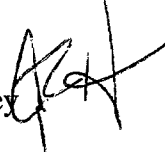


MEMORANDUM

April 28, 2017

TO: County Council

FROM: Josh Hamlin, Legislative Attorney 

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

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, is scheduled to be introduced on May 2, 2017. A public hearing is tentatively scheduled for June 13 at 1:30 p.m.

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

exemption application process set forth in Section 60-14. Finally, the Bill would delete certain provisions in Chapter 60 that are duplicative of other Code provisions.

This packet contains:

Expedited Bill 15-17

Legislative Request Report

County Executive Memo

Fiscal and Economic Impact statement

Circle #

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F:\LAW\BILLS\1715 Parking Lot Districts-Areas Defined-Tax Exemption\Intro Memo.Docx

Expedited Bill No. 15-17
Concerning: Silver Spring, Bethesda,
Wheaton and Montgomery Hills
Parking Lot Districts – Areas Defined
– Tax Exemption
Revised: April 24, 2017 Draft No. 1
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) clarify application requirement for tax exemptions;
- (4) delete duplicative provisions; and
- (5) 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

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:

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

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

[Commencing at a point on the Maryland-District of Columbia boundary line at the intersection of the west right-of-way of Georgia Avenue within the Maryland-District of Columbia boundary line and running in a northwesterly direction along the Maryland- District of Columbia boundary line to its intersection with the east right-of-way of Sixteenth Street; thence in a northerly direction along the east right-of-way line of Sixteenth Street to its intersection with the northwest right-of-way line of Spring Street; thence in a northeasterly direction along the northern right-of-way line of Spring Street, crossing Second Avenue, First Avenue, Georgia Avenue and Alton Parkway, then southeasterly to its intersection with the northwest right-of-way line of Fairview Road; thence in a northeasterly direction approximately 390 feet along the northwest right-of- way line of Fairview Road to its intersection with the westward prolongation of the southwest line of Lots 1 and 2, Block B, Section 4, Woodside Park, as recorded January 30, 1923, in Plat Book 3, Plat 244, among the land records of Montgomery County, Maryland; thence crossing Fairview Road in a southeasterly direction along the said southwest line of Lots 1 and 2, Block B, Section 4, Woodside Park, to its intersection with the southwest right-of-way line of Noyes Drive; thence in a southeasterly direction along the southwest right-of-way line of Noyes Drive to its intersection with the northwest right-of-way line of Colesville Road; thence crossing Colesville Road in a southeasterly direction to the intersection of the southeast right-of-way line of Colesville Road and the southwest line of the Silver Spring Public Library site, Parcel No. P959; thence along said line to the southeast right-of-way line of Ellsworth Drive; thence in a southwesterly direction along the southeast right-of-way line of Ellsworth Drive to its intersection

with the common line of the Academy of the Holy Names site and the northeast line of Evanswood Sec. 1 Subdivision, also shown as the common lot line of Lot 9 and Lot 10, Evanswood Section One, as recorded March 2, 1932, in Plat Book 5, Plat 439 among the land records of Montgomery County, Maryland; thence in a southeasterly direction along the northeast lot lines of Lots 9, 8, 7, 6, 5, 4, 3, 2 and 1 as shown on aforesaid plat, crossing Pershing Drive along a prolongation of said line to its intersection with the southeast right-of-way line of Pershing Drive; thence in a southwesterly direction along the southeast right-of-way line of Cedar Street; thence in a southeasterly direction along the northeast right-of-way line of Cedar Street, crossing Wayne Avenue, to its intersection with the southeast right-of-way line of Wayne Avenue; thence in a southwesterly direction along the southeast right-of-way line of Wayne Avenue for approximately 750 feet, to its intersection with the east lot line of Lot 24, Block 4 in Jordan's and Smith's Addition to Silver Spring Park, as recorded June 2, 1925, in Plat Book 4, Plat 301, among the land records of Montgomery County, Maryland; thence in a southeasterly direction along the east line of Lot 24 to the southeast corner of Lot 24; thence in a southwesterly direction approximately 15 feet to the northeast corner of Lot 14, Block 4, Jordan's and Smith's Addition to Silver Spring Park, as shown on aforesaid plat; thence in a southeasterly direction along the east line of Lot 14, as shown on aforesaid plat, to the northwest right-of-way line of Bonifant Street; thence in a southerly direction crossing Bonifant Street to the intersection of the southeastern right-of-way line of Bonifant Street and the northeast corner of Lot 5, Block U, Silver Spring Park, as shown in Plat Book 1, Plat 99, recorded April 4, 1909, among the land records of Montgomery County, Maryland, also being the same as the northeast corner of Montgomery County Public Parking Facility 29; thence in a southerly direction along the common lot line being the east line of Lot 5 and the west line of Lot 6 as shown on the aforesaid plat, crossing Easley Street along the southern prolongation of said line to

