



THE OFFICE OF AGRICULTURE

Marc Elrich
County Executive

Jeremy V. Criss
Director

October 15, 2019

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: MARC Rail Communities Sector Plan Sectional Map Amendment- H-133

Dear Montgomery County Council,

The Office of Agriculture is writing in support of the MARC Rail Communities Sector Plan Sectional Map Amendment- H-133. As part of our support, we ask the requirement for BLT use in the optional method of development in the Germantown Transit Mixed Used Overlay Zone continue. Please note this overlay zone has the highest threshold of BLT requirement (50% of the incentive density floor area) of any overlay zone.

Although we are asking for this requirement to continue, the Office of Agriculture agrees with Councilmember Craig Rice that it is fundamentally inequitable for only one overlay zone to carry such a BLT threshold.

The agricultural community continues to complain about the lack of demand from developers buying TDRs or BLTs and they believe this environment is due to the deemphasis in their use during the development review process. The Office of Agriculture believes a separate conversation on this environment with the County Council is warranted.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy V. Criss".

Jeremy V Criss, Director, Office of Agriculture

Cc: Montgomery County Councilmembers
Jeffrey Zyontz, Senior Legislative Analyst
Pamela Dunn, Senior Legislative Analyst
Agricultural Advisory Committee
Agricultural Preservation Advisory Board