the aforesaid
 390 west line of 16th Street, thence with said line, two (2)
 391 courses,

392 (D) S 40 degrees 57' 20" E 3.00 feet to intersect a curve to the
 393 right, thence,

394 (E) Along the arc of said curve 199.96 feet, chord S 06 degrees
 395 54' 45" W 196.05 feet, to the place of beginning, containing
 396 14,331 square feet of land.

397 There [shall] must also be included in the foregoing [described] [[depicted]]
 398 described area any lot partially within and partially without the [described]
 399 [[depicted]] described area.

400 (b) *Bethesda Parking Lot District.* The Bethesda Parking Lot District [shall
 401 consist] consists of all land [in the Seventh Election District of the county] within
 402 the area [described as follows] [[depicted on the map at]] described as follows:
 403 [Commencing at a point on the east right-of-way line of Wisconsin Avenue at the
 404 northwest corner of Lot 47, Block '1, in the resubdivision of Lots 1, 2, 3 of Rosedale
 405 Park, as recorded January 9, 1939, in Plat Book 16, Plat 1038, among the land

406 records of Montgomery County, Maryland; thence in an easterly direction along the
407 north line of Lot 47 and Lot 48 to the northeast corner of Lot 48 as shown on
408 aforesaid plat; said line also being the north line of Block 1 of the Rosedale Park
409 Subdivision, as recorded August 5, 1908, in Plat Book 1, Plat 92, among the land
410 records of Montgomery County, Maryland; thence in an easterly direction along the
411 north line of Block 1 in the Rosedale Park Subdivision to the northeast corner of Lot
412 5, Block 1, Rosedale Park, as shown on the aforesaid plat; thence in a southerly
413 direction along the common lot line being the east line of Lot 5 and the west lot of
414 Lot 6, Block 1, Rosedale Park, to its intersection with the north right-of-way line of
415 Chestnut Street, as shown on the aforesaid plat; thence crossing Chestnut Street to
416 the northwest corner of Lot 7, Block 3, Rosedale Park, as shown on the aforesaid
417 plat; thence in a southerly direction along the west line of Lot 7, Block 3, Rosedale
418 Park, to the northwest corner of Lot 16, Block 3, Rosedale Park, as shown on the
419 aforesaid plat; thence along the west line of Lot 16, Block 3, Rosedale Park, to its
420 intersection with the north right-of-way line of Rosedale Avenue; thence crossing
421 Rosedale Avenue to the northwest corner of Lot 7, Block 7, Rosedale Park, as shown
422 on the aforesaid plat; thence in a southerly direction along the west line of Lot 7,
423 Block 7, Rosedale Park, to the northwest corner of Lot 15, Block 7, Rosedale Park,
424 as shown on the aforesaid plat; thence in a southerly direction along the west line of
425 Lot 15, Block 7, Rosedale Park, to its intersection with the north right-of-way line
426 of Maple Avenue; thence along the north right-of-way line of Maple Avenue to its
427 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
428 direction along the west right-of-way line of Tilbury Street, crossing Maple Avenue
429 and Highland Avenue to the south line of Highland Avenue; thence in a westerly
430 direction along the south right-of-way line of Highland Avenue to its intersection
431 with the northeast corner of Lot 8, Block 5, West Chevy Chase Heights Subdivision,
432 as recorded April 31, 1916, in Plat Book 2, Plat 186, among the land records of

433 Montgomery County, Maryland; thence in a southerly direction along the common
434 lot line being the east line of Lot 8 and the west line of Lot 9, Block 5, West Chevy
435 Chase Heights Subdivision, as shown on aforesaid plat, crossing a public alley to the
436 northwest corner of Lot 18, Block 5, West Chevy Chase Heights Subdivision, as
437 shown on aforesaid plat; thence in an easterly direction along the north line of Lot
438 18, Block 5, to the northeast corner of Lot 18, Block 5, West Chevy Chase Heights
439 Subdivision, as shown on aforesaid plat; thence in a southerly direction along the
440 common lot line being the east line of Lot 18 and the west line of Lot 19, Block 5,
441 to its intersection with the north right-of-way line of West Virginia Avenue, as
442 shown on aforesaid plat; thence in an easterly direction along the north right-of-way
443 line of West Virginia Avenue to its intersection with a northern prolongation of the
444 west lot line of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as shown
445 on aforesaid plat; thence in a southerly direction along said prolongation, crossing
446 West Virginia Avenue to the northwest corner of Lot 15, Block 9, West Chevy Chase
447 Heights, as shown on aforesaid plat; thence in a southerly direction along the
448 common lot line being the west line of Lot 15 and the east line of Lot 14, to the
449 southwest corner of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as
450 shown on aforesaid plat; thence in a westerly direction along the north line of a ten-
451 foot-wide alley as dedicated on aforesaid plat to its intersection with a northern
452 prolongation of the west line of Lot 21, Block 9, West Chevy Chase Heights
453 Subdivision, as shown on aforesaid plat; thence in a southerly direction along said
454 prolongation, crossing a ten-foot-wide alley to the northwest corner of Lot 21, Block
455 9, West Chevy Chase Heights Subdivision, as shown on aforesaid plat; thence in a
456 southerly direction along the common lot line being the west line of Lot 21 and the
457 east line of Lot 20, Block 9, West Chevy Chase Heights Subdivision, to its
458 intersection with the north right-of-way line of Chase Avenue, as shown on aforesaid
459 plat; thence in an easterly direction along the north right-of-way line of Chase

460 Avenue to its intersection with a northerly prolongation of the west line of Outlot
461 "A," Block 1, Westboro Subdivision, as recorded July 12, 1937, in Plat Book 12,
462 Plat 839, among the land records of Montgomery County, Maryland; thence in a
463 southerly direction along said prolongation, crossing Chase Avenue, and continuing
464 along the common line being the east line of a twenty-foot public alley and the west
465 line of Outlot "A," Block 1, Westboro Subdivision, to its intersection with the north
466 right-of-way line of Cheltenham Drive, as shown on aforesaid plat; thence in an
467 easterly direction along the north right-of-way line of Cheltenham Drive to its
468 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
469 direction along the west right-of-way line of Tilbury Street crossing Cheltenham
470 Drive and along a prolongation of said right-of-way line of Tilbury Street to its
471 intersection with the north line of Rabner's Subdivision, as recorded May 11, 1936,
472 in Plat Book 9, Plat 675, among the land records of Montgomery County, Maryland;
473 thence in an easterly direction along said north line of Rabner's Subdivision to the
474 northeast corner of Lot 6, Rabner's Subdivision, as shown on the aforesaid plat;
475 thence in a southerly direction along the common lot line being the east line of Lot
476 6 and the west line of Lot 7, Rabner's Subdivision, to its intersection with the north
477 right-of-way line of Middleton Lane, as shown on aforesaid plat; thence in a westerly
478 direction along the north right-of-way line of Middleton Lane to its intersection with
479 a northern prolongation of the common lot line being the east line of Lot 2 and the
480 west line of Lot 3, Mae S. Middleton's Subdivision, as recorded December 31, 1935,
481 in Plat Book 8, Plat 639, among the land records of Montgomery County, Maryland;
482 thence in a southerly direction along the common lot line between Lot 2 and Lot 3,
483 Middleton's Subdivision, as shown on aforesaid plat, to its intersection with the north
484 line of the George G. Bradley Subdivision, as recorded December 31, 1935, in Plat
485 Book 8, Plat 635, among the land records of Montgomery County, Maryland; thence
486 in a westerly direction along the north line of the George G. Bradley Subdivision to

487 the northwest corner of Lot 5, George G. Bradley Subdivision; thence in a southerly
488 direction along the west line of Lot 5, George G. Bradley Subdivision, to its
489 intersection with the north right-of-way line of Avondale Street, as shown on
490 aforesaid plat; thence crossing Avondale Street to the northwest corner of Lot 22,
491 George G. Bradley Subdivision, as shown on aforesaid plat; thence in a southerly
492 direction along the west line of Lot 22 to its intersection with the southern line of the
493 George G. Bradley Subdivision, as shown on aforesaid plat; thence in an easterly
494 direction along the south line of George G. Bradley Subdivision to the southeast
495 corner of Lot 14, George G. Bradley Subdivision, said point also being the
496 intersection of the east and south line of the George G. Bradley Subdivision as shown
497 on the aforesaid plat, and also the northeast corner of Parcel A, Waverly House, as
498 recorded November 12, 1976, in Plat Book 101, Plat 11383, among the land records
499 of Montgomery County, Maryland; thence in a southerly direction along the east line
500 of Parcel A, Waverly House, as shown on the aforesaid plat to its intersection with
501 the north right-of-way line of East-West Highway; thence in an easterly direction
502 along the north line of East-West Highway to its intersection with the east right-of-
503 way line of Pearl Street; thence in a southerly direction along the east right-of-way
504 line of Pearl Street crossing East-West Highway to its intersection with the north
505 right-of-way line of Montgomery Avenue; thence in an easterly direction along the
506 north right-of-way line of Montgomery Avenue to the southeast corner of Lot 1,
507 Block 1, second plat, Imirie's Subdivision, as recorded February 13, 1934, in Plat
508 Book 5, Plat 477, among the land records in Montgomery County, Maryland; thence
509 in a southerly direction along a prolongation of the east line of Lot 1, Block 1,
510 Imirie's Subdivision, as shown on aforesaid plat, crossing Montgomery Avenue, to
511 the northeast corner of Parcel A, Block 6, Highland Park Subdivision, as recorded
512 May 10, 1979, in Plat Book 107, Plat 12432, among the land records of Montgomery
513 County, Maryland; thence in a southerly direction along the east line of Parcel A,

514 Block 6, Highland Park Subdivision, as shown on aforesaid plat to its intersection
515 with the north right-of-way line of the B & O Railroad; thence in a southwesterly
516 direction with the north right-of-way line of the B & O Railroad to its intersection
517 with the east line of Pearl Street; thence in a southerly direction crossing the B & O
518 Railroad right-of-way along a prolongation of the east right-of-way line of Pearl
519 Street to its intersection with the south right-of-way line of the B & O Railroad;
520 thence in a westerly direction along the south right-of-way line of the B & O Railroad
521 right-of-way to its intersection with the northwest corner of Lot 2, Block L, Section
522 8-B Chevy Chase Subdivision, as recorded July 29, 1926, in Plat Book 4, Plat 336,
523 among the land records of Montgomery County, Maryland; thence in a southerly
524 direction along the common lot line being the west line of Lot 2 and the east line of
525 Lot 1, Block L, Section 8-B Chevy Chase Subdivision, as shown on aforesaid plat,
526 to its intersection with the north right-of-way line of Elm Street; thence in a westerly
527 direction along the north right-of-way line of Elm Street to its intersection with a
528 northerly prolongation of the west right-of-way line of 47th Street; thence in a
529 southerly direction along said prolongation crossing Elm Street and continuing in a
530 southerly direction along the west right-of-way line of 47th Street, crossing Willow
531 Lane to the south right-of-way line of Willow Lane; thence in an easterly direction
532 along the south right-of-way line of Willow Lane to its intersection with the west
533 right-of-way line of 46th Street; thence in a southerly direction along the west right-
534 of-way line of 46th Street, crossing Leland Street and Walsh Street to its intersection
535 with the south right-of-way line of Walsh Street; thence in an easterly direction along
536 the south right-of-way line of Walsh Street to its intersection with the west right-of-
537 way line of West Avenue; thence in a southerly direction along the west right-of-
538 way line of West Avenue, crossing Stanford Street, to its intersection with the north
539 right-of-way line of Bradley Lane; thence in a westerly direction along the north
540 right-of-way line of Bradley Lane to its intersection with the east right-of-way line