its intersection with the south right-of-way line of Easley Street; thence in a westerly direction along the south right-of-way line of Easley Street approximately 50 feet to its intersection with the common lot line being the west line of Lot 7 and the east lot line of Lot 28, Block P, Silver Spring Park, as shown in Plat Book 1, Plat 99 recorded April 4, 1909, among the land records of Montgomery County, Maryland; thence in a southerly direction along the common line of Lot 7 and Lot 28, Block P and the common line of Lot 18 and Lot 19, Block P, Silver Spring Park, as shown on aforesaid plat, crossing Thayer Avenue to the intersection of the south right-of-way line of Thayer Avenue and the common lot line being the east lot line of Lot 5 and the west lot line of Lot 6, Block G, as shown on a "Map of building Sites for Sale at Silver Spring," as recorded May 23, 1904, in Plat Book 1, Plat 54, among the land records of Montgomery County, Maryland; thence in a southerly direction along the common lot line of Lot 5 and Lot 6, Block G, and with a prolongation of said line to the south right-of-way line of a 20-foot alley dividing Block G and Block H, as shown on aforesaid map of Silver Spring Building Sites; thence in a westerly direction approximately 50 feet along the south line of said alley to its intersection with the common lot line being the east line of Lot 4 and the west line of Lot 5, Block H, as shown on the aforesaid map of Silver Spring building Sites; thence in a southerly direction along the common lot line of Lot 4 and Lot 5, Block H, to its intersection with the northern right-of-way line of Silver Spring Avenue; thence crossing Silver Spring Avenue to the intersection of the southern right-of-way line of Silver Spring Avenue and the common lot line being the east line of Lot 4 and the west line of Lot 5, Block I, as shown on the aforesaid map of Silver Spring Building Sites; thence in a southerly direction along the common lot line of Lot 4 and Lot 5, Block I, crossing a 20-foot alley dividing Block I and Block J, as shown on aforesaid map of Silver Spring Building Sites, to its intersection with the south right-of-way line of said alley and the common lot line, being the east line of Lot 4 and the west

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

Blair Road to its intersection with a prolongation of the southeast line of Parcel One, Yost's Addition to Silver Spring as shown in Plat Book 85, Plat 8874, recorded March 13, 1968, among the land records of Montgomery County, Maryland; thence in a southwesterly direction along said line to its intersection with the northeast line of Eastern Avenue, said line also being the Maryland-District of Columbia boundary line; thence in a northwesterly direction along the Maryland-District of Columbia boundary line to the point of beginning.]

<http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDSilverSpring.pdf>.

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

(b) *Bethesda Parking Lot District*. The Bethesda Parking Lot District [shall consist] consists of all land [in the Seventh Election District of the county] within the area [described as follows] depicted on the map at:

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

136 the northwest corner of Lot 7, Block 3, Rosedale Park, as shown on the aforesaid
137 plat; thence in a southerly direction along the west line of Lot 7, Block 3, Rosedale
138 Park, to the northwest corner of Lot 16, Block 3, Rosedale Park, as shown on the
139 aforesaid plat; thence along the west line of Lot 16, Block 3, Rosedale Park, to its
140 intersection with the north right-of-way line of Rosedale Avenue; thence crossing
141 Rosedale Avenue to the northwest corner of Lot 7, Block 7, Rosedale Park, as shown
142 on the aforesaid plat; thence in a southerly direction along the west line of Lot 7,
143 Block 7, Rosedale Park, to the northwest corner of Lot 15, Block 7, Rosedale Park,
144 as shown on the aforesaid plat; thence in a southerly direction along the west line of
145 Lot 15, Block 7, Rosedale Park, to its intersection with the north right-of-way line
146 of Maple Avenue; thence along the north right-of-way line of Maple Avenue to its
147 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
148 direction along the west right-of-way line of Tilbury Street, crossing Maple Avenue
149 and Highland Avenue to the south line of Highland Avenue; thence in a westerly
150 direction along the south right-of-way line of Highland Avenue to its intersection
151 with the northeast corner of Lot 8, Block 5, West Chevy Chase Heights Subdivision,
152 as recorded April 31, 1916, in Plat Book 2, Plat 186, among the land records of
153 Montgomery County, Maryland; thence in a southerly direction along the common
154 lot line being the east line of Lot 8 and the west line of Lot 9, Block 5, West Chevy
155 Chase Heights Subdivision, as shown on aforesaid plat, crossing a public alley to the
156 northwest corner of Lot 18, Block 5, West Chevy Chase Heights Subdivision, as
157 shown on aforesaid plat; thence in an easterly direction along the north line of Lot
158 18, Block 5, to the northeast corner of Lot 18, Block 5, West Chevy Chase Heights
159 Subdivision, as shown on aforesaid plat; thence in a southerly direction along the
160 common lot line being the east line of Lot 18 and the west line of Lot 19, Block 5,
161 to its intersection with the north right-of-way line of West Virginia Avenue, as
162 shown on aforesaid plat; thence in an easterly direction along the north right-of-way

163 line of West Virginia Avenue to its intersection with a northern prolongation of the
164 west lot line of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as shown
165 on aforesaid plat; thence in a southerly direction along said prolongation, crossing
166 West Virginia Avenue to the northwest corner of Lot 15, Block 9, West Chevy Chase
167 Heights, as shown on aforesaid plat; thence in a southerly direction along the
168 common lot line being the west line of Lot 15 and the east line of Lot 14, to the
169 southwest corner of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as
170 shown on aforesaid plat; thence in a westerly direction along the north line of a ten-
171 foot-wide alley as dedicated on aforesaid plat to its intersection with a northern
172 prolongation of the west line of Lot 21, Block 9, West Chevy Chase Heights
173 Subdivision, as shown on aforesaid plat; thence in a southerly direction along said
174 prolongation, crossing a ten-foot-wide alley to the northwest corner of Lot 21, Block
175 9, West Chevy Chase Heights Subdivision, as shown on aforesaid plat; thence in a
176 southerly direction along the common lot line being the west line of Lot 21 and the
177 east line of Lot 20, Block 9, West Chevy Chase Heights Subdivision, to its
178 intersection with the north right-of-way line of Chase Avenue, as shown on aforesaid
179 plat; thence in an easterly direction along the north right-of-way line of Chase
180 Avenue to its intersection with a northerly prolongation of the west line of Outlot
181 "A," Block 1, Westboro Subdivision, as recorded July 12, 1937, in Plat Book 12,
182 Plat 839, among the land records of Montgomery County, Maryland; thence in a
183 southerly direction along said prolongation, crossing Chase Avenue, and continuing
184 along the common line being the east line of a twenty-foot public alley and the west
185 line of Outlot "A," Block 1, Westboro Subdivision, to its intersection with the north
186 right-of-way line of Cheltenham Drive, as shown on aforesaid plat; thence in an
187 easterly direction along the north right-of-way line of Cheltenham Drive to its
188 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
189 direction along the west right-of-way line of Tilbury Street crossing Cheltenham

