



Mid-County Citizens Advisory Board (MCCAB)

Mid-County Community Recreation Center, 2004 Queensguard Road, Silver Spring, MD

Call to Order:	Francisco Romero, Chair			Respectfully Submitted by: Oriole Saah, Secretary	
Date/Time:	July 17, 2018; 7:00 PM ET				
Attendees:		Adjogah, Mensah		vacant	X Shoenberg, Robert (Parliamentarian)
		Lynda Brooks	X	Romero, Francisco (Chair)	Solomon, Jobe
	X	Frank, Ron (Vice Chair)	X	Rowden, David	X Tankersley, Judy
	X	Gelman, Michael		Reed, Patrick	X Wright, Ursula
	X	Mozzano, Louis	X	Saah, Oriole (Secretary)	X Partap Verma
Staff:	Luisa Montero, Director, Mid-County Regional Services Center				
Guests:	Nancy Navarro, Member, County Council Bertha Flores, Office of Nancy Navarro, County Council Rachel McMullin Steve Morrison Susan Rich Bettye Blakeney Jeanne Troingana Ira Unger, Office of Bonnie Cullison, Maryland House of Delegates				

Call to Order: 7:05 PM by Francisco Romero, Chair

Introductions

Agenda – Approved unanimously

Minutes – Approved unanimously, as amended

Community Concerns – none.

- Rachel McMullin, Aspen Hill. Raising concerns about gas leaks, which have been occurring in the streets of her Aspen Hill neighborhood over the past two years. Provided a map of known occurrences. Receiving insufficient response from PEPCO who do not deem these events as urgent.
- Susan Rich, Connecticut Avenue Estates. Concerned that RideOn route requests are not yet satisfied. RideOn changed the previous route to serve the other side of the neighborhood but neighbors on her side still do not have sufficient service. RideOn starting a call-for-a-ride pilot but her neighborhood is not included in the pilot. Also, requesting either parking restrictions to one side of a dangerous rode or making the road one way (did not name the road) but getting resistance from DOT.



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- Steve Morrison, Layhill. Concerned about traffic congestion throughout the county. Proposes that county employees stagger their hours (e.g., 11:00 AM to 7:00 PM) to shift travel time away from rush hour.

Guest Speaker: County Council Member Nancy Navarro

- See presentation
- Stressed the need to look at the county, not focus development/redevelopment in a single or few area(s).
- Sees a need in that no person or office in the executive's administration is focused on the needs of community level economic development.
- Questions for County Council Members:
 1. What ideas do you have to preserve the current stock of affordable housing when new developments are being built out? For example, Glenmont Metrocenter is replacing current affordable housing.

Council is always evaluating this when considering master plan approvals. Another way to deal with this is modification of MPDU laws and regulation of auxiliary housing – making licensing easier. Mixed use is one approach. Example: Randolph Hills Shopping Center – primarily light industrial. Conventional mixed-use pairs housing and retail. But you could have less expensive housing if you pair it with light industrial. Do need to work to preserve single family housing and rural areas.

2. We agree that the Glenmont Shopping Center needs improvement, yet we all have different ideas. What specific tools would you use to realize a vision for the Glenmont Shopping center?

When the Council approved the Minor Amendment for Glenmont they up-zoned the shopping center and Privacy World. Other possible tools: eminent domain and condemnation – but currently funding plans to provide revitalization – façade and parking lot improvements. The owners see no need to invest, they are doing well This is #1 on her agenda. Other county incentives? Already an enterprise zone.

3. How do you envision the role of the Montgomery County Economic Development Corporation in relation to the potential rejuvenation of the Glenmont Shopping Center, downtown Wheaton along Georgia Ave., & other areas of mid-county?

Need to reinvent a way of meeting community development needs: a division? An office? Arm of Economic Development? Will be a priority once the new Council and Executive are in place. This gap exists and needs to be filled.



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4. How will the County Council monitor the activities and progress of the Montgomery County Econ Dev Corp & WorkSource Montgomery?

Work session to review the performance of WorkSource planned for September 18. Also need to review the performance of MEDC. Need to take stock of performance thus far and decide where then new Council wants to go. Sufficient results? Look at ROI. Are we reaching our youth?