541 of Wisconsin Avenue; thence crossing Wisconsin Avenue to the southeast corner of
542 Lot 3, Block 2, Section 1, Bradley Hills - Bethesda Subdivision, as recorded August
543 10, 1957, in Plat Book 60, Plat 4990, among the land records of Montgomery
544 County, Maryland; thence in a northwesterly direction along the north right-of-way
545 line of Bradley Boulevard to its intersection with a southern prolongation of the east
546 right-of-way line of Strathmore Street; thence in a northerly direction along the east
547 right-of-way line of Strathmore Street crossing Leland Street to the north right-of-
548 way line of Leland Street at the southwest corner of Lot 2, Block 1, Plat of Section
549 One, George P. Sack's Subdivision Bethesda, as recorded November 24, 1931, in
550 Plat Book 5, Plat 435, among the land records of Montgomery County, Maryland;
551 thence in a northerly direction along the common lot line being the west line of Lot
552 2 and the east line of Lot 3, Block 1, George P. Sack's Subdivision, to its intersection
553 with the north line of George P. Sack's Subdivision as shown on aforesaid plat;
554 thence in a westerly direction along the north line of George P. Sack's Subdivision
555 to the northwest corner of Lot 11, Block 1, George P. Sack's Subdivision, as shown
556 on aforesaid plat; thence in a westerly direction along the north line of George P.
557 Sack's Subdivision to its intersection with the south right-of-way line of the
558 Metropolitan and Southern Branch of the Baltimore & Ohio Railroad; thence in a
559 westerly direction along the prolongation of aforesaid subdivision line to its
560 intersection with the north right-of-way line of said railroad; thence in a southerly
561 direction along the north line of said railroad right-of-way, crossing Bradley
562 Boulevard, to its intersection with a southern prolongation of the west line of Parcel
563 "EYE," Bradley Hills, Section 2, as recorded December 16, 1954, in Plat Book 50,
564 Plat 3893, among the land records of Montgomery County, Maryland; thence in a
565 northerly direction along the west line of Parcel "EYE," Bradley Hills Section 2
566 Subdivision, to its intersection with the south right-of-way line of Bradley
567 Boulevard, as shown on aforesaid plat; thence in a northerly direction, crossing

568 Bradley Boulevard, to the southwest corner of Parcel B, Bradley Hill Subdivision,
 569 as recorded December 30, 1948, in Plat Book 25, Plat 1582, among the land records
 570 of Montgomery County, Maryland; thence in a northerly direction along the west
 571 line of Parcel B, Bradley Hills Subdivision, as shown on aforesaid plat to its
 572 intersection with the southern boundary of Miller's Addition to Bethesda
 573 Subdivision, as recorded October 23, 1946, in Plat Book 29, Plat 1823, among the
 574 land records of Montgomery County, Maryland; thence in a westerly direction along
 575 the southern boundary of said subdivision to its intersection with the east line of Lot
 576 Pt 6, Block E, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
 577 September 2, 1948, and described as Parcel No. 1 in Liber 1185, Folio 513, among
 578 the land records of Montgomery County, Maryland; thence in a northerly direction
 579 along said east line of Lot Pt 6, Block E, to its intersection with the south right-of-
 580 way line of Bethesda Avenue; thence crossing Bethesda Avenue to the intersection
 581 of the north right-of-way line of Bethesda Avenue and the east line of Lot Pt 6, Block
 582 D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated September
 583 2, 1948, and described as Parcel No. 2 in Liber 1185, Folio 513, among the land
 584 records of Montgomery County, Maryland; thence in a northerly direction along said
 585 east line of Lot Pt 6, Block D, to its intersection with the south line of another Lot
 586 Pt 6, Block D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
 587 July 14, 1949, in Liber 1274, Folio 367, among the land records of Montgomery
 588 County, Maryland; thence in an easterly direction along the south line of aforesaid
 589 Lot Pt 6, Block D, to the southwest corner of Lot Pt 8, Block D, as recorded by deed
 590 dated July 14, 1949, in Liber 1274, Folio 367, among the land records for
 591 Montgomery County, Maryland; thence in an easterly direction along the south line
 592 of aforesaid Lot Pt 8, Block D, to the southeast corner of aforesaid Lot Pt 8, Block
 593 D; thence in a northerly direction along the east line of aforesaid Lot Pt 8, Block
 594 to its intersection with the south right-of-way line of Elm Street; thence in an easterly

595 direction along the south right-of-way line of Elm Street, crossing Arlington Road,
596 to its intersection with the east right-of-way line of Arlington Road; thence in a
597 northerly direction along the east right-of-way line of Arlington Road, crossing Elm
598 Street and Hampden Lane, to its intersection with the north right-of-way line of
599 Hampden Lane; thence in an easterly direction along the north right-of-way line of
600 Hampden Lane to the southeast corner of Lot 9, Block 24D, Edgemoor Subdivision,
601 as recorded June 4, 1935, in Plat Book 7, Plat 573, among the land records of
602 Montgomery County, Maryland, said point also being on the west line of a public
603 alley running between Hampden Lane and Montgomery Lane and also the proposed
604 western right-of-way line for Woodmont Avenue; thence in a northerly direction
605 along the west line of said alley to its intersection with the south right-of-way line
606 of Montgomery Lane; thence crossing Montgomery Lane to the intersection of the
607 north right-of-way line of Montgomery Lane and the west right-of-way line of
608 Woodmont Avenue; thence in a northerly direction along the west right-of-way line
609 of Woodmont Avenue, crossing North Lane, Edgemoor Lane and Middlesex Lane
610 to its intersection with the northeast line of Lot 1, Block 12B, Edgemoor
611 Subdivision, as recorded August 13, 1925, in Plat Book 4, Plat 308, among the land
612 records of Montgomery County, Maryland; thence in a northwesterly direction along
613 the northeast line of Lot 1, Block 12B to its intersection with the southeast corner of
614 Lot 5, Block 12B, Edgemoor Subdivision, as shown on aforesaid plat; thence in a
615 southwesterly direction along the southeast line of Lot 5, Block 12B, to its
616 intersection with the southwest corner of Lot 5, Block 12B, Edgemoor Subdivision,
617 as shown on aforesaid plat; thence in a northwesterly direction along the common
618 lot line being the southwest line of Lot 5, and northeast line of Lot 4, Block 12B,
619 Edgemoor Subdivision, as shown on aforesaid plat, to its intersection with the south
620 right-of-way line of Moorland Lane; thence in a westerly direction along the south
621 right-of-way line of Moorland Lane to its intersection with the east right-of-way line

622 of Arlington Road; thence in a northerly direction along the east right-of-way line of
623 Arlington Road to its intersection with the southwest right-of-way line of Old
624 Georgetown Road; thence in a northwesterly direction along the southwest right-of-
625 way line of Old Georgetown Road, crossing Arlington Road, to its intersection with
626 the north right-of-way line of Wilson Lane; thence in a westerly direction along the
627 north right-of-way line of Wilson Lane, crossing Cordell Avenue, to its intersection
628 with the west right-of-way line of Cordell Avenue; thence in a northerly direction
629 along the west right-of-way line of Cordell Avenue to its intersection with the
630 common lot line being the north line of Lot 5 and the south line of Lot 4, Block L,
631 Section 2, Battery Park Subdivision, as recorded July 24, 1925, in Plat Book 4, Plat
632 304, among the land records of Montgomery County, Maryland; thence in a westerly
633 direction along the common lot line of Lots 4 and 5 as shown on aforesaid plat to its
634 intersection with the east line of Lot 6, Block L, Section 2, Battery Park Subdivision,
635 as shown on aforesaid plat; thence in a northerly direction along the east line of Lot
636 6 to the southernmost corner of Lot 21, Block L, Section 2, Battery Park Subdivision,
637 as recorded November 30, 1951, in Plat Book 41, Plat 2973, among the land records
638 of Montgomery County, Maryland; thence in a northwesterly direction along the
639 southwest lines of Lots 21, 20 and 1, Block L, Section 2, Battery Park Subdivision,
640 as shown on aforesaid plat to its intersection with the south right-of-way line of Del
641 Ray Avenue; thence in a westerly direction along the south right-of-way line of Del
642 Ray Avenue to its intersection with the common lot line dividing Lot 16 and Lot 17,
643 Block L, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat
644 Book 3, Plat 261, among the land records of Montgomery County, Maryland; thence
645 crossing Del Ray Avenue to the southwest corner of Lot 8, Block K, Section 2,
646 Battery Park Subdivision, as recorded February 26, 1962, in Plat Book 70, Plat 6614,
647 among the land records of Montgomery County, Maryland; thence in a northerly
648 direction along the west line of Lot 8, Block K, Section 2, Battery Park Subdivision

649 to the southwest corner of Lot 29, Block K, Section 2, Battery Park Subdivision, as
650 shown on aforesaid plat; thence in a northwesterly direction along the southern lot
651 lines of Lots 7, 6 and 5, Block K, Section 2, Battery Park Subdivision, as recorded
652 August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery
653 County, Maryland, to the southwest corner of Lot 5, Block K, Section 2, Battery
654 Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction
655 along the southern line of Lot 35, Block K, Section 2, Battery Park Subdivision, to
656 its intersection with the southern right-of-way line of Glenbrook Road, as recorded
657 June 6, 1980, in Plat Book 111, Plat 12996, among the land records of Montgomery
658 County, Maryland; thence in a northeasterly direction along the southern right-of-
659 way line of Glenbrook Road to the southwest right-of-way line of Old Georgetown
660 Road; thence crossing Old Georgetown Road to the intersection of the northeast
661 right-of-way line of Old Georgetown Road and the southeast right-of-way of
662 Glenbrook Road; thence in a northeasterly direction along the southeast right-of-
663 way line of Glenbrook Road to the northeast corner of Lot 1, Block A, Samuel T.
664 Robertsons Addition to Bethesda Subdivision, as recorded January 9, 1930, in Plat
665 Book 5, Plat 407, among the land records of Montgomery County, Maryland; thence
666 in a southeasterly direction along the northeast line of Lots 1 and 2, Block A, Samuel
667 T. Robertsons Addition to Bethesda Subdivision, to its intersection with the
668 southeast boundary line for Samuel T. Robertsons Addition to Bethesda Subdivision,
669 as shown on aforesaid plat, said subdivision boundary also being the common
670 subdivision boundary with Woodmont Subdivision as recorded November 13, 1894,
671 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland;
672 thence in a northeasterly direction along the common subdivision boundary line
673 between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions
674 to its intersection with the southwest right-of-way line of Norfolk Avenue; thence in
675 a northerly direction along the common subdivision boundary line between Samuel

676 T. Robertsons Addition to Bethesda and Woodmont Subdivisions, crossing Rugby
677 Avenue to its intersection with the southern boundary line of Northwest Park
678 Subdivision, as recorded October 10, 1910, in Plat Book 2, Plat 134, among the land
679 records of Montgomery County, Maryland; thence in an easterly direction along the
680 common subdivision boundary line between Northwest Park and Woodmont
681 Subdivisions to its intersection with the westernmost line of Lot 633, Woodmont
682 Subdivision, as recorded October 8, 1982, in Plat Book 119, Plat 14027, among the
683 land records of Montgomery County, Maryland; thence in a northerly direction along
684 the westernmost line of Lot 633, Woodmont Subdivision, to its intersection with the
685 northernmost line of Lot 633, Woodmont Subdivision, as shown on aforesaid plat;
686 thence in an easterly direction along the northernmost line of Lot 633, Woodmont
687 Subdivision, to its intersection with the east line of Lot 633, Woodmont Subdivision,
688 said line also being the west line of Lot 45, Block 1, Northwest Park Subdivision, as
689 recorded October 10, 1910, in Plat Book 2, Plat 134, among the land records of
690 Montgomery County, Maryland; thence in a southerly direction along the common
691 lot line of Lot 633, Woodmont Subdivision and Lot 45, Block 1, Northwest Park
692 Subdivision, to its intersection with the northern boundary line of the Woodmont
693 Subdivision as shown on aforesaid plats; thence in an easterly direction along the
694 northern boundary of the Woodmont Subdivision as recorded November 13, 1894,
695 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland,
696 to its intersection with the west line of Montgomery County Public Parking Facility
697 No. 35 site as recorded in Liber 2388, Folio 521; thence in a northerly direction
698 along the west line of Public Parking Facility No. 35 to its intersection with the north
699 line of Public Parking Facility No. 35; thence in an easterly direction along the north
700 line of Public Parking Facility No. 35 to its intersection with the western right-of-
701 way line of Woodmont Avenue; thence in a northerly direction along the western
702 right-of-way line of Woodmont Avenue to its intersection with the southern right-

703 of-way line of Battery Lane; thence in a northerly direction, crossing Battery Lane,
704 to the northern right-of-way line of Battery Lane at the southeast corner of Lot 47,
705 Block 2, Northwest Park Subdivision, as recorded October 10, 1910, in Plat Book 2,
706 Plat 134, among the land records of Montgomery County, Maryland; thence in a
707 northerly direction along the east line of Lot 47, Block 2, Northwest Park
708 Subdivision, said line also being the west line of Lot 20, Block 2, Northwest Park
709 Subdivision, to its intersection with the northern boundary line for the Northwest
710 Park Subdivision, as shown on aforesaid plat; thence in an easterly direction along
711 the northern boundary line of the Northwest Park Subdivision to its intersection with
712 the west right-of-way line of Wisconsin Avenue; thence in an easterly direction,
713 crossing Wisconsin Avenue, to the point of beginning.]