190 Drive and along a prolongation of said right-of-way line of Tilbury Street to its
191 intersection with the north line of Rabner's Subdivision, as recorded May 11, 1936,
192 in Plat Book 9, Plat 675, among the land records of Montgomery County, Maryland;
193 thence in an easterly direction along said north line of Rabner's Subdivision to the
194 northeast corner of Lot 6, Rabner's Subdivision, as shown on the aforesaid plat;
195 thence in a southerly direction along the common lot line being the east line of Lot
196 6 and the west line of Lot 7, Rabner's Subdivision, to its intersection with the north
197 right-of-way line of Middleton Lane, as shown on aforesaid plat; thence in a westerly
198 direction along the north right-of-way line of Middleton Lane to its intersection with
199 a northern prolongation of the common lot line being the east line of Lot 2 and the
200 west line of Lot 3, Mae S. Middleton's Subdivision, as recorded December 31, 1935,
201 in Plat Book 8, Plat 639, among the land records of Montgomery County, Maryland;
202 thence in a southerly direction along the common lot line between Lot 2 and Lot 3,
203 Middleton's Subdivision, as shown on aforesaid plat, to its intersection with the north
204 line of the George G. Bradley Subdivision, as recorded December 31, 1935, in Plat
205 Book 8, Plat 635, among the land records of Montgomery County, Maryland; thence
206 in a westerly direction along the north line of the George G. Bradley Subdivision to
207 the northwest corner of Lot 5, George G. Bradley Subdivision; thence in a southerly
208 direction along the west line of Lot 5, George G. Bradley Subdivision, to its
209 intersection with the north right-of-way line of Avondale Street, as shown on
210 aforesaid plat; thence crossing Avondale Street to the northwest corner of Lot 22,
211 George G. Bradley Subdivision, as shown on aforesaid plat; thence in a southerly
212 direction along the west line of Lot 22 to its intersection with the southern line of the
213 George G. Bradley Subdivision, as shown on aforesaid plat; thence in an easterly
214 direction along the south line of George G. Bradley Subdivision to the southeast
215 corner of Lot 14, George G. Bradley Subdivision, said point also being the
216 intersection of the east and south line of the George G. Bradley Subdivision as shown

on the aforesaid plat, and also the northeast corner of Parcel A, Waverly House, as recorded November 12, 1976, in Plat Book 101, Plat 11383, among the land records of Montgomery County, Maryland; thence in a southerly direction along the east line of Parcel A, Waverly House, as shown on the aforesaid plat to its intersection with the north right-of-way line of East-West Highway; thence in an easterly direction along the north line of East-West Highway to its intersection with the east right-of-way line of Pearl Street; thence in a southerly direction along the east right-of-way line of Pearl Street crossing East-West Highway to its intersection with the north right-of-way line of Montgomery Avenue; thence in an easterly direction along the north right-of-way line of Montgomery Avenue to the southeast corner of Lot 1, Block 1, second plat, Imirie's Subdivision, as recorded February 13, 1934, in Plat Book 5, Plat 477, among the land records in Montgomery County, Maryland; thence in a southerly direction along a prolongation of the east line of Lot 1, Block 1, Imirie's Subdivision, as shown on aforesaid plat, crossing Montgomery Avenue, to the northeast corner of Parcel A, Block 6, Highland Park Subdivision, as recorded May 10, 1979, in Plat Book 107, Plat 12432, among the land records of Montgomery County, Maryland; thence in a southerly direction along the east line of Parcel A, Block 6, Highland Park Subdivision, as shown on aforesaid plat to its intersection with the north right-of-way line of the B & O Railroad; thence in a southwesterly direction with the north right-of-way line of the B & O Railroad to its intersection with the east line of Pearl Street; thence in a southerly direction crossing the B & O Railroad right-of-way along a prolongation of the east right-of-way line of Pearl Street to its intersection with the south right-of-way line of the B & O Railroad; thence in a westerly direction along the south right-of-way line of the B & O Railroad right-of-way to its intersection with the northwest corner of Lot 2, Block L, Section 8-B Chevy Chase Subdivision, as recorded July 29, 1926, in Plat Book 4, Plat 336, among the land records of Montgomery County, Maryland; thence in a southerly

