



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, March 23, 2017, at 9:08 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:40 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Norman Dreyfuss was necessarily absent.

Item 8, Items 5 and 6, and Item 4, discussed in that order, are reported on the attached agenda.

The Board recessed for lunch at 10:55 a.m. and convened in Closed Session at 11:07 a.m. to take up Item 12, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Planning Board convened in Closed Session at 11:07 a.m. in the 3rd floor conference room on motion of Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor of the motion, and Commissioner Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(9), to consider matters that may impact collective bargaining negotiations.

Also present for the meeting were Director Michael Riley, Nancy Steen, Trish Swann, and Shuchi Vera of the Parks Department; John Kroll of the Department of Human Resources and Management; Director Gwen Wright, Deputy Director Rose Krasnow, Karen Warnick, and Anjali Sood of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the impact from the County Executive's proposed FY18 Budget.

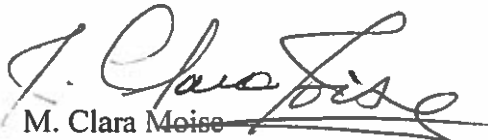
The Closed Session meeting was adjourned at 11:42 a.m.


The Board reconvened in the auditorium at 12:35 p.m.

Items 2, 10, and 11 are reported on the attached agenda.

Item 9 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 3:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 30, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Meise
Sr. Technical Writer/Editor


James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, March 23, 2017
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

1. Lois Y. Green Farm Conservation Park Final FCP SC2008018 - MCPB No. 16-069
2. Snouffer School Road North Preliminary FCP MR2014038 – MCPB No. 16-068
3. United Therapeutics APF Determination – MCPB No. 17-018

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220160890, Mount Prospect

RE-2 zone, 3 lots; located at the southern terminus of McCrossin Lane; Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170210, Mateny Hill

RT-12.5 zone, 28 lots and 3 parcels; located on the east side of Mateny Hill Road, 230 feet north of Dawson Farm Road; Germantown Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170760, Chevy Chase Terrace

R-60 zone, 1 lot; located on the north side of Davidson Drive, 50 feet east of Stratford Road; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

1. Topgolf - Germantown: Extension Request for Site Plan No. 820170010 --- Request to extend the regulatory review period by two months to May 18, 2017; to construct a 64,232 square foot building with up to 102 golf hitting bays and associated on-site restaurant, located on the east side of Century Blvd., approximately 700 feet east of the intersection with Aircraft Drive; 12.1 acres, CR2.0 C-1.5, R-1.5, H-145; Germantown Employment Area Sector Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of March 9, 2017

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved Planning Board Meeting Minutes of March 9, 2017, as submitted.

8. Outdoor Café Seating Guidelines --- Presentation by Montgomery County Department of Permitting Services to discuss guidelines in the public right-of-way for outdoor café seating.

Staff Recommendation: Transmit Comments to the Montgomery County Department of Permitting Services

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: DREYFUSS ABSENT

Action: By consensus, approved staff recommendation to transmit comments to Montgomery County Department of Permitting Services, as stated in the attached transmittal letter.

Following an introduction of Director Diane Schwartz Jones, Chief Operating Officer Hadi Mansouri, Christina Contreras, and Atiq Panjshiri of the Montgomery County Department of Permitting Services (DPS) by Planning Department staff, DPS staff offered a multi-media presentation and discussed the proposed Outdoor Café Seating Guidelines. The Guidelines were developed to establish consistency in permit approvals in order to improve pedestrian safety and circulation in the public right-of-way (ROW) by addressing such issues as building doors swinging into clear path area, conflicts between servers crossing clear path areas from restaurant to seating area and pedestrians, vehicle doors swinging into seating areas, tripping hazards due to temporary seating area separation barriers that are too low, and concerns regarding safe and adequate Americans with Disabilities Act compliant accessibility within the ROW. The original 2010 Guidelines were updated in 2016. A working group of public and private participants was engaged by DPS to update the 2016 Guidelines, identify current constraints, and provide guidance on clear pedestrian zones for pedestrians and businesses in order to institute standards for pedestrian circulation in high-traffic areas of the County. According to staff, sidewalks currently consist of four zones, including the edge, furnishing, clear pedestrian, and frontage zones.