714 [[[http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDBethesda.pdf)
715 [Parking/Resources/Files/PLDBethesda.pdf](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDBethesda.pdf)]]

716 Commencing at a point on the east right-of-way line of Wisconsin Avenue at the
717 northwest corner of Lot 47, Block '1, in the resubdivision of Lots 1, 2, 3 of Rosedale
718 Park, as recorded January 9, 1939, in Plat Book 16, Plat 1038, among the land
719 records of Montgomery County, Maryland; thence in an easterly direction along the
720 north line of Lot 47 and Lot 48 to the northeast corner of Lot 48 as shown on
721 aforesaid plat; said line also being the north line of Block 1 of the Rosedale Park
722 Subdivision, as recorded August 5, 1908, in Plat Book 1, Plat 92, among the land
723 records of Montgomery County, Maryland; thence in an easterly direction along the
724 north line of Block 1 in the Rosedale Park Subdivision to the northeast corner of Lot
725 5, Block 1, Rosedale Park, as shown on the aforesaid plat; thence in a southerly
726 direction along the common lot line being the east line of Lot 5 and the west lot of
727 Lot 6, Block 1, Rosedale Park, to its intersection with the north right-of-way line of
728 Chestnut Street, as shown on the aforesaid plat; thence crossing Chestnut Street to
729 the northwest corner of Lot 7, Block 3, Rosedale Park, as shown on the aforesaid

730 plat; thence in a southerly direction along the west line of Lot 7, Block 3, Rosedale
731 Park, to the northwest corner of Lot 16, Block 3, Rosedale Park, as shown on the
732 aforesaid plat; thence along the west line of Lot 16, Block 3, Rosedale Park, to its
733 intersection with the north right-of-way line of Rosedale Avenue; thence crossing
734 Rosedale Avenue to the northwest corner of Lot 7, Block 7, Rosedale Park, as shown
735 on the aforesaid plat; thence in a southerly direction along the west line of Lot 7,
736 Block 7, Rosedale Park, to the northwest corner of Lot 15, Block 7, Rosedale Park,
737 as shown on the aforesaid plat; thence in a southerly direction along the west line of
738 Lot 15, Block 7, Rosedale Park, to its intersection with the north right-of-way line
739 of Maple Avenue; thence along the north right-of-way line of Maple Avenue to its
740 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
741 direction along the west right-of-way line of Tilbury Street, crossing Maple Avenue
742 and Highland Avenue to the south line of Highland Avenue; thence in a westerly
743 direction along the south right-of-way line of Highland Avenue to its intersection
744 with the northeast corner of Lot 8, Block 5, West Chevy Chase Heights Subdivision,
745 as recorded April 31, 1916, in Plat Book 2, Plat 186, among the land records of
746 Montgomery County, Maryland; thence in a southerly direction along the common
747 lot line being the east line of Lot 8 and the west line of Lot 9, Block 5, West Chevy
748 Chase Heights Subdivision, as shown on aforesaid plat, crossing a public alley to the
749 northwest corner of Lot 18, Block 5, West Chevy Chase Heights Subdivision, as
750 shown on aforesaid plat; thence in an easterly direction along the north line of Lot
751 18, Block 5, to the northeast corner of Lot 18, Block 5, West Chevy Chase Heights
752 Subdivision, as shown on aforesaid plat; thence in a southerly direction along the
753 common lot line being the east line of Lot 18 and the west line of Lot 19, Block 5,
754 to its intersection with the north right-of-way line of West Virginia Avenue, as
755 shown on aforesaid plat; thence in an easterly direction along the north right-of-way
756 line of West Virginia Avenue to its intersection with a northern prolongation of the

757 west lot line of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as shown
758 on aforesaid plat; thence in a southerly direction along said prolongation, crossing
759 West Virginia Avenue to the northwest corner of Lot 15, Block 9, West Chevy Chase
760 Heights, as shown on aforesaid plat; thence in a southerly direction along the
761 common lot line being the west line of Lot 15 and the east line of Lot 14, to the
762 southwest corner of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as
763 shown on aforesaid plat; thence in a westerly direction along the north line of a ten-
764 foot-wide alley as dedicated on aforesaid plat to its intersection with a northern
765 prolongation of the west line of Lot 21, Block 9, West Chevy Chase Heights
766 Subdivision, as shown on aforesaid plat; thence in a southerly direction along said
767 prolongation, crossing a ten-foot-wide alley to the northwest corner of Lot 21, Block
768 9, West Chevy Chase Heights Subdivision, as shown on aforesaid plat; thence in a
769 southerly direction along the common lot line being the west line of Lot 21 and the
770 east line of Lot 20, Block 9, West Chevy Chase Heights Subdivision, to its
771 intersection with the north right-of-way line of Chase Avenue, as shown on aforesaid
772 plat; thence in an easterly direction along the north right-of-way line of Chase
773 Avenue to its intersection with a northerly prolongation of the west line of Outlot
774 "A," Block 1, Westboro Subdivision, as recorded July 12, 1937, in Plat Book 12,
775 Plat 839, among the land records of Montgomery County, Maryland; thence in a
776 southerly direction along said prolongation, crossing Chase Avenue, and continuing
777 along the common line being the east line of a twenty-foot public alley and the west
778 line of Outlot "A," Block 1, Westboro Subdivision, to its intersection with the north
779 right-of-way line of Cheltenham Drive, as shown on aforesaid plat; thence in an
780 easterly direction along the north right-of-way line of Cheltenham Drive to its
781 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
782 direction along the west right-of-way line of Tilbury Street crossing Cheltenham
783 Drive and along a prolongation of said right-of-way line of Tilbury Street to its

784 intersection with the north line of Rabner's Subdivision, as recorded May 11, 1936,
785 in Plat Book 9, Plat 675, among the land records of Montgomery County, Maryland;
786 thence in an easterly direction along said north line of Rabner's Subdivision to the
787 northeast corner of Lot 6, Rabner's Subdivision, as shown on the aforesaid plat;
788 thence in a southerly direction along the common lot line being the east line of Lot
789 6 and the west line of Lot 7, Rabner's Subdivision, to its intersection with the north
790 right-of-way line of Middleton Lane, as shown on aforesaid plat; thence in a westerly
791 direction along the north right-of-way line of Middleton Lane to its intersection with
792 a northern prolongation of the common lot line being the east line of Lot 2 and the
793 west line of Lot 3, Mae S. Middleton's Subdivision, as recorded December 31, 1935,
794 in Plat Book 8, Plat 639, among the land records of Montgomery County, Maryland;
795 thence in a southerly direction along the common lot line between Lot 2 and Lot 3,
796 Middleton's Subdivision, as shown on aforesaid plat, to its intersection with the north
797 line of the George G. Bradley Subdivision, as recorded December 31, 1935, in Plat
798 Book 8, Plat 635, among the land records of Montgomery County, Maryland; thence
799 in a westerly direction along the north line of the George G. Bradley Subdivision to
800 the northwest corner of Lot 5, George G. Bradley Subdivision; thence in a southerly
801 direction along the west line of Lot 5, George G. Bradley Subdivision, to its
802 intersection with the north right-of-way line of Avondale Street, as shown on
803 aforesaid plat; thence crossing Avondale Street to the northwest corner of Lot 22,
804 George G. Bradley Subdivision, as shown on aforesaid plat; thence in a southerly
805 direction along the west line of Lot 22 to its intersection with the southern line of the
806 George G. Bradley Subdivision, as shown on aforesaid plat; thence in an easterly
807 direction along the south line of George G. Bradley Subdivision to the southeast
808 corner of Lot 14, George G. Bradley Subdivision, said point also being the
809 intersection of the east and south line of the George G. Bradley Subdivision as shown
810 on the aforesaid plat, and also the northeast corner of Parcel A, Waverly House, as

811 recorded November 12, 1976, in Plat Book 101, Plat 11383, among the land records
812 of Montgomery County, Maryland; thence in a southerly direction along the east line
813 of Parcel A, Waverly House, as shown on the aforesaid plat to its intersection with
814 the north right-of-way line of East-West Highway; thence in an easterly direction
815 along the north line of East-West Highway to its intersection with the east right-of-
816 way line of Pearl Street; thence in a southerly direction along the east right-of-way
817 line of Pearl Street crossing East-West Highway to its intersection with the north
818 right-of-way line of Montgomery Avenue; thence in an easterly direction along the
819 north right-of-way line of Montgomery Avenue to the southeast corner of Lot 1,
820 Block 1, second plat, Imirie's Subdivision, as recorded February 13, 1934, in Plat
821 Book 5, Plat 477, among the land records in Montgomery County, Maryland; thence
822 in a southerly direction along a prolongation of the east line of Lot 1, Block 1,
823 Imirie's Subdivision, as shown on aforesaid plat, crossing Montgomery Avenue, to
824 the northeast corner of Parcel A, Block 6, Highland Park Subdivision, as recorded
825 May 10, 1979, in Plat Book 107, Plat 12432, among the land records of Montgomery
826 County, Maryland; thence in a southerly direction along the east line of Parcel A,
827 Block 6, Highland Park Subdivision, as shown on aforesaid plat to its intersection
828 with the north right-of-way line of the B & O Railroad; thence in a southwesterly
829 direction with the north right-of-way line of the B & O Railroad to its intersection
830 with the east line of Pearl Street; thence in a southerly direction crossing the B & O
831 Railroad right-of-way along a prolongation of the east right-of-way line of Pearl
832 Street to its intersection with the south right-of-way line of the B & O Railroad;
833 thence in a westerly direction along the south right-of-way line of the B & O Railroad
834 right-of-way to its intersection with the northwest corner of Lot 2, Block L, Section
835 8-B Chevy Chase Subdivision, as recorded July 29, 1926, in Plat Book 4, Plat 336,
836 among the land records of Montgomery County, Maryland; thence in a southerly
837 direction along the common lot line being the west line of Lot 2 and the east line of

838 Lot 1, Block L, Section 8-B Chevy Chase Subdivision, as shown on aforesaid plat,
839 to its intersection with the north right-of-way line of Elm Street; thence in a westerly
840 direction along the north right-of-way line of Elm Street to its intersection with a
841 northerly prolongation of the west right-of-way line of 47th Street; thence in a
842 southerly direction along said prolongation crossing Elm Street and continuing in a
843 southerly direction along the west right-of-way line of 47th Street, crossing Willow
844 Lane to the south right-of-way line of Willow Lane; thence in an easterly direction
845 along the south right-of-way line of Willow Lane to its intersection with the west
846 right-of-way line of 46th Street; thence in a southerly direction along the west right-
847 of-way line of 46th Street, crossing Leland Street and Walsh Street to its intersection
848 with the south right-of-way line of Walsh Street; thence in an easterly direction along
849 the south right-of-way line of Walsh Street to its intersection with the west right-of-
850 way line of West Avenue; thence in a southerly direction along the west right-of-
851 way line of West Avenue, crossing Stanford Street, to its intersection with the north
852 right-of-way line of Bradley Lane; thence in a westerly direction along the north
853 right-of-way line of Bradley Lane to its intersection with the east right-of-way line
854 of Wisconsin Avenue; thence crossing Wisconsin Avenue to the southeast corner of
855 Lot 3, Block 2, Section 1, Bradley Hills - Bethesda Subdivision, as recorded August
856 10, 1957, in Plat Book 60, Plat 4990, among the land records of Montgomery
857 County, Maryland; thence in a northwesterly direction along the north right-of-way
858 line of Bradley Boulevard to its intersection with a southern prolongation of the east
859 right-of-way line of Strathmore Street; thence in a northerly direction along the east
860 right-of-way line of Strathmore Street crossing Leland Street to the north right-of-
861 way line of Leland Street at the southwest corner of Lot 2, Block 1, Plat of Section
862 One, George P. Sack's Subdivision Bethesda, as recorded November 24, 1931, in
863 Plat Book 5, Plat 435, among the land records of Montgomery County, Maryland;
864 thence in a northerly direction along the common lot line being the west line of Lot