direction along the common lot line being the west line of Lot 2 and the east line of Lot 1, Block L, Section 8-B Chevy Chase Subdivision, as shown on aforesaid plat, to its intersection with the north right-of-way line of Elm Street; thence in a westerly direction along the north right-of-way line of Elm Street to its intersection with a northerly prolongation of the west right-of-way line of 47th Street; thence in a southerly direction along said prolongation crossing Elm Street and continuing in a southerly direction along the west right-of-way line of 47th Street, crossing Willow Lane to the south right-of-way line of Willow Lane; thence in an easterly direction along the south right-of-way line of Willow Lane to its intersection with the west right-of-way line of 46th Street; thence in a southerly direction along the west right-of-way line of 46th Street, crossing Leland Street and Walsh Street to its intersection with the south right-of-way line of Walsh Street; thence in an easterly direction along the south right-of-way line of Walsh Street to its intersection with the west right-of-way line of West Avenue; thence in a southerly direction along the west right-of-way line of West Avenue, crossing Stanford Street, to its intersection with the north right-of-way line of Bradley Lane; thence in a westerly direction along the north right-of-way line of Bradley Lane to its intersection with the east right-of-way line of Wisconsin Avenue; thence crossing Wisconsin Avenue to the southeast corner of Lot 3, Block 2, Section 1, Bradley Hills - Bethesda Subdivision, as recorded August 10, 1957, in Plat Book 60, Plat 4990, among the land records of Montgomery County, Maryland; thence in a northwesterly direction along the north right-of-way line of Bradley Boulevard to its intersection with a southern prolongation of the east right-of-way line of Strathmore Street; thence in a northerly direction along the east right-of-way line of Strathmore Street crossing Leland Street to the north right-of-way line of Leland Street at the southwest corner of Lot 2, Block 1, Plat of Section One, George P. Sack's Subdivision Bethesda, as recorded November 24, 1931, in Plat Book 5, Plat 435, among the land records of Montgomery County, Maryland;

271 thence in a northerly direction along the common lot line being the west line of Lot
272 2 and the east line of Lot 3, Block 1, George P. Sack's Subdivision, to its intersection
273 with the north line of George P. Sack's Subdivision as shown on aforesaid plat;
274 thence in a westerly direction along the north line of George P. Sack's Subdivision
275 to the northwest corner of Lot 11, Block 1, George P. Sack's Subdivision, as shown
276 on aforesaid plat; thence in a westerly direction along the north line of George P.
277 Sack's Subdivision to its intersection with the south right-of-way line of the
278 Metropolitan and Southern Branch of the Baltimore & Ohio Railroad; thence in a
279 westerly direction along the prolongation of aforesaid subdivision line to its
280 intersection with the north right-of-way line of said railroad; thence in a southerly
281 direction along the north line of said railroad right-of-way, crossing Bradley
282 Boulevard, to its intersection with a southern prolongation of the west line of Parcel
283 "EYE," Bradley Hills, Section 2, as recorded December 16, 1954, in Plat Book 50,
284 Plat 3893, among the land records of Montgomery County, Maryland; thence in a
285 northerly direction along the west line of Parcel "EYE," Bradley Hills Section 2
286 Subdivision, to its intersection with the south right-of-way line of Bradley
287 Boulevard, as shown on aforesaid plat; thence in a northerly direction, crossing
288 Bradley Boulevard, to the southwest corner of Parcel B, Bradley Hill Subdivision,
289 as recorded December 30, 1948, in Plat Book 25, Plat 1582, among the land records
290 of Montgomery County, Maryland; thence in a northerly direction along the west
291 line of Parcel B, Bradley Hills Subdivision, as shown on aforesaid plat to its
292 intersection with the southern boundary of Miller's Addition to Bethesda
293 Subdivision, as recorded October 23, 1946, in Plat Book 29, Plat 1823, among the
294 land records of Montgomery County, Maryland; thence in a westerly direction along
295 the southern boundary of said subdivision to its intersection with the east line of Lot
296 Pt 6, Block E, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
297 September 2, 1948, and described as Parcel No. 1 in Liber 1185, Folio 513, among

298 the land records of Montgomery County, Maryland; thence in a northerly direction
299 along said east line of Lot Pt 6, Block E, to its intersection with the south right-of-
300 way line of Bethesda Avenue; thence crossing Bethesda Avenue to the intersection
301 of the north right-of-way line of Bethesda Avenue and the east line of Lot Pt 6, Block
302 D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated September
303 2, 1948, and described as Parcel No. 2 in Liber 1185, Folio 513, among the land
304 records of Montgomery County, Maryland; thence in a northerly direction along said
305 east line of Lot Pt 6, Block D, to its intersection with the south line of another Lot
306 Pt 6, Block D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
307 July 14, 1949, in Liber 1274, Folio 367, among the land records of Montgomery
308 County, Maryland; thence in an easterly direction along the south line of aforesaid
309 Lot Pt 6, Block D, to the southwest corner of Lot Pt 8, Block D, as recorded by deed
310 dated July 14, 1949, in Liber 1274, Folio 367, among the land records for
311 Montgomery County, Maryland; thence in an easterly direction along the south line
312 of aforesaid Lot Pt 8, Block D, to the southeast corner of aforesaid Lot Pt 8, Block
313 D; thence in a northerly direction along the east line of aforesaid Lot Pt 8, Block D,
314 to its intersection with the south right-of-way line of Elm Street; thence in an easterly
315 direction along the south right-of-way line of Elm Street, crossing Arlington Road,
316 to its intersection with the east right-of-way line of Arlington Road; thence in a
317 northerly direction along the east right-of-way line of Arlington Road, crossing Elm
318 Street and Hampden Lane, to its intersection with the north right-of-way line of
319 Hampden Lane; thence in an easterly direction along the north right-of-way line of
320 Hampden Lane to the southeast corner of Lot 9, Block 24D, Edgemoor Subdivision,
321 as recorded June 4, 1935, in Plat Book 7, Plat 573, among the land records of
322 Montgomery County, Maryland, said point also being on the west line of a public
323 alley running between Hampden Lane and Montgomery Lane and also the proposed
324 western right-of-way line for Woodmont Avenue; thence in a northerly direction

