**UCAB Full Board Minutes**

**September 19, 2022, Monday**

Meeting called to order by Wayne Jacas, Current Board – 7:04pm

Amanda Franklin started the meeting:

Introduction of new Executive Board

* Wayne Jacas – Chair of UCAB
* Amanda Franklin – new 1st VC
* Andrew Saundry – new 2nd VC
* Matilda Adu – Quality of Life Chair
* Christel Bivens – Land & Use Chair
* Greg Wims – Upper County Service Regional Director

Update from County Council – Sharon Ledner, Office of Councilmember Craig Rice

* Council has been in recess until Tuesday last week
* Thrive 2050 long range policy framework – including Transportation/Housing/Building/Development
* Many meetings since April 21 have occurred between committees and council to discuss Thrive 2050 framework and will continue through the end of October
* No zoning approvals will occur until after October since it is an election year
* Craig Rice put through a bill for renters re: Radon testing to expand residential testing for homeowners to renters
* Vision zero continues to be reviewed to improve safety and public services related to metro/buses

Paul Klee – asked if the vote on Thrive 2050 would be before the election

Sharon Lednor – replied not sure – there may not be enough time to go through all the issues and it may need to be tabled to address all the issues until the next council takes office.

Roll Call taken by Andrew:

Present Not Present

Wayne Jacas Robert Bartlett

Amanda Franklin Linda Moore

Andrew Saundry Chris O’Brien

Paul Klee Arlene Proebsting

Revonne Johnson

Matilda Adu

Steve Augistino

Susan Baldeh

Christel Bivens

Hissan Dixon

Mary Hoet

Tangela Nichols

Craig Walsleben

No Police report for this meeting – will be discussed at Meeting in October

* Gaithersburg Football
* Car theft in Poolesville

Clarksburg Town Center – speaker : Kate Kirbit (Elms Street Development)

History of Clarksburg Town Center was given

* Area surrounded by roads: Clarksburg, Stringtown, 355, and Snowden Parkway
* Plan approved in 2005 and amended in 2011 after purchase from builder for $1
* Goal of 2011 included:
  + Retail financially feasible (which it wasn’t in the past)
  + Fulfill master plan
  + Collaborative effort with the community
* Amended in 2015
  + Connection between East and West community to unify community
  + Finished King park
  + Retail center 206K sq ft complex (modeled after Lands Downe in VA)
    - 55K SqFt Grocer
    - 66K SqFt retail/office space
    - Community setting – small town
    - Close to transportation
    - Build to be successful
* 2021
  + Piedmont Woods – 66 acre park – completed
  + With P&P approval
    - Two condo buildings reconfigured to 14 townhouses of which 6 are MDPUs
    - Development expected in Winter 2022
    - West side – Library to be built – sold land to County to develop Library – should be completed by 2026/27
    - Retail center modified from medical buildings ( which were not received well by the medical community -no solid interest) to rental units – which are unique in that none exist currently and would help support the viability and use of the retail center
      * Construction to occur as soon as permits are given

QUESTIONS BY BOARD

Amanda Franklin- asked for share of power point presentation

Andrew Saunders – due to the density in the area and knowing retail establishments and restaurants will be added to this town center – how much sidewalk space will be available to patrons?

ANSWER: at least 6 feet, including retaining walls, park benches and tree panels from street

Revonne Johnson – Why such a struggle with grocer interest

ANSWER: not typical site (4 lanes and stop light) – they do currently have an interested grocer – going through lease negotiations

Steve Augustino – Why rental housing instead of permanent residence? Any thought to Farmers

markets?

ANSWER: Housing type that doesn’t exist, no hard corner to entice grocers/retail, add density to support retail.

Mary Hoel – how many units in the rental building

ANSWER: 3 buildings @ 160 units each – 4 stories in front and due to grade 5 stories in back. 1/2/3 bedrooms – approximately 320 people per building. Must review infrastructure and road support for additional units and density. Think road system will be fine to hold additional capacity.

Wayne Jacas – traffic is already tough on Clarksburg Rd backed up by Clarksburg HS – how will this impact further the traffic issues? Will the additional density be studied as it affects current traffic patterns today?

ANSWER: Amendments to stringtown road were made in 2015 to increase single lanes to 4 lanes – traffic studies will be done prior to permitting as well as effects on surrounding schools with the additional density.