865 2 and the east line of Lot 3, Block 1, George P. Sack's Subdivision, to its intersection
866 with the north line of George P. Sack's Subdivision as shown on aforesaid plat;
867 thence in a westerly direction along the north line of George P. Sack's Subdivision
868 to the northwest corner of Lot 11, Block 1, George P. Sack's Subdivision, as shown
869 on aforesaid plat; thence in a westerly direction along the north line of George P.
870 Sack's Subdivision to its intersection with the south right-of-way line of the
871 Metropolitan and Southern Branch of the Baltimore & Ohio Railroad; thence in a
872 westerly direction along the prolongation of aforesaid subdivision line to its
873 intersection with the north right-of-way line of said railroad; thence in a southerly
874 direction along the north line of said railroad right-of-way, crossing Bradley
875 Boulevard, to its intersection with a southern prolongation of the west line of Parcel
876 "EYE," Bradley Hills, Section 2, as recorded December 16, 1954, in Plat Book 50,
877 Plat 3893, among the land records of Montgomery County, Maryland; thence in a
878 northerly direction along the west line of Parcel "EYE," Bradley Hills Section 2
879 Subdivision, to its intersection with the south right-of-way line of Bradley
880 Boulevard, as shown on aforesaid plat; thence in a northerly direction, crossing
881 Bradley Boulevard, to the southwest corner of Parcel B, Bradley Hill Subdivision,
882 as recorded December 30, 1948, in Plat Book 25, Plat 1582, among the land records
883 of Montgomery County, Maryland; thence in a northerly direction along the west
884 line of Parcel B, Bradley Hills Subdivision, as shown on aforesaid plat to its
885 intersection with the southern boundary of Miller's Addition to Bethesda
886 Subdivision, as recorded October 23, 1946, in Plat Book 29, Plat 1823, among the
887 land records of Montgomery County, Maryland; thence in a westerly direction along
888 the southern boundary of said subdivision to its intersection with the east line of Lot
889 Pt 6, Block E, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
890 September 2, 1948, and described as Parcel No. 1 in Liber 1185, Folio 513, among
891 the land records of Montgomery County, Maryland; thence in a northerly direction

892 along said east line of Lot Pt 6, Block E, to its intersection with the south right-of-
893 way line of Bethesda Avenue; thence crossing Bethesda Avenue to the intersection
894 of the north right-of-way line of Bethesda Avenue and the east line of Lot Pt 6, Block
895 D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated September
896 2, 1948, and described as Parcel No. 2 in Liber 1185, Folio 513, among the land
897 records of Montgomery County, Maryland; thence in a northerly direction along said
898 east line of Lot Pt 6, Block D, to its intersection with the south line of another Lot
899 Pt 6, Block D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
900 July 14, 1949, in Liber 1274, Folio 367, among the land records of Montgomery
901 County, Maryland; thence in an easterly direction along the south line of aforesaid
902 Lot Pt 6, Block D, to the southwest corner of Lot Pt 8, Block D, as recorded by deed
903 dated July 14, 1949, in Liber 1274, Folio 367, among the land records for
904 Montgomery County, Maryland; thence in an easterly direction along the south line
905 of aforesaid Lot Pt 8, Block D, to the southeast corner of aforesaid Lot Pt 8, Block
906 D; thence in a northerly direction along the east line of aforesaid Lot Pt 8, Block D,
907 to its intersection with the south right-of-way line of Elm Street; thence in an easterly
908 direction along the south right-of-way line of Elm Street, crossing Arlington Road,
909 to its intersection with the east right-of-way line of Arlington Road; thence in a
910 northerly direction along the east right-of-way line of Arlington Road, crossing Elm
911 Street and Hampden Lane, to its intersection with the north right-of-way line of
912 Hampden Lane; thence in an easterly direction along the north right-of-way line of
913 Hampden Lane to the southeast corner of Lot 9, Block 24D, Edgemoor Subdivision,
914 as recorded June 4, 1935, in Plat Book 7, Plat 573, among the land records of
915 Montgomery County, Maryland, said point also being on the west line of a public
916 alley running between Hampden Lane and Montgomery Lane and also the proposed
917 western right-of-way line for Woodmont Avenue; thence in a northerly direction
918 along the west line of said alley to its intersection with the south right-of-way line

919 of Montgomery Lane; thence crossing Montgomery Lane to the intersection of the
920 north right-of-way line of Montgomery Lane and the west right-of-way line of
921 Woodmont Avenue; thence in a northerly direction along the west right-of-way line
922 of Woodmont Avenue, crossing North Lane, Edgemoor Lane and Middlesex Lane
923 to its intersection with the northeast line of Lot 1, Block 12B, Edgemoor
924 Subdivision, as recorded August 13, 1925, in Plat Book 4, Plat 308, among the land
925 records of Montgomery County, Maryland; thence in a northwesterly direction along
926 the northeast line of Lot 1, Block 12B to its intersection with the southeast corner of
927 Lot 5, Block 12B, Edgemoor Subdivision, as shown on aforesaid plat; thence in a
928 southwesterly direction along the southeast line of Lot 5, Block 12B, to its
929 intersection with the southwest corner of Lot 5, Block 12B, Edgemoor Subdivision,
930 as shown on aforesaid plat; thence in a northwesterly direction along the common
931 lot line being the southwest line of Lot 5, and northeast line of Lot 4, Block 12B,
932 Edgemoor Subdivision, as shown on aforesaid plat, to its intersection with the south
933 right-of-way line of Moorland Lane; thence in a westerly direction along the south
934 right-of-way line of Moorland Lane to its intersection with the east right-of-way line
935 of Arlington Road; thence in a northerly direction along the east right-of-way line of
936 Arlington Road to its intersection with the southwest right-of-way line of Old
937 Georgetown Road; thence in a northwesterly direction along the southwest right-of-
938 way line of Old Georgetown Road, crossing Arlington Road, to its intersection with
939 the north right-of-way line of Wilson Lane; thence in a westerly direction along the
940 north right-of-way line of Wilson Lane, crossing Cordell Avenue, to its intersection
941 with the west right-of-way line of Cordell Avenue; thence in a northerly direction
942 along the west right-of-way line of Cordell Avenue to its intersection with the
943 common lot line being the north line of Lot 5 and the south line of Lot 4, Block L,
944 Section 2, Battery Park Subdivision, as recorded July 24, 1925, in Plat Book 4, Plat
945 304, among the land records of Montgomery County, Maryland; thence in a westerly

946 direction along the common lot line of Lots 4 and 5 as shown on aforesaid plat to its
947 intersection with the east line of Lot 6, Block L, Section 2, Battery Park Subdivision,
948 as shown on aforesaid plat; thence in a northerly direction along the east line of Lot
949 6 to the southernmost corner of Lot 21, Block L, Section 2, Battery Park Subdivision,
950 as recorded November 30, 1951, in Plat Book 41, Plat 2973, among the land records
951 of Montgomery County, Maryland; thence in a northwesterly direction along the
952 southwest lines of Lots 21, 20 and 1, Block L, Section 2, Battery Park Subdivision,
953 as shown on aforesaid plat to its intersection with the south right-of-way line of Del
954 Ray Avenue; thence in a westerly direction along the south right-of-way line of Del
955 Ray Avenue to its intersection with the common lot line dividing Lot 16 and Lot 17,
956 Block L, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat
957 Book 3, Plat 261, among the land records of Montgomery County, Maryland; thence
958 crossing Del Ray Avenue to the southwest corner of Lot 8, Block K, Section 2,
959 Battery Park Subdivision, as recorded February 26, 1962, in Plat Book 70, Plat 6614,
960 among the land records of Montgomery County, Maryland; thence in a northerly
961 direction along the west line of Lot 8, Block K, Section 2, Battery Park Subdivision
962 to the southwest corner of Lot 29, Block K, Section 2, Battery Park Subdivision, as
963 shown on aforesaid plat; thence in a northwesterly direction along the southern lot
964 lines of Lots 7, 6 and 5, Block K, Section 2, Battery Park Subdivision, as recorded
965 August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery
966 County, Maryland, to the southwest corner of Lot 5, Block K, Section 2, Battery
967 Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction
968 along the southern line of Lot 35, Block K, Section 2, Battery Park Subdivision, to
969 its intersection with the southern right-of-way line of Glenbrook Road, as recorded
970 June 6, 1980, in Plat Book 111, Plat 12996, among the land records of Montgomery
971 County, Maryland; thence in a northeasterly direction along the southern right-of-
972 way line of Glenbrook Road to the southwest right-of-way line of Old Georgetown

973 Road; thence crossing Old Georgetown Road to the intersection of the northeast
974 right-of-way line of Old Georgetown Road and the southeast right-of-way of
975 Glenbrook Road; thence in a northeasterly direction along the southeast right-of-
976 way line of Glenbrook Road to the northeast corner of Lot 1, Block A, Samuel T.
977 Robertsons Addition to Bethesda Subdivision, as recorded January 9, 1930, in Plat
978 Book 5, Plat 407, among the land records of Montgomery County, Maryland; thence
979 in a southeasterly direction along the northeast line of Lots 1 and 2, Block A, Samuel
980 T. Robertsons Addition to Bethesda Subdivision, to its intersection with the
981 southeast boundary line for Samuel T. Robertsons Addition to Bethesda Subdivision,
982 as shown on aforesaid plat, said subdivision boundary also being the common
983 subdivision boundary with Woodmont Subdivision as recorded November 13, 1894,
984 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland;
985 thence in a northeasterly direction along the common subdivision boundary line
986 between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions
987 to its intersection with the southwest right-of-way line of Norfolk Avenue; thence in
988 a northerly direction along the common subdivision boundary line between Samuel
989 T. Robertsons Addition to Bethesda and Woodmont Subdivisions, crossing Rugby
990 Avenue to its intersection with the southern boundary line of Northwest Park
991 Subdivision, as recorded October 10, 1910, in Plat Book 2, Plat 134, among the land
992 records of Montgomery County, Maryland; thence in an easterly direction along the
993 common subdivision boundary line between Northwest Park and Woodmont
994 Subdivisions to its intersection with the westernmost line of Lot 633, Woodmont
995 Subdivision, as recorded October 8, 1982, in Plat Book 119, Plat 14027, among the
996 land records of Montgomery County, Maryland; thence in a northerly direction along
997 the westernmost line of Lot 633, Woodmont Subdivision, to its intersection with the
998 northernmost line of Lot 633, Woodmont Subdivision, as shown on aforesaid plat;
999 thence in an easterly direction along the northernmost line of Lot 633, Woodmont

1000 Subdivision, to its intersection with the east line of Lot 633, Woodmont Subdivision,
 1001 said line also being the west line of Lot 45, Block 1, Northwest Park Subdivision, as
 1002 recorded October 10, 1910, in Plat Book 2, Plat 134, among the land records of
 1003 Montgomery County, Maryland; thence in a southerly direction along the common
 1004 lot line of Lot 633, Woodmont Subdivision and Lot 45, Block 1, Northwest Park
 1005 Subdivision, to its intersection with the northern boundary line of the Woodmont
 1006 Subdivision as shown on aforesaid plats; thence in an easterly direction along the
 1007 northern boundary of the Woodmont Subdivision as recorded November 13, 1894,
 1008 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland,
 1009 to its intersection with the west line of Montgomery County Public Parking Facility
 1010 No. 35 site as recorded in Liber 2388, Folio 521; thence in a northerly direction
 1011 along the west line of Public Parking Facility No. 35 to its intersection with the north
 1012 line of Public Parking Facility No. 35; thence in an easterly direction along the north
 1013 line of Public Parking Facility No. 35 to its intersection with the western right-of-
 1014 way line of Woodmont Avenue; thence in a northerly direction along the western
 1015 right-of-way line of Woodmont Avenue to its intersection with the southern right-
 1016 of-way line of Battery Lane; thence in a northerly direction, crossing Battery Lane,
 1017 to the northern right-of-way line of Battery Lane at the southeast corner of Lot 47,
 1018 Block 2, Northwest Park Subdivision, as recorded October 10, 1910, in Plat Book 2,
 1019 Plat 134, among the land records of Montgomery County, Maryland; thence in a
 1020 northerly direction along the east line of Lot 47, Block 2, Northwest Park
 1021 Subdivision, said line also being the west line of Lot 20, Block 2, Northwest Park
 1022 Subdivision, to its intersection with the northern boundary line for the Northwest
 1023 Park Subdivision, as shown on aforesaid plat; thence in an easterly direction along
 1024 the northern boundary line of the Northwest Park Subdivision to its intersection with
 1025 the west right-of-way line of Wisconsin Avenue; thence in an easterly direction,
 1026 crossing Wisconsin Avenue, to the point of beginning.

1027 There [shall] must also be included in the foregoing [described] ~~[[depicted]]~~
1028 described area any lot partially within and partially without the [described]
1029 ~~[[depicted]]~~ described area.