325 along the west line of said alley to its intersection with the south right-of-way line
326 of Montgomery Lane; thence crossing Montgomery Lane to the intersection of the
327 north right-of-way line of Montgomery Lane and the west right-of-way line of
328 Woodmont Avenue; thence in a northerly direction along the west right-of-way line
329 of Woodmont Avenue, crossing North Lane, Edgemoor Lane and Middlesex Lane
330 to its intersection with the northeast line of Lot 1, Block 12B, Edgemoor
331 Subdivision, as recorded August 13, 1925, in Plat Book 4, Plat 308, among the land
332 records of Montgomery County, Maryland; thence in a northwesterly direction along
333 the northeast line of Lot 1, Block 12B to its intersection with the southeast corner of
334 Lot 5, Block 12B, Edgemoor Subdivision, as shown on aforesaid plat; thence in a
335 southwesterly direction along the southeast line of Lot 5, Block 12B, to its
336 intersection with the southwest corner of Lot 5, Block 12B, Edgemoor Subdivision,
337 as shown on aforesaid plat; thence in a northwesterly direction along the common
338 lot line being the southwest line of Lot 5, and northeast line of Lot 4, Block 12B,
339 Edgemoor Subdivision, as shown on aforesaid plat, to its intersection with the south
340 right-of-way line of Moorland Lane; thence in a westerly direction along the south
341 right-of-way line of Moorland Lane to its intersection with the east right-of-way line
342 of Arlington Road; thence in a northerly direction along the east right-of-way line of
343 Arlington Road to its intersection with the southwest right-of-way line of Old
344 Georgetown Road; thence in a northwesterly direction along the southwest right-of-
345 way line of Old Georgetown Road, crossing Arlington Road, to its intersection with
346 the north right-of-way line of Wilson Lane; thence in a westerly direction along the
347 north right-of-way line of Wilson Lane, crossing Cordell Avenue, to its intersection
348 with the west right-of-way line of Cordell Avenue; thence in a northerly direction
349 along the west right-of-way line of Cordell Avenue to its intersection with the
350 common lot line being the north line of Lot 5 and the south line of Lot 4, Block L,
351 Section 2, Battery Park Subdivision, as recorded July 24, 1925, in Plat Book 4, Plat

304, among the land records of Montgomery County, Maryland; thence in a westerly direction along the common lot line of Lots 4 and 5 as shown on aforesaid plat to its intersection with the east line of Lot 6, Block L, Section 2, Battery Park Subdivision, as shown on aforesaid plat; thence in a northerly direction along the east line of Lot 6 to the southernmost corner of Lot 21, Block L, Section 2, Battery Park Subdivision, as recorded November 30, 1951, in Plat Book 41, Plat 2973, among the land records of Montgomery County, Maryland; thence in a northwesterly direction along the southwest lines of Lots 21, 20 and 1, Block L, Section 2, Battery Park Subdivision, as shown on aforesaid plat to its intersection with the south right-of-way line of Del Ray Avenue; thence in a westerly direction along the south right-of-way line of Del Ray Avenue to its intersection with the common lot line dividing Lot 16 and Lot 17, Block L, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery County, Maryland; thence crossing Del Ray Avenue to the southwest corner of Lot 8, Block K, Section 2, Battery Park Subdivision, as recorded February 26, 1962, in Plat Book 70, Plat 6614, among the land records of Montgomery County, Maryland; thence in a northerly direction along the west line of Lot 8, Block K, Section 2, Battery Park Subdivision to the southwest corner of Lot 29, Block K, Section 2, Battery Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction along the southern lot lines of Lots 7, 6 and 5, Block K, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery County, Maryland, to the southwest corner of Lot 5, Block K, Section 2, Battery Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction along the southern line of Lot 35, Block K, Section 2, Battery Park Subdivision, to its intersection with the southern right-of-way line of Glenbrook Road, as recorded June 6, 1980, in Plat Book 111, Plat 12996, among the land records of Montgomery County, Maryland; thence in a northeasterly direction along the southern right-of-

way line of Glenbrook Road to the southwest right-of-way line of Old Georgetown Road; thence crossing Old Georgetown Road to the intersection of the northeast right-of-way line of Old Georgetown Road and the southeast right-of-way of Glenbrook Road; thence in a northeasterly direction along the southeast right-of-way line of Glenbrook Road to the northeast corner of Lot 1, Block A, Samuel T. Robertsons Addition to Bethesda Subdivision, as recorded January 9, 1930, in Plat Book 5, Plat 407, among the land records of Montgomery County, Maryland; thence in a southeasterly direction along the northeast line of Lots 1 and 2, Block A, Samuel T. Robertsons Addition to Bethesda Subdivision, to its intersection with the southeast boundary line for Samuel T. Robertsons Addition to Bethesda Subdivision, as shown on aforesaid plat, said subdivision boundary also being the common subdivision boundary with Woodmont Subdivision as recorded November 13, 1894, in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland; thence in a northeasterly direction along the common subdivision boundary line between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions to its intersection with the southwest right-of-way line of Norfolk Avenue; thence in a northerly direction along the common subdivision boundary line between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions, crossing Rugby Avenue to its intersection with the southern boundary line of Northwest Park Subdivision, as recorded October 10, 1910, in Plat Book 2, Plat 134, among the land records of Montgomery County, Maryland; thence in an easterly direction along the common subdivision boundary line between Northwest Park and Woodmont Subdivisions to its intersection with the westernmost line of Lot 633, Woodmont Subdivision, as recorded October 8, 1982, in Plat Book 119, Plat 14027, among the land records of Montgomery County, Maryland; thence in a northerly direction along the westernmost line of Lot 633, Woodmont Subdivision, to its intersection with the northernmost line of Lot 633, Woodmont Subdivision, as shown on aforesaid plat;

