

COUNCIL COMING ATTRACTIONS



Week of October 23, 2017

White Flint 2 Sector Plan, Impact Assistance Fund, Burial Sites, and Public Hearing on Grosvenor-Strathmore Metro Area Minor Master Plan Amendment



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

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

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

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

-  **The Council will not meet during the day on Oct. 24. The Council public hearing on the Grosvenor-Strathmore Metro Area Minor Master Plan amendment, will be held as scheduled on Oct. 24 at 7:30 p.m.**

COMMITTEE

-  **White Flint 2 Sector Plan**

On Oct. 23 at 2 p.m. the Planning, Housing and Economic Development (PHED) Committee will review the White Flint 2 Sector Plan. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7446&meta_id=144731 .

The White Flint 2 Sector Plan complements the 2010 White Flint Sector Plan by recommending opportunities for infill and transitional development at key locations. This 460-acre sector plan includes large commercial shopping centers, an office park, industrial and institutional properties,

and established residential communities. Major roadways, including Rockville Pike (MD 355) and Montrose Parkway, bisect the plan area north to south and east to west, respectively. The CSX rail tracks divide the eastern part of the plan area from the western portion of the plan area, and the plan's adjacency to the City of Rockville and two areas undergoing significant changes, White Flint and Twinbrook, contributes to the uniqueness of the area.

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



Supplemental Appropriation – Economic Development Fund (EDF), \$300,000 for Impact Assistance Fund

On Oct. 26 at 2 p.m. the PHED and Government Operations and Fiscal Policy (GO) Committee will meet jointly to review a \$300,000 supplemental appropriation for the Economic Development Fund (EDF) in the Department of Finance (Finance). The source of funds is the General Fund Undesignated Reserve. The staff report will be available on Oct. 24.

The Executive recommends this supplemental appropriation to provide funding for the Impact Assistance Fund (IAF) in lieu of the Council's consideration of Bill 4-17, Economic Development Fund - Small Business Assistance Program – Amendments, which would expand the eligibility requirements of the Small Business Assistance Program (SBAP). Councilmember Elrich is the lead sponsor. Councilmembers Floreen, Katz, Rice, and Council President Berliner are cosponsors.

- The PHED Committee discussed Bill 4-17 during its July 24, 2017 meeting. Finance staff communicated that the Executive's preference was to utilize the IAF; however, the Executive had not submitted a supplemental appropriation request for that program.
- The PHED Committee recommended approval of Bill 4-17 but noted it would consider withdrawing its support if the Executive requested a supplemental appropriation for the IAF.
- The IAF was created in FY05 by the Council to provide grants to businesses that are adversely affected by County-initiated development, redevelopment, or renovation projects. The program was administered by the Department of Economic Development (DED) through FY12, with a total of \$477,521 awarded to 27 businesses.
- The Executive proposes increasing the maximum IAF award per business from \$20,000 to \$25,000. Additionally, the Executive notes that the \$300,000 supplemental appropriation

is intended to assist impacted businesses near the Studio Plaza project in Silver Spring. There are approximately 40 businesses in proximity to that project.

 **Bill 24-17, Land Use Information - Burial Sites**

On Oct. 26 at 2:15 p.m. the PHED Committee will continue its review of Bill 24-17. The lead sponsors are Councilmember Rice, Council President Berliner and Councilmember Leventhal. Councilmembers Katz, Navarro, Riemer and Elrich are cosponsors. The staff report will be available on Oct. 24.

Bill 24-17 would require the Planning Board to establish and maintain an inventory of burial sites in the County. Subdivision Regulation 17-01 would require burial sites identified in the inventory to be respected in the subdivision approval process.

 **SRA 17-01, Approval Procedures - Burial Sites**

The Committee also will review SRA 17-01. The lead sponsors are Councilmember Rice, Council President Berliner and Councilmember Leventhal. Councilmembers Navarro, Hucker and Elrich are cosponsors. The staff report will be available on Oct. 24.

Subdivision Regulation Amendment (SRA) 17-01, which is a companion amendment to Bill 24-17, would require burial sites identified in the inventory of burial sites to be respected in the subdivision approval process. Specifically, SRA 17-01 would define burial sites, require the identification of burial sites on preliminary plan applications and require approved preliminary plans to appropriately preserve burial sites.