1030 (c) *Wheaton Parking Lot District.* The Wheaton Parking Lot District [shall
1031 consist] consists of all land [in the Thirteenth Election District of the county] within
1032 the area [described as follows] ~~[[depicted on the map at]]~~ described as follows:
1033 [Beginning for the same on the west side of Amherst Drive at the southeast corner
1034 of Parcel B in Block A, Wheaton Forest Subdivision, as delineated on a plat recorded
1035 among the land records of Montgomery County, Maryland, in Plat Book 34 on Plat
1036 No. 2306; and running thence west with the south line of said Block A, to the east
1037 side of Georgia Avenue as delineated on said plat of Wheaton Forest; thence running
1038 northwest and crossing Georgia Avenue to the P. T. of the Fillet Curve on Lot 6,
1039 Block H, Triangle Park as per plat recorded among said land records in Plat Book
1040 26 on Plat No. 1659, said point also being on the northeasterly side of Viers Mill
1041 Road; thence northwest with the northeasterly side of Viers Mill Road to the
1042 southeasterly side of the 20 foot alley contained in Block E, said point being also the
1043 western corner of Lot 6, Block E, of said Triangle Park Subdivision; thence leaving
1044 the northeasterly side of Viers Mill Road and crossing said Viers Mill Road
1045 southwest and running with the southeasterly side of a 20 foot alley contained in
1046 Block D, Triangle Park as delineated on a plat recorded among said Land Records
1047 in Plat Book 20 on Plat No. 1251, to the westerly dedicated limits of said alley in
1048 said Block D; thence continuing on same course, still southwest 240 feet, more or
1049 less; thence leaving said line extended and running in a northwest direction and
1050 crossing the Kensington-Wheaton Road and running with the northeasterly limits of
1051 Block F, Section 2, Kensington View as delineated on a plat recorded among said
1052 Land Records in Plat Book No. 4 on Plat No. 303 to the southeasterly side of
1053 Kensington Boulevard; thence northeast with said southeasterly side of Kensington

1054 Boulevard, as is planned to be extended, across Viers Mill Road to the west corner
1055 of Lot 1, Block B, Triangle Park as delineated on a plat recorded among said Land
1056 Records in Plat Book No. 4 on Plat No. 338; thence with the southerly side of
1057 Kensington Boulevard in an easterly direction and crossing Wheaton Hill Road to a
1058 point on the easterly direction and crossing Wheaton Hill Road to a point on the
1059 easterly side of said Wheaton Hill Road, said point being also the north corner of
1060 Lot 16, Block A, as delineated on said plat of Triangle Park recorded among said
1061 Land Records in Plat Book 4 on Plat No. 338; thence running with the easterly side
1062 of Wheaton Hill Road northeast to the south side of Blueridge Avenue, said point
1063 also being the P. T. of Fillet curve No. 4 and generally the northwest corner of Lot
1064 1, Block 44, as delineated on Plat No. 9, Wheaton Hills recorded among said Land
1065 Records in Plat Book 32 on Plat 2058; thence with the southerly side of Blueridge
1066 Avenue, with the arc of a curve to the left in a general easterly direction, to the east
1067 side of Grandview Avenue; thence with the east side of Grandview Avenue north to
1068 the common front corner of Lots 19 and 20, Block 27, as delineated on said Plat No.
1069 9, Wheaton Hills; thence leaving the east side of Grandview Avenue and running
1070 with the dividing line of said Lots 19 and 20, and Lots 9 and 10, Block 27 of said
1071 Plat No. 9, Wheaton Hills east to the west side of Georgia Avenue; thence with the
1072 west side of Georgia Avenue and running south, approximately 200 feet; thence
1073 leaving the said west side of Georgia Avenue and crossing same and running east
1074 with the northerly subdivision limits of Villa Verde Subdivision as delineated on a
1075 plat recorded among the said Land Records in Plat Book No. 4 on Plat No. 388 to
1076 the northeast corner of Lot 8, Villa Verde; thence in a southerly direction along the
1077 east line of said Lot 8, Villa Verde and crossing Blueridge Avenue to the intersection
1078 of the prolongation of the east line of Lot 8, Villa Verde and the south line of
1079 Blueridge Avenue; thence along the south line of Blueridge Avenue to
1080 approximately 125 feet east of the east line of Amherst Avenue, the same being a

1081 point on the dividing line between Lot 1, Block 1, Wheaton Manor, and the property
 1082 occupied by Columbia Broadcasting Company as shown on plat recorded in said
 1083 Land Records in Plat Book 45 on Plat No. 3390; thence in a southerly direction along
 1084 said line to its intersection with the northerly line of Lot 3, Block 1, Wheaton Manor;
 1085 thence in an easterly direction along said northerly line of Lot 3, Block 1, Wheaton
 1086 Manor, to its intersection with the easterly line of said Lot 3, Block 1, thence in a
 1087 southerly direction along said easterly line of Lot 3, Block 1 to the intersection of
 1088 the prolongation of said line with the southerly line of University Boulevard West
 1089 (formerly Old Bladensburg Road); thence in a northeasterly direction along said
 1090 southerly line of University Boulevard West to its intersection with the west line of
 1091 Amherst Avenue (formerly Vernosia Place); thence in a southerly direction along
 1092 the said west line of Amherst Avenue, crossing Reedie Drive and Prichard Road to
 1093 the point of beginning.]

1094 [[[http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/WheatonPLD.pdf)
 1095 [Parking/Resources/Files/WheatonPLD.pdf](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/WheatonPLD.pdf)]]

1096 Beginning for the same on the west side of Amherst Drive at the southeast corner of
 1097 Parcel B in Block A, Wheaton Forest Subdivision, as delineated on a plat recorded
 1098 among the land records of Montgomery County, Maryland, in Plat Book 34 on Plat
 1099 No. 2306; and running thence west with the south line of said Block A, to the east
 1100 side of Georgia Avenue as delineated on said plat of Wheaton Forest; thence running
 1101 northwest and crossing Georgia Avenue to the P. T. of the Fillet Curve on Lot 6,
 1102 Block H, Triangle Park as per plat recorded among said land records in Plat Book
 1103 26 on Plat No. 1659, said point also being on the northeasterly side of Viers Mill
 1104 Road; thence northwest with the northeasterly side of Viers Mill Road to the
 1105 southeasterly side of the 20 foot alley contained in Block E, said point being also the
 1106 western corner of Lot 6, Block E, of said Triangle Park Subdivision; thence leaving
 1107 the northeasterly side of Viers Mill Road and crossing said Viers Mill Road

1108 southwest and running with the southeasterly side of a 20 foot alley contained in
1109 Block D, Triangle Park as delineated on a plat recorded among said Land Records
1110 in Plat Book 20 on Plat No. 1251, to the westerly dedicated limits of said alley in
1111 said Block D; thence continuing on same course, still southwest 240 feet, more or
1112 less; thence leaving said line extended and running in a northwest direction and
1113 crossing the Kensington-Wheaton Road and running with the northeasterly limits of
1114 Block F, Section 2, Kensington View as delineated on a plat recorded among said
1115 Land Records in Plat Book No. 4 on Plat No. 303 to the southeasterly side of
1116 Kensington Boulevard; thence northeast with said southeasterly side of Kensington
1117 Boulevard, as is planned to be extended, across Viers Mill Road to the west corner
1118 of Lot 1, Block B, Triangle Park as delineated on a plat recorded among said Land
1119 Records in Plat Book No. 4 on Plat No. 338; thence with the southerly side of
1120 Kensington Boulevard in an easterly direction and crossing Wheaton Hill Road to a
1121 point on the easterly direction and crossing Wheaton Hill Road to a point on the
1122 easterly side of said Wheaton Hill Road, said point being also the north corner of
1123 Lot 16, Block A, as delineated on said plat of Triangle Park recorded among said
1124 Land Records in Plat Book 4 on Plat No. 338; thence running with the easterly side
1125 of Wheaton Hill Road northeast to the south side of Blueridge Avenue, said point
1126 also being the P. T. of Fillet curve No. 4 and generally the northwest corner of Lot
1127 1, Block 44, as delineated on Plat No. 9, Wheaton Hills recorded among said Land
1128 Records in Plat Book 32 on Plat 2058; thence with the southerly side of Blueridge
1129 Avenue, with the arc of a curve to the left in a general easterly direction, to the east
1130 side of Grandview Avenue; thence with the east side of Grandview Avenue north to
1131 the common front corner of Lots 19 and 20, Block 27, as delineated on said Plat No.
1132 9, Wheaton Hills; thence leaving the east side of Grandview Avenue and running
1133 with the dividing line of said Lots 19 and 20, and Lots 9 and 10, Block 27 of said
1134 Plat No. 9, Wheaton Hills east to the west side of Georgia Avenue; thence with the

1135 west side of Georgia Avenue and running south, approximately 200 feet; thence
1136 leaving the said west side of Georgia Avenue and crossing same and running east
1137 with the northerly subdivision limits of Villa Verde Subdivision as delineated on a
1138 plat recorded among the said Land Records in Plat Book No. 4 on Plat No. 388 to
1139 the northeast corner of Lot 8, Villa Verde; thence in a southerly direction along the
1140 east line of said Lot 8, Villa Verde and crossing Blueridge Avenue to the intersection
1141 of the prolongation of the east line of Lot 8, Villa Verde and the south line of
1142 Blueridge Avenue; thence along the south line of Blueridge Avenue to
1143 approximately 125 feet east of the east line of Amherst Avenue, the same being a
1144 point on the dividing line between Lot 1, Block 1, Wheaton Manor, and the property
1145 occupied by Columbia Broadcasting Company as shown on plat recorded in said
1146 Land Records in Plat Book 45 on Plat No. 3390; thence in a southerly direction along
1147 said line to its intersection with the northerly line of Lot 3, Block 1, Wheaton Manor;
1148 thence in an easterly direction along said northerly line of Lot 3, Block 1, Wheaton
1149 Manor, to its intersection with the easterly line of said Lot 3, Block 1, thence in a
1150 southerly direction along said easterly line of Lot 3, Block 1 to the intersection of
1151 the prolongation of said line with the southerly line of University Boulevard West
1152 (formerly Old Bladensburg Road); thence in a northeasterly direction along said
1153 southerly line of University Boulevard West to its intersection with the west line of
1154 Amherst Avenue (formerly Vernosia Place); thence in a southerly direction along
1155 the said west line of Amherst Avenue, crossing Reddie Drive and Prichard Road to
1156 the point of beginning.

1157 There [shall] must also be included in the foregoing [described] [[depicted]]
1158 described area any lot partially within and partially without such area zoned for
1159 commercial or industrial use.

1160 [(d) *Montgomery Hills Parking Lot District.* The Montgomery Hills Parking
1161 Lot District shall consist of all land in the Thirteenth Election District of the county
1162 within the area described as follows:

1163 Beginning for the same on the west side of Georgia Avenue at the southeast corner
1164 of Lot 1, Block A, Montgomery Hills Subdivision, as shown on a plat recorded
1165 among the land records of Montgomery County, Maryland, in Plat Book 4, Plat No.
1166 381; and running thence in a westerly direction with the south line of said Lot 1 to
1167 the rear corner of Lots 1 and 7, thence running northwest with the division line of
1168 said Lots 1 and 7 as shown on said plat to a point on the east line of Columbia
1169 Boulevard at the front corner of said Lots 1 and 7, thence running northeast with the
1170 east line of said Columbia Boulevard to the beginning of curve No. 13 as shown on
1171 said plat, thence running in a northwesterly direction across said Columbia
1172 Boulevard and Seminary Road to the southwest corner of Lot 7, Block J,
1173 Montgomery Hills Subdivision as shown on a plat recorded among the aforesaid
1174 land records in Plat Book 4, Plat No. 401, thence running north with the east line of
1175 Selway Lane as determined in Equity Cause No. 8141, to the northwest corner of
1176 said Lot 7, Block J, thence running north across the 20 foot alley and with the east
1177 line of Selway Lane as shown on said plat to the south line of the Childs Property,
1178 thence continuing in a northerly direction with an extension of said east line of
1179 Selway Lane a distance of 36 feet, more or less, to the north line of said Childs
1180 Property as shown on the above mentioned plat of Montgomery Hills Subdivision
1181 recorded in Plat Book 4, Plat No. 381, and running thence in an easterly direction
1182 with a part of said north line a distance of 29 feet, more or less, thence leaving said
1183 north line and running in a northerly direction crossing the Brookeville-Tenleytown
1184 Road and the Church Lot for a distance of 261 feet, more or less, to the south line of
1185 Lot 6 of the division of the Riley Property, thence continuing in a northerly direction
1186 across a part of said Lot 6, with the west line of the existing commercial zoning, a