406 thence in an easterly direction along the northernmost line of Lot 633, Woodmont
407 Subdivision, to its intersection with the east line of Lot 633, Woodmont Subdivision,
408 said line also being the west line of Lot 45, Block 1, Northwest Park Subdivision, as
409 recorded October 10, 1910, in Plat Book 2, Plat 134, among the land records of
410 Montgomery County, Maryland; thence in a southerly direction along the common
411 lot line of Lot 633, Woodmont Subdivision and Lot 45, Block 1, Northwest Park
412 Subdivision, to its intersection with the northern boundary line of the Woodmont
413 Subdivision as shown on aforesaid plats; thence in an easterly direction along the
414 northern boundary of the Woodmont Subdivision as recorded November 13, 1894,
415 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland,
416 to its intersection with the west line of Montgomery County Public Parking Facility
417 No. 35 site as recorded in Liber 2388, Folio 521; thence in a northerly direction
418 along the west line of Public Parking Facility No. 35 to its intersection with the north
419 line of Public Parking Facility No. 35; thence in an easterly direction along the north
420 line of Public Parking Facility No. 35 to its intersection with the western right-of-
421 way line of Woodmont Avenue; thence in a northerly direction along the western
422 right-of-way line of Woodmont Avenue to its intersection with the southern right-
423 of-way line of Battery Lane; thence in a northerly direction, crossing Battery Lane,
424 to the northern right-of-way line of Battery Lane at the southeast corner of Lot 47,
425 Block 2, Northwest Park Subdivision, as recorded October 10, 1910, in Plat Book 2,
426 Plat 134, among the land records of Montgomery County, Maryland; thence in a
427 northerly direction along the east line of Lot 47, Block 2, Northwest Park
428 Subdivision, said line also being the west line of Lot 20, Block 2, Northwest Park
429 Subdivision, to its intersection with the northern boundary line for the Northwest
430 Park Subdivision, as shown on aforesaid plat; thence in an easterly direction along
431 the northern boundary line of the Northwest Park Subdivision to its intersection with

the west right-of-way line of Wisconsin Avenue; thence in an easterly direction, crossing Wisconsin Avenue, to the point of beginning.]

<http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDBethesda.pdf>

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

(c) *Wheaton Parking Lot District*. The Wheaton Parking Lot District [shall consist] consists of all land [in the Thirteenth Election District of the county] within the area [described as follows] depicted on the map at:

[Beginning for the same on the west side of Amherst Drive at the southeast corner of Parcel B in Block A, Wheaton Forest Subdivision, as delineated on a plat recorded among the land records of Montgomery County, Maryland, in Plat Book 34 on Plat No. 2306; and running thence west with the south line of said Block A, to the east side of Georgia Avenue as delineated on said plat of Wheaton Forest; thence running northwest and crossing Georgia Avenue to the P. T. of the Fillet Curve on Lot 6, Block H, Triangle Park as per plat recorded among said land records in Plat Book 26 on Plat No. 1659, said point also being on the northeasterly side of Viers Mill Road; thence northwest with the northeasterly side of Viers Mill Road to the southeasterly side of the 20 foot alley contained in Block E, said point being also the western corner of Lot 6, Block E, of said Triangle Park Subdivision; thence leaving the northeasterly side of Viers Mill Road and crossing said Viers Mill Road southwest and running with the southeasterly side of a 20 foot alley contained in Block D, Triangle Park as delineated on a plat recorded among said Land Records in Plat Book 20 on Plat No. 1251, to the westerly dedicated limits of said alley in said Block D; thence continuing on same course, still southwest 240 feet, more or less; thence leaving said line extended and running in a northwest direction and crossing the Kensington-Wheaton Road and running with the northeasterly limits of

459 Block F, Section 2, Kensington View as delineated on a plat recorded among said
460 Land Records in Plat Book No. 4 on Plat No. 303 to the southeasterly side of
461 Kensington Boulevard; thence northeast with said southeasterly side of Kensington
462 Boulevard, as is planned to be extended, across Viers Mill Road to the west corner
463 of Lot 1, Block B, Triangle Park as delineated on a plat recorded among said Land
464 Records in Plat Book No. 4 on Plat No. 338; thence with the southerly side of
465 Kensington Boulevard in an easterly direction and crossing Wheaton Hill Road to a
466 point on the easterly direction and crossing Wheaton Hill Road to a point on the
467 easterly side of said Wheaton Hill Road, said point being also the north corner of
468 Lot 16, Block A, as delineated on said plat of Triangle Park recorded among said
469 Land Records in Plat Book 4 on Plat No. 338; thence running with the easterly side
470 of Wheaton Hill Road northeast to the south side of Blueridge Avenue, said point
471 also being the P. T. of Fillet curve No. 4 and generally the northwest corner of Lot
472 1, Block 44, as delineated on Plat No. 9, Wheaton Hills recorded among said Land
473 Records in Plat Book 32 on Plat 2058; thence with the southerly side of Blueridge
474 Avenue, with the arc of a curve to the left in a general easterly direction, to the east
475 side of Grandview Avenue; thence with the east side of Grandview Avenue north to
476 the common front corner of Lots 19 and 20, Block 27, as delineated on said Plat No.
477 9, Wheaton Hills; thence leaving the east side of Grandview Avenue and running
478 with the dividing line of said Lots 19 and 20, and Lots 9 and 10, Block 27 of said
479 Plat No. 9, Wheaton Hills east to the west side of Georgia Avenue; thence with the
480 west side of Georgia Avenue and running south, approximately 200 feet; thence
481 leaving the said west side of Georgia Avenue and crossing same and running east
482 with the northerly subdivision limits of Villa Verde Subdivision as delineated on a
483 plat recorded among the said Land Records in Plat Book No. 4 on Plat No. 388 to
484 the northeast corner of Lot 8, Villa Verde; thence in a southerly direction along the
485 east line of said Lot 8, Villa Verde and crossing Blueridge Avenue to the intersection

