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| **Call to Order:** | Kieran McHargue, Chair | **Minutes**: Patrick Lahr  |
| **Date / Time:** | December 17, 2013; 7:00 PM ET |
| **Attendees:** |  | Acosta, Francisco | **X** | McHargue, Kieran (Chair) | **X** | Shoenberg, Robert |
| **X** | Adjogah, Mensah |  | Newman, Rick | **X** | Walker, Will |
| **X** | Bonilla, Luis | **X** | O’Donnell, Anna | **X** | Wijetunge, Gam |
| **X** | Intoccia, Gregory (Vice Chair) | **X** | Owusukoko, Kimberly | **X** | Williams, Zuberi |
| **X** | Lahr, Patrick (Secretary) | **X** | Saah, Oriole | **X** | Young, Brenita (Parl.) |
| **Staff:** | Ana Lopez Van Balen, Mid-County Regional Service Center |
| **Guests:** | Councilmember Marc Elrich (At-Large)Peter Myo Khin, President, East County Citizens Advisory Board |

**APPROVED**

 **Call to Order and Introductory Remarks**

* 7:05PM by Kieran McHargue, Chair.

**Introduction, Acceptance of Agenda and Minutes**

* *Motion to accept agenda as amended by Patrick Lahr; 2nd by Gam Wijetunge.*
	+ Vote was unanimous in favor; agenda accepted.
* *Motion to accept meeting minutes as amended from November 19, 2013 by Oriole Saah; 2nd by Gam Wijetunge.*
	+ Motion to accept minutes unanimous in favor; minutes accepted.

### **Community Concerns**

No Community Concerns this month.

Old Business

Action Item Review

* Action Item #4 (Dunkin’ Donuts Parking/Towing): Working with Ana Lopez Van Balen to contact county officials and gather more information for next committee meeting.
* Action Item #5 (Park/Green Space at Randolph Rd/Georgia Ave): Gathering more information for presentation at committee meeting.
* Action Item #8 (MCCAB Stance on BRT): Ongoing, no stance declared yet.
* Action Item #12 and #13 complete and closed out.

**Director Report**

Wheaton Re-development Project Community Update

* 11 DEC 2013 meeting was well attended by the community.
* Presentation included design updates, including prior community input, and a discussion about relocation of affected properties during construction.
* A status update flyer has been created for distribution to the community and is available on the Mid County Regional Services Center website.
* Action: Email PDF of update flyer to MCCAB membership. (Van Balen, Ana Lopez)

**Director Report *(Continued)***

Wheaton Youth Center Historic Preservation

* No update on Historic Preservation Committee (HPC) hearing.

Sandy Spring Minor Master Plan Amendment

* This project falls in both the East and Mid County service areas.
* Community is looking to create a “village center”, in the same vein as the Olney Town Center.
* Currently no major issues, plan to keep MCCAB up to date.

Aspen Hill Minor Master Plan Amendment Kick-off Meeting

* Good turnout of ~60 people.
* Plan only covers four parcels: BAE Site, across the street and two adjacent properties.
* Questions about Wal-Mart have already been raised, will be a running theme.
* The Planning Board refrained from providing input on what would go in here.
* The community has identified a need for social services and recreation options.

Wheaton Urban District, Special Taxing District

* Parking, business tax and other specific funds support the Safe and Clean staff and projects in the Wheaton Urban District (WUD). This includes Wheaton marketing, website and events.
* Wheaton Urban District Advisory Committee (WUDAC) supports this district.
* WUD is the smallest of the Counties three special taxing districts (Downtown Silver Spring and Bethesda).
* WUD is not self sustaining, unlike Downtown Silver Spring and Bethesda.
* Action: Gather information about commercial rental property taxing in WUD for MCCAB members. (Van Balen, Ana Lopez)

MCCAB Membership

* Francisco Acosta is stepping down from the board. Opening will be posted for applications.

Guest Speaker: Marc Elrich, Montgomery County Council Member, At-Large

Bus Rapid Transit (BRT), County Wide Transit (CWT) Plan

* The plan puts Wheaton at the crossroads of multiple transportation systems, creating the ability to “get anywhere in the county from Wheaton on public transportation.”
	+ “Wheaton is a winner in this.”
* Important in the long term development of Montgomery County’s “Science Triangle”
	+ Shady Grove, NIH, FDA/White Oak
* Next step is planning and funding discussions
	+ What routes to fund first, where to expand, etc.
* The East-West connection is important for the development of jobs, especially around FDA/White Oak.
* 13 funding scenarios are identified in the plan. The spectrum of this plan goes from full developer funding to full tax payer burden. The final will need to land somewhere in between.
	+ It will be important to learn from WMATA mistakes in this regard.
* Commercial property taxing is viable in Virginia (e.g., Silver Line), could be in Montgomery County as well.
	+ The business community has been supportive of BRT and could be willing to this type of funding.
* “Need this to keep up with Northern Virginia.”

Question from MCCAB: What can be done to attract jobs before housing in White Flint?