1187 distance of 230.27 feet, thence running in an easterly direction, with the north line
1188 of the existing commercial zoning 150 feet to the west line of Georgia Avenue, being
1189 also the east line of Lot 6, said point being 250 feet measured along the west line of
1190 Georgia Avenue, from the southeast corner of Outlot A, Block D, as shown on a plat
1191 of The Valley Subdivision, recorded among the aforesaid Land Records in Plat Book
1192 21, Plat No. 1350, thence running in an easterly direction with the north line of said
1193 Outlot A, being also the south line of Flora Lane as shown on said plat, to the
1194 northeast corner of Outlot A, thence running in a southerly direction with the east
1195 line of Outlot A, being the west line of the 20 foot alley as shown on said plat, to the
1196 southeast corner of Outlot A, being also the northeast corner of Parcel A, Block 16
1197 as shown on a plat of Section Three, Woodside Forest Subdivision, recorded among
1198 the aforesaid Land Records in Plat Book 25, Plat No. 1583; thence running in a
1199 southerly direction with the east line of said Parcel A, being also the west line of the
1200 20 foot alley as shown on said plat, to the southeast corner of Parcel A, thence
1201 continuing in a southerly direction across White Oak Drive to the northeast corner
1202 of Parcel A, Block 15, as shown on said plat, thence continuing in a southerly
1203 direction with the east line of said Parcel A, Block 15, being also the west line of
1204 said 20 foot alley, to the southeast corner of Parcel A, thence continuing in a
1205 southerly direction with the west line of said 20 foot alley as shown on another plat
1206 of Section Three, Woodside Forest recorded among the aforesaid Land Records in
1207 Plat Book 20, Plat No. 1233, to the northeast corner of Lot 2, as shown on a plat of
1208 dedication for Columbia Boulevard recorded among the aforesaid Land Records in
1209 Plat Book 5, Plat No. 443, thence continuing in a southerly direction with the east
1210 lines of Lots 2 to 12, inclusive, being also the west line of the 20 foot alley as shown
1211 on said dedication plat, to the north line of Columbia Boulevard, thence continuing
1212 in a southerly direction across said Columbia Boulevard to the northeast corner of
1213 Parcel A, Block B, as shown on a plat of Woodside Village recorded among the

1214 aforesaid Land Records in Plat Book 9, Plat No. 693, thence continuing in a
1215 southerly direction with the east line of said Parcel A, Block B, being also the west
1216 line of the 20 foot alley, and running across Corwin Drive to the northeast corner of
1217 Parcel A, Block A, as shown on said plat of Woodside Village, thence continuing in
1218 a southerly direction with the east line of said Parcel A and with the east line of Lot
1219 17, Block A, being also the west line of said 20 foot alley as shown on said plat, to
1220 the southeast corner of said Lot 17, being on the north line of Ridge Road, now
1221 Luzerne Avenue; thence running in a southwesterly direction with the south line of
1222 Lot 17, being also the north line of said Ridge Road, now Luzerne Avenue, to the
1223 southwest corner of Lot 17, being on the east line of Georgia Avenue, thence running
1224 in a northerly direction with the east line of Georgia Avenue, being the westlines of
1225 said Lot 17 and Parcel A, Block A, as shown on said plat of Woodside Village, to
1226 the northwest corner of said Parcel A, being the intersection of said east line of
1227 Georgia Avenue with the south line of the aforesaid Corwin Drive, thence running
1228 in a northwesterly direction, diagonally across Georgia Avenue to the place of
1229 beginning.

1230 There shall also be included within said district the property known as Lot 11, Block
1231 A, Montgomery Hills Subdivision, as shown on Plat No. 1648, Plat Book 26,
1232 recorded among the land records of Montgomery County.

1233 There shall also be included within said district the following area: Beginning at the
1234 intersection of the northeast line of Georgia Avenue and the southerly line of Flora
1235 Lane and running in a northeasterly direction along the southerly line of Flora Lane
1236 to its intersection with westerly line of the 20 foot alley situated in Block 16, Section
1237 3, Woodside Forest, thence due north along a straight line to its intersection with the
1238 northerly side of Flora Lane, thence in a southwesterly direction along the northerly
1239 line of Flora Lane to its intersection with the northeast line of Georgia Avenue,

1240 thence in a southeasterly direction along the northeast line of Georgia Avenue to the
1241 point of beginning.

1242 There shall also be included within said district the property known as Lots 18, 19,
1243 20, 1, and 2, Block I, Montgomery Hills Subdivision, as shown on Plat No. 381, Plat
1244 Book 4, recorded among the lands records of Montgomery County.

1245 There shall also be included within said district the property known as part of Lots
1246 1, 2 and 3, Block A, Section 1, North Woodside; as shown on Plat No. 250, Plat
1247 Book 3, recorded among the land records of Montgomery County and more
1248 particularly described as follows:

1249 Being for the same at a pipe set at the intersection of the North line of Luzerne
1250 Avenue with the West line of 16th Street Extension as shown on Maryland State
1251 Roads Commission Plat No. 16876, thence with the North line of Luzerne Avenue,
1252 being also the south line of said Lot 3;

1253 (1) Along the arc of a curve to the right having a radius of 2242.01 feet, a
1254 distance of 23.22 feet, chord S 64 degrees 44' 24" W 23.22 feet to a pipe at the rear
1255 corner of Lots 3 and 4, Block A, thence with the rear lines of Lots 3, 2 and 1, Block
1256 A, as resurveyed,

1257 (2) N 17 degrees 09' 14" W 196.01 feet to a pipe at the rear corner of Lots 1
1258 and 2 thence with a part of the north line of Lot 1, as resurveyed,

1259 (3) N 78 degrees 55' 40" E 102.35 feet to intersect the aforesaid west line of
1260 16th Street, thence with said line, two (2) courses,

1261 (4) S 40 degrees 57' 20" E 3.00 feet to intersect a curve to the right, thence,

1262 (5) Along the arc of said curve 199.96 feet, chord S 06 degrees 54' 45" W
1263 196.05 feet, to the place of beginning, containing 14,331 square feet of land.

1264 There shall also be included in the foregoing described area any lot partially within
1265 and partially without such area zoned for commercial or industrial use.]

1266

* * *

1267 **60-6. Off-street parking facilities—Exemption or reduction from tax where**
 1268 **provided.**

1269 (a) *Tax exemption.* Real property and tangible personal property may be
 1270 exempt from the taxes levied under Section 60-3 [If] if the owner or
 1271 lessee of real property or tangible personal property in a parking lot
 1272 district;

1273 (1) provides off-street parking facilities that comply with all the
 1274 requirements of Division 6.2 of Chapter 59[,]; and

1275 (2) files an application under Section 60-14 [the real property and
 1276 tangible personal property must be exempt from the taxes levied
 1277 under Section 60-3].

1278 (b) *Tax reduction.* If the owner or lessee of real property or tangible
 1279 personal property in a parking lot district complies with all of the
 1280 requirements of subsection (c) of this section, the taxes levied on the
 1281 real property and tangible personal property under section 60-3 of this
 1282 [chapter] Chapter [shall] must be reduced as follows:

1283 (1) For general retail, a [sixty (60)] 60 percent reduction.

1284 (2) For a hotel, motel, or inn, a [seventy-five (75)] 75 percent
 1285 reduction.

1286 (3) For a restaurant or similar place dispensing food, drink, or
 1287 refreshments, a [fifty (50)] 50 percent reduction.

1288 (4) For a recreational commercial establishment, other than a theater,
 1289 auditorium, or stadium, a [forty (40)] 40 percent reduction.

1290 (5) For an indoor or legitimate theater, a [forty (40)] 40 percent
 1291 reduction.

1292 (6) For a multiple-family dwelling, a [sixty (60)] 60 percent
 1293 reduction.

- 1294 (7) For a mixed use, a [fifty (50)] 50 percent reduction.
- 1295 (c) To be eligible for a reduction under subsection (b) of this Section:
- 1296 (1) The owner or lessee [shall] must comply with the provisions of
- 1297 this [chapter] Chapter that are required for an exemption from
- 1298 the tax;
- 1299 (2) The owner or lessee must provide off-street parking facilities that
- 1300 comply with all of the requirements of Division 6.2 of Chapter
- 1301 59, except for the schedule of required parking spaces;
- 1302 (3) A pedestrian entrance to the establishment that is the subject of
- 1303 the application for a reduction under this section must be located
- 1304 within [five hundred (500)] 500 feet of the pedestrian entrance to
- 1305 an off-street public parking facility that is owned by
- 1306 Montgomery County under provisions of this [chapter] Chapter;
- 1307 (4) The land-use categories under paragraph (5)[(i)](A) through
- 1308 [(v)](E) of this subsection must restrict the use of the provided
- 1309 parking spaces to ensure that adequate parking is available for
- 1310 patrons and employees of the respective land-use activity during
- 1311 weekday daytime hours. This provision also applies to mixed-
- 1312 use developments where these restricted spaces must be located
- 1313 in the most convenient and visible area of the parking facility
- 1314 nearest to the establishment being served; and
- 1315 (5) The following schedule of off-street parking spaces, as a
- 1316 percentage of the [“schedule of requirements” under Division
- 1317 6.2] minimum “Parking Requirements” under Section 6.2.4 of
- 1318 Chapter 59, must be provided:
- 1319 [(i)](A) For general retail, at least [sixty (60)] 60 percent.

1320 [(ii)](B) For a hotel, motel, or inn, at least [seventy-five (75)]
1321 75 percent.

1322 [(iii)](C) For a restaurant or similar place dispensing food,
1323 drink, or refreshments, at least [fifty (50)] 50 percent.

1324 [(iv)](D) For a recreational commercial establishment, other
1325 than a theater, auditorium, or stadium, at least [forty (40)]
1326 40 percent.

1327 [(v)](E) For an indoor or legitimate theater, at least [forty
1328 (40)] 40 percent.

1329 [(vi)](F) For a multiple-family dwelling, at least [sixty (60)]
1330 60 percent.

1331 [(vii)](G) For all other individual uses, [one hundred (100)]
1332 100 percent.

1333 [(viii)](H) For a mixed use where any land or building is used
1334 for two [(2)] or more purposes, the total number of parking
1335 spaces required shall be the sum of the separate
1336 requirements for the individual land use categories in
1337 subparagraphs [(i)] (A) through [(vii)] (G) of this
1338 paragraph.

1339 * * *

1340 **60-16. Purpose of parking lot funds.**

1341 * * *

1342 (e) Notwithstanding the limits in subsection (a) or (b) or any other
1343 provision of this Chapter, the County Council may transfer revenue
1344 from the [[Montgomery Hills]] Silver Spring Parking Lot District
1345 parking tax:

1346 (1) to fund activities of the Silver Spring Regional Services Center
 1347 in the Montgomery Hills ~~[[Parking District]]~~ commercial area
 1348 described in Section 60-1(a)(2), an amount in Fiscal Year 2005
 1349 that does not exceed \$15,000, and in each succeeding fiscal year
 1350 does not exceed the maximum amount for the previous fiscal
 1351 year increased by the annual average increase, if any, in the
 1352 Consumer Price Index for all urban consumers in the
 1353 Washington-Baltimore metropolitan area, or any successor
 1354 index, for the previous calendar year, to:

1355 (A) provide and maintain amenities, façade improvements,
 1356 streetscape improvements, and property in public rights-
 1357 of-way;

1358 (B) promote and implement activities that benefit residential
 1359 and commercial interests in the district. These activities
 1360 may incidentally benefit neighboring communities; and

1361 (C) enhance the safety and security of persons and property in
 1362 public areas; and

1363 (2) to fund projects in the Capital Improvements Program that
 1364 improve the street and sidewalk infrastructure serving the
 1365 Montgomery Hills ~~[[Parking Lot District]]~~ commercial area
 1366 described in Section 60-1(a)(2).

1367 * * *

1368 **[60-17. Parking of trucks, abandoned vehicles, etc., on lots prohibited; time**
 1369 **limit on parking-Generally.]**

1370 [It shall be unlawful to park any truck, bus or other vehicle having a gross
 1371 weight of more than six thousand (6,000) pounds, or a trailer or semitrailer regardless
 1372 of weight, except a vehicle actually engaged in work on the premises, or to park any

1373 unregistered, unlicensed or abandoned vehicle or to park any vehicle of any type for
 1374 a period in excess of twenty-four (24) hours on any parking lot established or
 1375 maintained in accordance with the provisions of this chapter, whether such lot to be
 1376 owned or leased by Montgomery County or owned by an individual, firm or
 1377 association; provided, however, that nothing herein shall prevent the parking of any
 1378 vehicle on a lot owned by an individual, firm or association, if the permission of the
 1379 individual, firm or association has been obtained, and provided further that nothing
 1380 herein contained shall apply to school buses owned by Montgomery County.]