5. There has been a drastic increase in the number of MCPS students not eligible for the traditional four-year universities or the workforce. What ideas do you have on combining STEM education in all schools with efforts of WorkSource Montgomery to more adequately prepare our students after graduation? Also, would it be possible to tie these efforts to what the Econ. Dev. Corp. envisions for the county?

We need to focus on early childhood education. We have best practices in place. Need a dedicated funding source to address the 0-5 education issues we still face. Once a child falls behind at that early age it is hard to catch up. Need to align opportunities with students. WorkSource needs to make the connections so students can see themselves doing the work that is needed.

6. Arts & Humanities in Wheaton -- Given that the RFP for the remaining space in the Wheaton Redevelopment Project and the feasibility study for the Wheaton Arts & Humanities project are moving at different paces, how do you see the Arts & Humanities project fitting into Wheaton? Does it fit into the mix with private development?

In ongoing conversations with DGS and the Executive. Of course, there will be money involved but alternative plans are needed. Use the space for Arts & Cultural center? Additional civic space? Project needs to be completed.

7. How can the County leverage state funds and interface with state agencies, particularly the Governor's office more effectively?

The County Council controls any issues related to land use. Roads are a unique challenge. We have a strong State delegation and we need to turn to their leadership. Navarro's office maintains strong contacts with State offices and contacts them as needed.



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Q: The current planning board's mission statement is not based on social equity. The boards priorities are development-centered rather than people-centered. How can this be addressed?

A: The Planning Board makes recommendations and the Council makes decisions. A new Equity law will apply to all government offices. Consultants are working to create a baseline regarding equity issues. Navarro believes in focusing on structural changes so it is easier to gauge progress. Issues regarding the Planning Board, can be addressed using ethics complaints. These go to the Inspector General.

Q: Glenmont area housing: even an MPDU can be expensive. Communities benefit from and need all forms of diversity, including economic diversity. Need to focus on protecting and providing low income (not just MPDU) housing so people are not forced to move away.

A: Workforce housing is also an issue. Teachers and public safety workers are forced to live outside of the county. Shared housing is an option. Need to reconsider regulation on auxiliary housing. Need to maximize urban centers. Also looking at other related issues such as childcare subsidies.

Q: Opportunity for housing over commercial structures – low rise, not just high rise. Is focus on high density the best choice?

A: Financial issues influence investments developers are willing to make, most prefer higher density. Incentives are expensive – need a balance. Also, the retail environment is changing – how will that impact mixed use development?

Director Report

- Please attend the WUDAC forum: "What Next for Wheaton?"

Committee Reports

Joint Land Use, Transpiration, & Zoning and Quality of Life

- RideOn explained the micro transit pilot to run between Glenmont & Rockville Stations. Trying out smaller vehicles (again). Uber style call-a-ride.
- Ridership on the new route through Connecticut Estates is the same as before the changes, but likely some are different riders.
- RideOn Express – 18,000 riders exceeded expected 16,000. This is the route the Viers Mill BRT will follow.



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Liaison Reports

Permitting Services – no meeting until September.

Olney Town Center Advisory Committee – no meeting until September. Will need to designate a new member as Francisco's term is ending. Currently no other Olney residents on the Board.

WUDAC – meeting was focused on forum planning (see Director's Report).

Old Business:

- September meeting date moved to the 9/25^h as the regular meeting falls on the Jewish Holiday of Yom Kippur.
- Annual Retreat – October 4 at Bob's house. May need to revisit the date as new people may not be on board yet and some members will be unable to attend.

New Business:

- Members voted on previously nominated candidates. Outcome:
 - Chair – Louis Mozzano
 - Vice Chair – Mensah Adjogah
 - Parliamentarian – Bob to continue
 - Secretary – to be elected in the fall
 - LUTZ Chair – Partap Verma
 - QoL Chair – Michael Gelman
- Farewell to Oriole Saah, completing two terms, and Francisco Romero, completing his term and service as Chair. Presented certificates of appreciation from the County Executive.

Adjournment: Motion to adjourn meeting approved at 8:46 pm.