The updated Guidelines propose the clear pedestrian zone as a minimum six-foot wide area of unimpeded pedestrian clear pathway that cannot contain any obstructions, including open doorways, signs, street lights, parking meters, street trees, tree pits, grates, and any part of an outdoor café. Staff noted that some local jurisdictions require between six and ten-foot clear pedestrian zones. The frontage zone as established by the proposed updated Guidelines extends from the building to the property/public ROW line or the furthest protrusion from the building, such as an open door. The frontage zone may be utilized as an outdoor café on private property

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8. Outdoor Café Seating GuidelinesCONTINUED

without requiring an Outdoor Café Seating Area Permit, which allows a food service establishment to set up tables, chairs, umbrellas, heaters, and other fixtures required for food service within the public ROW. The furnishings must be stable and not create a tripping hazard. Permits are issued on an annual basis and are valid from March 15 through December 15 during the year issued. Staff noted that upon completion of the updated Guidelines, DPS proposes to embark on an information campaign, enlisting the assistance of the Regional Service Centers, the Urban Districts, and the Commission for sites with Certified Site Plans; and to hold public sessions to educate the public, with the Urban Districts assisting to provide guidance to businesses regarding ROW permits and compliance, in order to have the Guidelines implemented by March 2018.

Mr. Jay Corbalis of Federal Realty Investment Trust, and Ms. Stacy Silber, attorney representing Federal Realty Investment Trust, offered testimony.

There followed extensive Board discussion with questions to DPS staff and Planning Department staff, during which Chair Anderson recommended that whenever possible, the Guidelines requirements should be included as Site Plan conditions of approval in order to streamline the process and minimize potential conflicts.

***5. School Residence, Preliminary Plan No. 120160250** --- A request to create 2 one family residential lots by re-subdividing Lot 1, Block 10, McAuley Park, Plat No. 7041 and Parcel 203 on Tax Map GP122; located at 9927 Carmelita Drive in the R-200; Potomac Sub-Region Master Plan 2002.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide an existing lot. The 1.49-acre site, identified as Part of Lot 1, Block 10, and Parcel 203, is located on the southeast side of Carmelita Drive and zoned residential in the Potomac Sub-Region Master Plan area. The site is currently developed with a single-family residential structure located on Part of Lot 1, Block 10. The adjacent Parcel 203, is currently undeveloped. Access to Carmelita Drive is provided via a looped driveway. There are no existing forests, Stream Valley Buffers (SVBs), or other environmental sensitive features on the property.

The applicant proposes to subdivide the property into two lots, existing 33,269-square foot Lot 1 and proposed 31,745-square foot Lot 2, to accommodate two single-family detached dwellings. The existing residence on Lot 1 is to remain along with the current dual access driveway. Lot 2 will have a new home and driveway constructed. A 0.22-acre afforestation requirement will be satisfied with a fee-in-lieu payment. The applicant is requesting a variance to remove one tree and impact two others, which staff supports. The applicant has agreed to plant five trees onsite as mitigation for the removal of the variance tree. Staff then noted small corrections to the Data Table due to the slight re-alignment of the property line shared by the proposed lots.

Mr. Michael Norton, member of the applicant’s team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

6. Brink Zone Reliability Improvements: MR2017006 --- Mandatory Referral associated with a request for WSSC Facility Improvements including a new pump station, located at 21701 Ridge Road, 15.31 acres, identified as P585 and 639 on Tax Map FV-12, on the east side of Ridge Road approximately 1,000 feet north of its intersection with Brink road, AR Zone, 1994 Clarksburg Master Plan.

Staff Recommendation: Approval with Comments

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to Washington Suburban Sanitary Commission, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by Washington Suburban Sanitary Commission (WSSC) to make improvements to an existing water distribution facility. The 15.31-acre site, identified as Parcel 585 and Parcel 639, is located on the northeast quadrant of the intersection of Brink Road and Ridge Road (MD27) and zoned Agricultural Reserve in the Clarksburg Master Plan area within the Clarksburg Special Protection Area (SPA). The site is currently developed with an existing pumping station building and a watertank for use as part of WSSC’s municipal water distribution system.