1381 **[60-18. Same-Impoundment of vehicles.]**

1382 [Any vehicle parked on any lot described in section 60-17 for a period in
 1383 excess of twenty (20) hours may be taken into possession by a police officer of the
 1384 county and towed to some proper storage place and there held until the towing and
 1385 storage charges incurred shall have been paid.]

1386 **[60-19. Same-Penalty.]**

1387 [Any person violating any of the provisions of section 60-17, shall be guilty
 1388 of a misdemeanor and, upon conviction, shall be fined not more than fifty dollars
 1389 (\$50.00) or imprisoned for a period not to exceed thirty (30) days for each violation.]

1390 **[60-20. Reserved.]**

1391 **Sec. 2. Expedited Effective Date.**

1392 The Council declares that this legislation is necessary for the immediate
 1393 protection of the public interest. This Act takes effect on July 1, 2017.

1394 *Approved:*

1395

1396

Roger Berliner, President, County Council

Date

LEGISLATIVE REQUEST REPORT

Expedited Bill 15-17

Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot districts – Areas Defined – Tax Exemption

DESCRIPTION: The bill merges the Montgomery Hills Parking Lot District (PLD) with the Silver Spring PLD, replaces descriptions of PLD boundaries with URL links to GIS maps, clarifies the application requirement for a tax exemption, and deletes duplicate provisions of law.

PROBLEM: Montgomery Hills PLD is an underutilized parking resource not necessitating its own budget and fiscal plan. The metes and bounds descriptions of PLD boundaries are not user friendly. Chapter 60 contains provisions that are duplicative of provisions in Chapter 31.

GOALS AND OBJECTIVES: To merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District and make certain provisions of Chapter 60 clearer and more user friendly.

COORDINATION: Department of Transportation

FISCAL IMPACT: To be requested.

ECONOMIC IMPACT: To be requested.

EVALUATION: To be requested.

EXPERIENCE ELSEWHERE: N/A

SOURCE OF INFORMATION: Division of Parking Management

APPLICATION WITHIN MUNICIPALITIES: To be researched.

PENALTIES: N/A

Bill



BD
CE
SBF
LL
GO
AM
JH

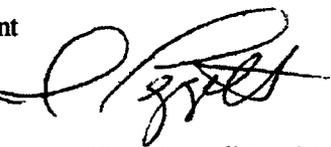
Isiah Leggett
County Executive

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

MEMORANDUM

April 10, 2017

TO: Roger Berliner, Council President

FROM: Isiah Leggett, County Executive 

RE: Amendments to County Code **Chapter 60** to Consolidate Montgomery Hills PLD and Silver Spring PLD into a single district and to **Chapter 31** to increase the continuous time a vehicle may park in an off-street facility

I request that you introduce the attached Chapter 60 and Chapter 31 Amendments. Both bills will be effective July 1, 2017. The Chapter 60 Amendment merges the Montgomery Hills PLD with the Silver Spring PLD. The Chapter 31 Amendment increases the time a vehicle is permitted to continuously park in an off-street public parking facility from 24 hours to 14 days.

The Amendment to Chapter 60 will create a unified district. The county proposes to consolidate the Montgomery Hills PLD into the Silver Spring PLD. The Silver Spring PLD boundaries will be extended to encompass the existing Montgomery Hills PLD. The Montgomery Hills PLD is a low supply, low demand district and this consideration simplifies budgetary, policy, recordkeeping and public information matters. A resolution will be sought to provide that this unification will not impact the different pricing rates in the districts.

The Amendment to Chapter 31 will accommodate the growth of mixed-use activity centers in the PLDs. The county proposes permitting vehicles to continuously park in off-street public parking facilities for a maximum of 14 days. This change will align with existing conditions and thus ensure the increasing number of urban residents and their visitors will be allowed to park uninterrupted for an extended period of time, unless signed otherwise.

Attachments

1. Chapter 60 amendment
2. Chapter 31-26 amendment

cc: Al Roshdieh, Department of Transportation
Jose Thommana, Division of Parking Management

RECEIVED
MONTGOMERY COUNTY

2017 APR 11 PM 12:33

Fiscal Impact Statement
Bill XX-17 – Transportation (Parking) - Amendments to County Code Chapter 60

1. Legislative Summary

This bill would merge the Montgomery Hills Parking Lot District (PLD) into the Silver Spring PLD.

2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.

This bill does not change the parking rates for properties associated with either PLD, creating no change to the revenues assumed in the County Executive's FY18 recommended budget.

The merging of the PLDs is expected to streamline work flow processes, and improve customer service by expand flexible parking options for the increasing downtown population. However, these actions are expected to have a de minimus impact on expenditures.

3. Revenue and expenditure estimates covering at least the next 6 fiscal years.

As per the response to #2, there is no projected impact over the next 6 fiscal years.

4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.

Not applicable.

5. An estimate of expenditures related to County's information technology (IT) systems, including Enterprise Resource Planning (ERP) systems.

Not applicable.

6. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.

Not applicable.

7. An estimate of the staff time needed to implement the bill.

Not applicable.

8. An explanation of how the addition of new staff responsibilities would affect other duties.

Not applicable.

9. An estimate of costs when an additional appropriation is needed.

No additional appropriation is needed.

10. A description of any variable that could affect revenue and cost estimates.

Not applicable.

11. Ranges of revenue or expenditures that are uncertain or difficult to project.

Not applicable.

12. If a bill is likely to have no fiscal impact, why that is the case.

This bill is likely to have no fiscal impact as it does not change the parking rates, and makes no adjustments to staffing or other expenditures.

13. Other fiscal impacts or comments.

Not applicable.

14. The following contributed to and concurred with this analysis:

Corey Orlosky, Office of Management and Budget
Jeremy Souders, MCDOT, Division of Parking Management
Jose Thommana, MCDOT, Division of Parking Management


Jennifer A. Hughes, Director
Office of Management and Budget

4/10/17
Date

Economic Impact Statement
Bill xx-17 Transportation (Parking) - Amendments to County Code Chapter 60

Background:

This bill would merge the Montgomery Hills Parking Lot District (PLD) into the Silver Spring PLD.

1. The sources of information, assumptions, and methodologies used.

This legislation does not have an economic impact since it only authorizes a merger of the Montgomery Hills PLD into the Silver Spring PLD. The bill does not change the parking rates or anticipated utilization rates for properties associated with either PLD, creating no change to the revenues assumed in the County Executive's FY18 recommended budget. The merging of the PLDs is expected to streamline work flow processes, as well as to expand flexible parking options for the increasing downtown resident population.

2. A description of any variable that could affect the economic impact estimates.

This legislation does not have an economic impact.

3. The Bill's positive or negative effect, if any on employment, spending, savings, investment, incomes, and property values in the County.

Please see the answer to question 1.

4. If a Bill is likely to have no economic impact, why is that the case?

Please see the answer to question 1.

5. The following contributed to or concurred with this analysis:

David Platt, Dennis Hetman, and Robert Hagedoorn, Finance.



Alexandre A. Espinosa, Director
Department of Finance

4/7/2017
Date

**TESTIMONY ON BEHALF OF COUNTY EXECUTIVE ISIAH LEGGETT
ON EXPEDITED BILL 15-17, SILVER SPRING, BETHESDA, WHEATON
AND MONTGOMERY HILLS PARKING LOTS DISTRICTS – AREAS
DEFINED – TAX EXEMPTION**

June 13, 2017

Good afternoon, Council President Berliner and Members of the Council. I am Jose Thommana, Chief of the Division of Parking Management in the Department of Transportation. I am here today to testify on behalf of County Executive Isiah Leggett in support of Expedited Bill 15-17 which is an amendment to County Code Chapter 60.

This amendment will merge the Montgomery Hills Parking Lot District (PLD) into the Silver Spring PLD. The Montgomery Hills PLD is an underutilized parking resource, not requiring its own budget and fiscal plan. Given its low supply and low demand character, this legislation would simplify budgetary, policy, recordkeeping and public information matters.

Further, the existing rate resolution not only permits Montgomery Hills to maintain its different price structure from Silver Spring, but also allows for Montgomery Hills rates to fall in line with Silver Spring's without seeking further resolutions. Such parking flexibility is important as the County strives to strengthen the Montgomery Hills commercial corridor.

This legislation also clarifies the application requirements for property owners within the PLDs for a tax exemption or reduction and deletes duplicate provisions of law that appear in both Chapters 60 and 31.

Thank you for the opportunity to testify today and your favorable consideration of this bill.

service. The corresponding partially-allocated rate for Metrobus is \$117.62/hour for FY18, which is up from \$115.73 from FY17. Therefore, at the margin, it is still generally more cost-effective for the County to add Ride On service rather than Metrobus service. DOT has provided a more detailed breakdown of Ride On's \$95.49/hour partially allocated cost and \$115.64/hour fully allocated cost (©28).

III. FY18 Operating Budget: Parking Lot District (PLD) Funds

Overview. The Executive's recommendations for the PLD Funds are attached on ©29-42. For FY18, the Executive recommends total expenditures of \$28,590,406 for the Parking Lot District Funds, a \$1,241,644 (4.5%) increase from the FY17 approved budget. Operating Budget Full-Time Equivalents (FTEs) would remain unchanged at 48.53 FTEs.

Security. No workyear changes are recommended for parking garage and lot security in FY18. All the security again will be provided by contract security guards, except for 6,000 of 44,402 hours in the Silver Spring PLD, which will continue to be provided by the Clean & Safe Team. The cost will increase by \$66,756 due to a negotiated higher cost per hour for contract security.

Montgomery Hills. Periodically there have been suggestions to merge this tiny PLD with the Silver Spring PLD, for administrative simplicity as much as anything else. There were two potential problems with this: (1) the Montgomery Hills property tax rate has historically been much lower than Silver Spring's, so the taxes on Montgomery Hills businesses would had to have been increased substantially; and (2) the parking fees in Montgomery Hills have been historically lower than Silver Spring's, and so the rates for its lots would had to have been increased higher than what the market there would bear.

However, neither of problems exist anymore. Two years ago, the Council set the property tax in all four PLDs at \$0/\$100. It also allows DOT to set parking fees at rates lower than the maximum within any PLD. Therefore, the two districts can be merged without having an effect on taxes or fees in Montgomery Hills. Given that the Silver Spring CBD is in robust fiscal shape (see below), there may never be a better opportunity to merge the Montgomery Hills PLD into the Silver Spring CBD. Earlier this month the Executive transmitted a bill that would do exactly that. Its transmittal was too late for it to be acted upon until June. Therefore, if the Council concurs with the Executive, it should approve the rate resolution (Section I, above) and the Silver Spring PLD budget accordingly. After the bill's public hearing, should the Council decide not to merge the districts, it will need to amend the rate resolution and the PLD budget in June.

In 2004 the Council amended Chapter 60-16 of the County Code to allow an annual transfer from the Montgomery Hills PLD to the Silver Spring Regional Services Center to provide for streetscape maintenance and minor capital projects in Montgomery Hills, essentially treating it as a mini urban district (but without an urban district tax). The provision, in its entirety, is as follows:

(e) Notwithstanding the limits in subsection (a) or (b) or any other provision of this Chapter, the County Council may transfer revenue from the Montgomery Hills Parking Lot District parking tax:

(1) to fund activities of the Silver Spring Regional Services Center in the Montgomery Hills Parking District, an amount in Fiscal Year 2005 that does not exceed \$15,000, and in each succeeding fiscal year does not exceed the maximum amount for the previous fiscal year increased by the annual average

increase, if any, in the Consumer Price Index for all urban consumers in the Washington-Baltimore metropolitan area, or any successor index, for the previous calendar year, to:

(A) provide and maintain amenities, façade improvements, streetscape improvements, and property in public rights-of-way;

(B) promote and implement activities that benefit residential and commercial interests in the district. These activities may incidentally benefit neighboring communities; and

(C) enhance the safety and security of persons and property in public areas; and

(2) to fund projects in the Capital Improvements Program that improve the street and sidewalk infrastructure serving the Montgomery Hills Parking Lot District.

For the past few years the budgeted transfer has been \$5,000/year. Since the Executive's bill would eliminate the Montgomery Hills PLD as an entity, it would have the collateral effect of discontinuing this transfer, unless a provision were inserted enabling the (newly expanded) Silver Spring PLD to transfer such funds. When the bill comes before the Council in June, Council staff will recommend precisely that. **Council staff recommendation: Show in the Silver Spring PLD's FY18 budget—and in the PSP for subsequent years—a transfer of \$5,000 annually to the Silver Spring Regional Services Center budget for streetscape maintenance in Montgomery Hills.**

Transfers. In 2014 the Council approved a provision in Chapter 60-16 that allows the Council to transfer, by resolution, funds from one PLD to another if the resolution stipulates the reason for the transfer and the terms of repayment. The provision, in its entirety, is as follows:

(f) (1) Notwithstanding the limits in subsection (a) or (b) or any other provision of this Chapter, the County Council may authorize the transfer of revenue from parking fees collected in a parking lot district in any fiscal year to temporarily fund the operations of another parking lot district. In this subsection, "parking fee" means revenue from parking meters, parking permits, or any other user charge for parking.