Guest Speaker: Marc Elrich, Montgomery County Council Member, At-Large (Continued)

* Transportation will be a large part of this. Investment in infrastructure needs to be done.
* This includes the proper staging of the White Flint rezoning, not just leaving commercial/residential balance up to developers.
* The theory behind C/R zones is flawed; the theory of market control over zoning is not optimal for long term success and balance. Planning out what will be in an area is the best way.

Question from MCCAB: Is there a chance of the zoning ordinance being modified to specify commercial percentage in C/R zone?

* Density requirements are not incentives to avoid residential development in C/R zones.
* There should be some designated commercial percentage.
* Will be asking to maintain C/R.

Question from MCCAB: What is the timeline for MCCAB expressing their view on BRT to the council? What priorities for funding should we be looking into?

* The first steps will be to build the skeleton of the system; Georgia Ave, Route 355 and Route 29.
* Potential for a special taxing district around proposed routes that would include only commercial properties and future residential property, drawing out existing residential property.
* Two-track system is the perfect option; traffic is one direction.
* Unidirectional system could work, going in the direction of rush hour to increase ridership.
* “Gold-plating” needs to be taken out of the conversation.
* “Remaining lane” freaks people out, but can be effective and is being developed in Arlington.
* Four Corners, Route 355, and Georgia Avenue inside the beltway could be test beds for dedicated lane service. If it works there, it should work anywhere.
* Response to if there is a stigma attached to riding the bus: “If they’re good, people will ride them.”
* County is at least three years away from purchasing buses.

Question from MCCAB: Is the council’s planning a significant shift from the County Executive’s plan?

* Council’s plan left decisions on treatment plan until actual planning and includes community involvement in the process.
* This is not a twenty year project; it needs to be sped up. Developers of similar projects have said they could have the systems done in two years.

Council Report

No Council Report this month.

**Committee Reports**

Land Use, Zoning and Transportation (LUZT) Committee

* Discussion held on the Wheaton Recreation Center Historic Preservation Designation Letter.
* *Motion to allow the Chair to amend the submitted “Wheaton Recreation Center Historic Preservation Designation” letter within the discuss parameters by Gam Wijetunge; 2nd by Patrick Lahr.*
	+ Vote was unanimous in favor; agenda accepted.
* Discussion held on the Zoning Re-Write Concerns Letter.
	+ Map approval moved to September 2014, alleviating one of MCCAB’s concerns.

**Committee Reports *(Continued)***

* *Motion to allow the Chair to amend the submitted “Zoning Re-Write Concerns” letter within the discuss parameters by Gam Wijetunge; 2nd by Will Walker.*
	+ Vote was unanimous in favor; agenda accepted.

Quality of Life (QoL)

* The committee discussed the potential of supporting bike share in Wheaton. Questions that need to be addressed include:
	+ Is there any information we can get on this from a DOT biking task force?
	+ Did Silver Spring Citizens Advisory Board advocate for this? If so what did they do?
* FY 2015 Budget Recommendation letter was drafted by Gam Wijetunge using last year’s letter as a template and including discussion from the recent retreat, Wheaton Public Safety and Nighttime Economy Task Force reports.
* *Motion to allow the Gam Wijetunge to amend the submitted “FY 2015 Budget Recommendation” letter within the discussed parameters by Patrick Lahr; 2nd by Luis Bonilla.*
	+ Vote was unanimous in favor; agenda accepted.

**Liaison Reports**

Department of Permitting Services Advisory Committee, Patrick Lahr

* No meeting held.

Olney Town Center Advisory Committee, Rick Newman

* No report, not present.

Pepco Community Group, Rick Newman

* No report, not present.

Wheaton Library & Recreation Center, Robert Shoenberg

* No meeting, currently in design phase.

Wheaton Urban District Advisory Committee, Luis Bonilla

* Nothing significant to report.

**New Business**

MCCAB “Road Show”

* MCCAB to hold its meeting at the Mid-County Recreation Center in January.

**Adjournment**

* *Motion to adjourn by Gam Wijetunge; 2nd by Patrick Lahr.*
	+ Vote was 12 in favor, 1 opposed; meeting was adjourned at 9:05PM.

**Action Items**

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| **#** | **Description** | **Lead** | **Origin** | **Created** |
| **1** | Email PDF of update flyer to MCCAB membership. | Van Balen, Ana Lopez | MCCAB | 12/17/13 |
| **2** | Gather information about commercial rental property taxing in Wheaton Urban District (WUD) for MCCAB members. | Van Balen, Ana Lopez | MCCAB | 12/17/13 |
| **3** | Finalize and submit the Wheaton Recreation Center Historic Preservation Designation letter to Mid-County Regional Director for delivery to council. | McHargue, Kieran | MCCAB | 12/17/13 |
| **4** | Finalize and submit the Zoning Re-Write Concerns letter to Mid-County Regional Director for delivery to council. | McHargue, Kieran | MCCAB | 12/17/13 |
| **5** | Finalize and submit the FY 2015 Budget Recommendation letter to Mid-County Regional Director for delivery to CE. | Wijetunge, Gam | MCCAB | 12/17/13 |