of the prolongation of the east line of Lot 8, Villa Verde and the south line of Blueridge Avenue; thence along the south line of Blueridge Avenue to approximately 125 feet east of the east line of Amherst Avenue, the same being a point on the dividing line between Lot 1, Block 1, Wheaton Manor, and the property occupied by Columbia Broadcasting Company as shown on plat recorded in said Land Records in Plat Book 45 on Plat No. 3390; thence in a southerly direction along said line to its intersection with the northerly line of Lot 3, Block 1, Wheaton Manor; thence in an easterly direction along said northerly line of Lot 3, Block 1, Wheaton Manor, to its intersection with the easterly line of said Lot 3, Block 1, thence in a southerly direction along said easterly line of Lot 3, Block 1 to the intersection of the prolongation of said line with the southerly line of University Boulevard West (formerly Old Bladensburg Road); thence in a northeasterly direction along said southerly line of University Boulevard West to its intersection with the west line of Amherst Avenue (formerly Vernosia Place); thence in a southerly direction along the said west line of Amherst Avenue, crossing Reddie Drive and Prichard Road to the point of beginning.]

<http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/WheatonPLD.pdf>.

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

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

Beginning for the same on the west side of Georgia Avenue at the southeast corner of Lot 1, Block A, Montgomery Hills Subdivision, as shown on a plat recorded among the land records of Montgomery County, Maryland, in Plat Book 4, Plat No.

381; and running thence in a westerly direction with the south line of said Lot 1 to the rear corner of Lots 1 and 7, thence running northwest with the division line of said Lots 1 and 7 as shown on said plat to a point on the east line of Columbia Boulevard at the front corner of said Lots 1 and 7, thence running northeast with the east line of said Columbia Boulevard to the beginning of curve No. 13 as shown on said plat, thence running in a northwesterly direction across said Columbia Boulevard and Seminary Road to the southwest corner of Lot 7, Block J, Montgomery Hills Subdivision as shown on a plat recorded among the aforesaid land records in Plat Book 4, Plat No. 401, thence running north with the east line of Selway Lane as determined in Equity Cause No. 8141, to the northwest corner of said Lot 7, Block J, thence running north across the 20 foot alley and with the east line of Selway Lane as shown on said plat to the south line of the Childs Property, thence continuing in a northerly direction with an extension of said east line of Selway Lane a distance of 36 feet, more or less, to the north line of said Childs Property as shown on the above mentioned plat of Montgomery Hills Subdivision recorded in Plat Book 4, Plat No. 381, and running thence in an easterly direction with a part of said north line a distance of 29 feet, more or less, thence leaving said north line and running in a northerly direction crossing the Brookeville-Tenleytown Road and the Church Lot for a distance of 261 feet, more or less, to the south line of Lot 6 of the division of the Riley Property, thence continuing in a northerly direction across a part of said Lot 6, with the west line of the existing commercial zoning, a distance of 230.27 feet, thence running in an easterly direction, with the north line of the existing commercial zoning 150 feet to the west line of Georgia Avenue, being also the east line of Lot 6, said point being 250 feet measured along the west line of Georgia Avenue, from the southeast corner of Outlot A, Block D, as shown on a plat of The Valley Subdivision, recorded among the aforesaid Land Records in Plat Book 21, Plat No. 1350, thence running in an easterly direction with the north line of said

540 Outlot A, being also the south line of Flora Lane as shown on said plat, to the
541 northeast corner of Outlot A, thence running in a southerly direction with the east
542 line of Outlot A, being the west line of the 20 foot alley as shown on said plat, to the
543 southeast corner of Outlot A, being also the northeast corner of Parcel A, Block 16
544 as shown on a plat of Section Three, Woodside Forest Subdivision, recorded among
545 the aforesaid Land Records in Plat Book 25, Plat No. 1583; thence running in a
546 southerly direction with the east line of said Parcel A, being also the west line of the
547 20 foot alley as shown on said plat, to the southeast corner of Parcel A, thence
548 continuing in a southerly direction across White Oak Drive to the northeast corner
549 of Parcel A, Block 15, as shown on said plat, thence continuing in a southerly
550 direction with the east line of said Parcel A, Block 15, being also the west line of
551 said 20 foot alley, to the southeast corner of Parcel A, thence continuing in a
552 southerly direction with the west line of said 20 foot alley as shown on another plat
553 of Section Three, Woodside Forest recorded among the aforesaid Land Records in
554 Plat Book 20, Plat No. 1233, to the northeast corner of Lot 2, as shown on a plat of
555 dedication for Columbia Boulevard recorded among the aforesaid Land Records in
556 Plat Book 5, Plat No. 443, thence continuing in a southerly direction with the east
557 lines of Lots 2 to 12, inclusive, being also the west line of the 20 foot alley as shown
558 on said dedication plat, to the north line of Columbia Boulevard, thence continuing
559 in a southerly direction across said Columbia Boulevard to the northeast corner of
560 Parcel A, Block B, as shown on a plat of Woodside Village recorded among the
561 aforesaid Land Records in Plat Book 9, Plat No. 693, thence continuing in a
562 southerly direction with the east line of said Parcel A, Block B, being also the west
563 line of the 20 foot alley, and running across Corwin Drive to the northeast corner of
564 Parcel A, Block A, as shown on said plat of Woodside Village, thence continuing in
565 a southerly direction with the east line of said Parcel A and with the east line of Lot
566 17, Block A, being also the west line of said 20 foot alley as shown on said plat, to