(2) The Council must approve any transfer under this subsection in the resolution approving the district's annual operating budget or in a separate resolution. Each transfer of funds must be conditioned on a reasonable repayment agreement. Each authorizing resolution must specify:

(A) the purposes for which the transferred funds may be used; and

(B) the terms of repayment to the originating parking lot district.

To date the Council has approved two transfers. The first, approved as part of the FY15 Operating Budget resolution, transferred \$1.5 million from the Silver Spring PLD to the Bethesda PLD in FY15, requiring the reimbursement in FY16 (©43), and in FY16 the reimbursement occurred. The second, approved the following year, transferred \$3 million from the Silver Spring PLD to the Bethesda PLD in FY16, with the Council stating that the Council "expects" the funds to be repaid in FY18 (©44). However, after it was pointed out that the law requires stipulating the terms of repayment, the Council amended the budget resolution a few weeks later stating the FY16 transfer "must" be repaid in FY18 (©45-46), and it will be.

As noted in Section I, the Executive is showing the reimbursement of the \$3 million transfer to the Bethesda PLD to be deferred from FY18 to FY20. This cannot be done without the Council explicitly approving it by resolution; if the Council approves, it would be included among the miscellaneous provisions of the FY18 Operating Budget resolution, just as the prior transfers were in the FY15 and FY16 resolutions. The Silver Spring PLD can absorb this deferral (see, again, Section I). **Council staff recommends a \$3 million transfer from the Silver Spring PLD to the Bethesda PLD, with the reimbursement in FY20.**

Parking Convenience Sticker	\$123.00 Per Month
Daily Parking Permit	\$7.80 Per Day
"AM/PM" Parking Permit	\$20.00 Per Month
Garage Specific Monthly Access (Except for Garage 60 and 61)	123.00 or Less Per Month
b. Carpool Permits	
2 Persons	\$87.00 Per Month
3 and 4 Persons	\$49.00 Per Month
5 or More Persons	\$11.00 Per Month
c. Townhouse Resident Permit	\$2.00 Per Month
d. Permit in Garages 9 and 16 for residents in the area bounded by Blair Mill Road, Eastern Avenue and Georgia Avenue	\$95.00 Per Month
3. Garages 60 and 61	
Monthly Permit	\$1.00 Per Hour \$189.00 Per Month

[4.] C. Wheaton Parking Lot District

1. Meters on-street from 9 am to 6 pm, Monday through Saturday, and in lots from 9 am to 6 pm, Monday through Saturday, and in garages from 9 am to 6 pm, Monday through Friday	
Short-Term (First 4 hours)	\$0.75 Per Hour
Long-Term (More than 4 hours)	\$0.60 or Less Per Hour
2. Special Permits	
Parking Convenience Sticker	\$113.00 Per Month
Townhouse Resident Permit	\$2.00 Per Month

[5.] Montgomery Hills Parking Lot District

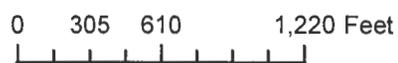
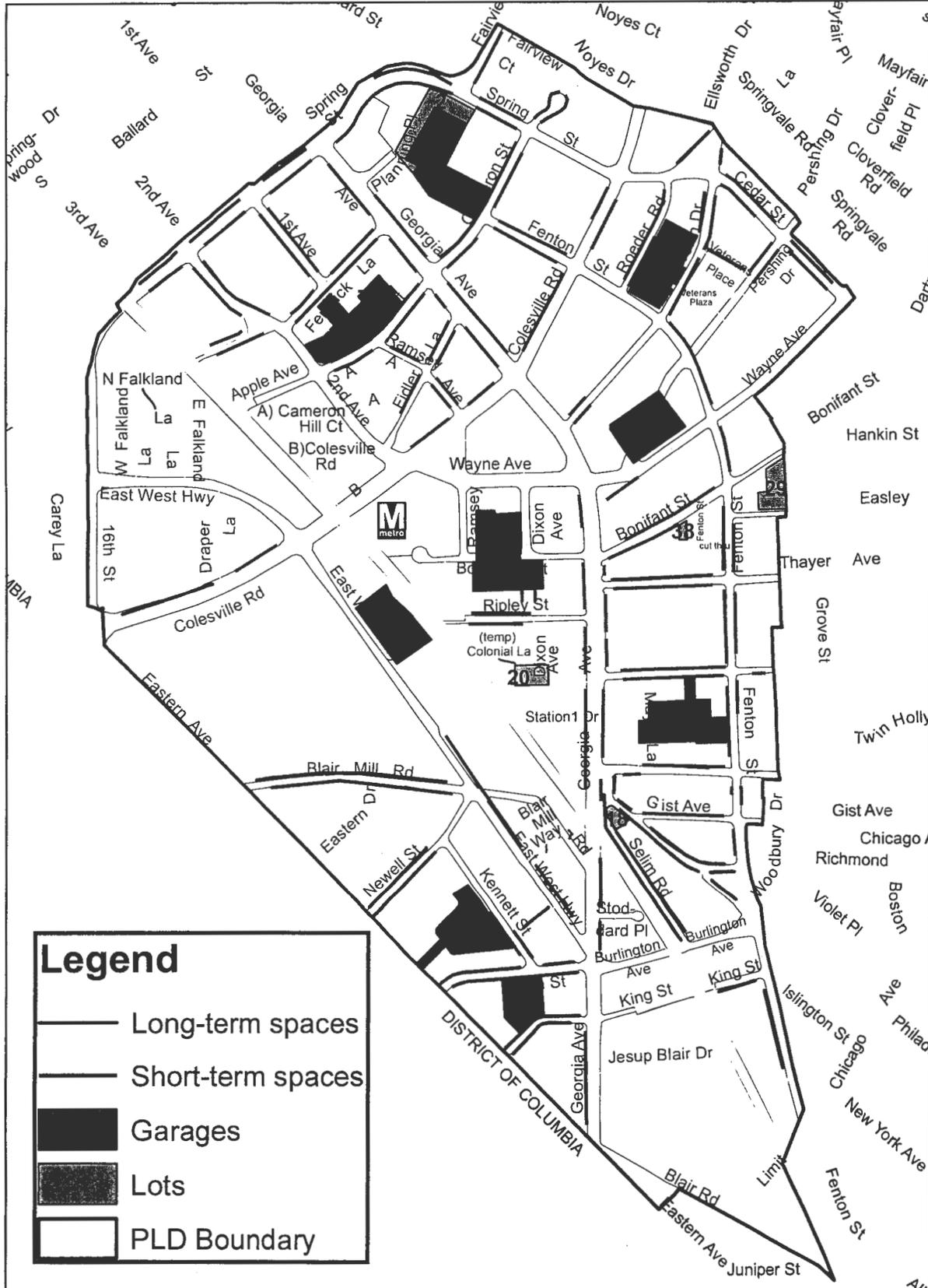
1. Meters on-street from 9 am to 6 pm, Monday through Friday, and in lots from 9 am to 6 pm, Monday through Friday	
Short-Term (First 4 hours)	\$0.50 Per Hour
Long-Term (More than 4 hours)	\$0.50 Per Hour
2. Special Permits	
Parking Convenience Sticker	\$90.00 Per Month
Townhouse Resident Permit	\$2.00 Per Month]

[6.] D. Areas Outside Parking Lot Districts

1. Meters on-street and in lots from 7 am to 7 pm, Monday through Friday	
Short-Term (First 4 hours)	\$1.00 Per Hour
Long-Term (More than 4 hours)	\$0.65 Per Hour

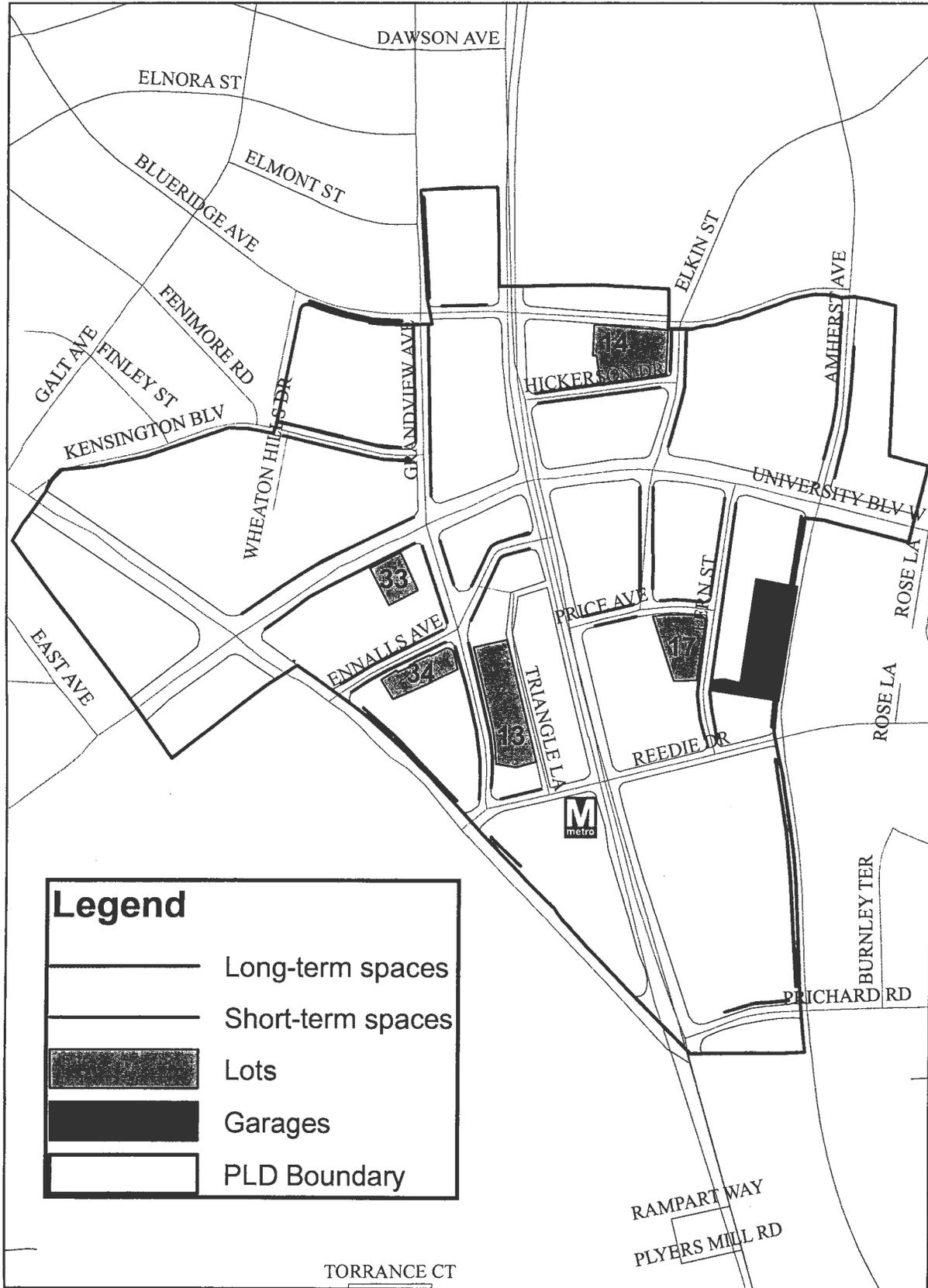


Silver Spring Parking Lot District





Wheaton Parking Lot District



Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 13 Account Number - 01029548							
Owner Information									
Owner Name:		MONTG CO MD			Use:		EXEMPT		
Mailing Address:		EOB 101 MONROE ST ROCKVILLE MD 20850			Principal Residence:		NO		
					Deed Reference:		/01697/ 00480		
Location & Structure Information									
Premises Address:		SEMINARY RD 0-0000			Legal Description:			LTS 1, 2& 7 MONTG HILLS PARKING LOT NO 12	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
JP11	0000	0000		0018		E	6	2016	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		38			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						29,191 SF		460	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2016		07/01/2017	
Land:		303,500		338,800					
Improvements		12,000		12,000					
Total:		315,500		350,800		327,267		339,033	
Preferential Land:		0						0	
Transfer Information									
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		540		327,267.00		339,033.00			
State:		540		327,267.00		339,033.00			
Municipal:		540		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

66