Christel Bivens- traffic from Clarksburg has already inundated existing community roads because

the Master Plan roads were not put in place. Stores and higher density will only put more stress on these surrounding community roads outside of Clarksburg.

How far in mileage is the traffic study going to go for the build out of these retail centers knowing that if you build it – they will come - using already overrun existing roads that are part of the master plan infrastructure that haven’t been built?

ANSWER: Studies will be made to surrounding road systems to understand the effect of

the additional residents and retail buildings. Part of it is the master plan roads as well as the effect on local schools. Studies are limited to surrounding roads of Clarksburg.

Steve Augistino : follow up: Comsat is sitting idle – no other jobs around this area – cars are

required – how do we keep people in their community and not commute? In peak hours there is increased traffic.

ANSWER: Traffic is down 20% compared to pre-covid Traffic studies can’t be done when schools are out in the summer.

(There was some discussion that at peak times traffic is up based on actual experience by board members – in excess of pre-covid times).

Tangela Nichols: why isn’t the infrastructure being addressed in advance of these build outs to

ensure that they exist before it becomes a problem?

ANSWER: We can’t build out too early – otherwise transportation ridership will be low

and the county will have to subsidize transportation. Actually must build and add people first to determine the need of transportation. This is all up to Traffic Ops – no real answers at this time.

Greg Wims and Wayne Jacas thanked Ms. Kirbit for speaking.

Chair update – none at this time

Committee update – none (permit advisory committee hasn’t met – no date planned as of yet)

Amanda Franklin asked new Board to introduce themselves:

Andrew Saundry : 2nd Vice chair of UCAB – Germantown, no children – actively involved in

politics, former chair of QOL

Wayne Jacas : Chair of UCAB – Clarksburg/Boyds - 3 boys ages 15/12/9

Amanda Franklin: 1st Vice chair – Poolesville – 3 girls ages 17/13/9 Chair LU last year

Matilda Adu – QOL Chair – kids are older

Christel Bivens – Germantown - LU Chair – son senior – almost a farm – Life long MOCO

resident, enjoys giving back and being a voice/advocate for the community

Steve Augistino – Gaithersburg Airpark – past resident of Germantown – been in upcounty since

1990. 1 daughter – older – works in broadband and takes MARC

Susan Baldeh – Boyds / Germantown lived in MOCO for 10 years – travels extensively – son&

daughter grown – likes to be involved in community issues and be an advocate for others who may not be able to speak up

Mary Hoel – Laytonsville resident near airpark– lived in MOCO for 25-27 years. 2 daughters

grown – represents her area and helps the community.

Tangela Nichols – Boyds – works from home, 2 kids, on QOL board

Christopher O’Brien – not present

Revonne Johnson – Germantown - 4th year on board. Chair of QOL last year, 2 children, uses

Marc train

Paul Klee – Darnestown – on UCAB for 5 years – L&U committee. Architect

Craig Walseben – Damascus – Engineer Consultant – L&U committee. Chair in the past for UCAB,

2 children grown. Wife is Princpal at MCPS.

Regional Director of UCAB Greg Wimms, Update

* Laytonsville “pool party” thwarted with help of community and police
* Poolesville day – met with leaders including Elrich re: new construction for PHS
* Head of HHS – mobile clinic comes 1X per month to those who have no transportation/low income – offers medical care and dental care
* Walk with DOT leaders – to apply for an $11 Million grant to put in sidewalks from Seneca Valley to MARC and Black Rock theatre
* RE: Fight at GHS and NW was not gang related. MCPS is having a meeting with all Principals to come up with safety plans for game days. There will be a committee meeting with PTSA 9-11am looking for volunteers in the community to attend.

**Open platform to Community concerns:**

Matlida Adu – mentioned that renter assistance is available – advocated that people who applied reapply. Those with challenges on rental issues can call 311

Dennis Barnes – Montgomery Village – appreciated the voice of UCAB in concerns.

**New Business:**

Paul Klee asked when the schedule for the new UCAB would be coming out – it was answered by the end of the week.

New Applicant status was also discussed that interviews will be starting this week and then will go to council for approval.

Minutes were approved from the last meeting on July 18th, 2022

1st – Amanda

2nd – Paul Klee

Motion to Adjourn at 8:36pm

1st – Andrew

2nd – Mary Hoel