the southeast corner of said Lot 17, being on the north line of Ridge Road, now Luzerne Avenue; thence running in a southwesterly direction with the south line of Lot 17, being also the north line of said Ridge Road, now Luzerne Avenue, to the southwest corner of Lot 17, being on the east line of Georgia Avenue, thence running in a northerly direction with the east line of Georgia Avenue, being the westlines of said Lot 17 and Parcel A, Block A, as shown on said plat of Woodside Village, to the northwest corner of said Parcel A, being the intersection of said east line of Georgia Avenue with the south line of the aforesaid Corwin Drive, thence running in a northwesterly direction, diagonally across Georgia Avenue to the place of beginning.

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

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

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

There shall also be included within said district the property known as part of Lots 1, 2 and 3, Block A, Section 1, North Woodside; as shown on Plat No. 250, Plat

Book 3, recorded among the land records of Montgomery County and more particularly described as follows:

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

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

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

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

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

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

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

* * *

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

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

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

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

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

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

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

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

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

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

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

(7) For a mixed use, a [fifty (50)] 50 percent reduction.

(c) To be eligible for a reduction under subsection (b) of this Section:

(1) The owner or lessee [shall] must comply with the provisions of this [chapter] Chapter that are required for an exemption from the tax;

- 646 (2) The owner or lessee must provide off-street parking facilities that
 647 comply with all of the requirements of Division 6.2 of Chapter
 648 59, except for the schedule of required parking spaces;
- 649 (3) A pedestrian entrance to the establishment that is the subject of
 650 the application for a reduction under this section must be located
 651 within [five hundred (500)] 500 feet of the pedestrian entrance to
 652 an off-street public parking facility that is owned by
 653 Montgomery County under provisions of this [chapter] Chapter;
- 654 (4) The land-use categories under paragraph (5)[(i)](A) through
 655 [(v)](E) of this subsection must restrict the use of the provided
 656 parking spaces to ensure that adequate parking is available for
 657 patrons and employees of the respective land-use activity during
 658 weekday daytime hours. This provision also applies to mixed-
 659 use developments where these restricted spaces must be located
 660 in the most convenient and visible area of the parking facility
 661 nearest to the establishment being served; and
- 662 (5) The following schedule of off-street parking spaces, as a
 663 percentage of the ["schedule of requirements" under Division
 664 6.2] minimum "Parking Requirements" under Section 6.2.4 of
 665 Chapter 59, must be provided:
- 666 [(i)](A) For general retail, at least [sixty (60)] 60 percent.
- 667 [(ii)](B) For a hotel, motel, or inn, at least [seventy-five (75)]
 668 75 percent.
- 669 [(iii)](C) For a restaurant or similar place dispensing food,
 670 drink, or refreshments, at least [fifty (50)] 50 percent.

671 [(iv)](D) For a recreational commercial establishment, other
 672 than a theater, auditorium, or stadium, at least [forty (40)]
 673 40 percent.

674 [(v)](E) For an indoor or legitimate theater, at least [forty
 675 (40)] 40 percent.

676 [(vi)](F) For a multiple-family dwelling, at least [sixty (60)]
 677 60 percent.

678 [(vii)](G) For all other individual uses, [one hundred (100)]
 679 100 percent.

680 [(viii)](H) For a mixed use where any land or building is used
 681 for two [(2)] or more purposes, the total number of parking
 682 spaces required shall be the sum of the separate
 683 requirements for the individual land use categories in
 684 subparagraphs [(i)] (A) through [(vii)] (G) of this
 685 paragraph.

686 * * *

687 **[60-17. Parking of trucks, abandoned vehicles, etc., on lots prohibited; time**
 688 **limit on parking-Generally.]**

689 [It shall be unlawful to park any truck, bus or other vehicle having a gross
 690 weight of more than six thousand (6,000) pounds, or a trailer or semitrailer regardless
 691 of weight, except a vehicle actually engaged in work on the premises, or to park any
 692 unregistered, unlicensed or abandoned vehicle or to park any vehicle of any type for
 693 a period in excess of twenty-four (24) hours on any parking lot established or
 694 maintained in accordance with the provisions of this chapter, whether such lot to be
 695 owned or leased by Montgomery County or owned by an individual, firm or
 696 association; provided, however, that nothing herein shall prevent the parking of any
 697 vehicle on a lot owned by an individual, firm or association, if the permission of the

individual, firm or association has been obtained, and provided further that nothing herein contained shall apply to school buses owned by Montgomery County.]

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

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

[60-19. Same-Penalty.]

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

[60-20. Reserved.]

Sec. 2. Expedited Effective Date.

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

Approved:

Roger Berliner, President, County Council

Date

Approved:

Isiah Leggett, County Executive

Date

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the 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



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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

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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