The applicant proposes to improve the existing facility by constructing a new water booster pumping station, valve vaults, and piping to increase the reliability of water distribution infrastructure to provide potable water to the residents of Montgomery County. Access to the pump station will be from the existing driveway on the eastern side of MD27. A new driveway to the south will provide access to one of the proposed valve vaults, identified as Valve Vault A. Staff noted that due to the need for proximity to the existing mainline, a portion of proposed Valve Vault A will need to be constructed within the MD27 right-of-way, which may cause a conflict if MD27 is built to its full standards. If a build-out of MD27 does occur, WSSC will be required to coordinate with Montgomery County Department of Transportation and Maryland State Highway Administration to resolve any transportation infrastructure conflicts.

There followed a brief Board discussion.

7. Final Recreation Guidelines*Staff Recommendation: Adoption***BOARD ACTION****Motion:** WELLS-HARLEY/FANI-GONZÁLEZ**Vote:****Yea:** 4-0**Nay:****Other:** DREYFUSS ABSENT**Action:** Approved staff recommendation for adoption of the final draft of the Recreation Guidelines.

Planning Department staff offered a multi-media presentation and discussed the final draft of the updated Recreation Guidelines. Staff stated that the final draft includes revisions made following the November 17, 2016 Planning Board Public Hearing and subsequent worksessions. New features for the Guidelines include a new web tool; revision of the Demographics Database, including the use of 2014 Census Bureau age group and housing type data, the addition of a new 18 to 34 Young Adult age group, and the inclusion of the Recently Built Housing metric; the addition of 53 new facility types, including Inclusive Recreation Facilities; the adjustment of the geo-spatial tool used for determining walking distances from a proposed project to nearby recreational facilities to use 10 minutes as the “walk shed” for calculating the adequacy of available recreation facilities; integration of stormwater management and recreation; inclusion of a Facilities Incentive List; and an online Custom Facility Tool and Recreation Report to allow applicants to establish new but acceptable recreation facilities.

The next steps for the Guidelines include introduction of the web tool, staff training, and workshops for developers, builders, and designers. Staff recommends that the Guidelines become effective 60 days following adoption.

There followed extensive Board discussion with questions to staff, during which the Board recommended that staff add the following to the Guidelines: a trends sheet to help developers implement variety in recreation facilities, images of existing County parks facilities, and images that capture the diversity in the County.

4. Update on Proposed FY18 Operating Budget – County Executive Recommendation**BOARD ACTION****Motion:** FANI-GONZÁLEZ/CICHY**Vote:****Yea:** 4-0**Nay:****Other:** DREYFUSS ABSENT**Action:** Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting, and as stated in the attached transmittal letter.

Department of Human Resources and Management staff briefed the Board and discussed the County Executive's recommended FY18 Budget, specifically the Executive's recommended affordability measures. A revised budget was released on March 14 and included current revenue reductions from the proposed budgets for both the Administration and Park Funds. The Executive recommended reducing the requested Administration Fund budget by \$284,943 and the requested Park Fund budget by \$4,268,798. Following review of the Reclassification Marker, staff revised the reduction amounts to \$198,277 for the Administration Fund and \$3,947,257 for the Park Fund, for a total of \$4,145,534 in reductions required to meet the Executive's recommended budget.

Parks Department staff then offered a multi-media presentation and continued the discussion of the County Executive's recommended FY18 budget. Staff reminded the Board that on March 9, they were briefed on the Executive's recommended affordability adjustments that would delay County Government Obligation Bonds in the existing Capital Improvements Program (CIP). Instead of specifying which projects would be affected, the Executive included an Affordability Reconciliation Project Description Form (PDF), a temporary CIP project that specifies the amounts and fiscal years of any affordability adjustments. During that meeting, the Board agreed to request that the County Council delete the County Executive's Affordability Project Description Form from the FY17-22 CIP. The Executive has since asked that the Parks Department reduce Current Revenue by \$300,000. Following review of proposed FY18 projects containing Current Revenue, staff recommended the following reductions for eight CIP projects: \$10,000 for ADA compliance, \$150,000 for Legacy Open Space, \$10,000 for Planned Lifecycle Asset Replacement, \$10,000 for pollution prevention and repairs to ponds and lakes, \$10,000 for historic structure restoration, \$50,000 for roof replacement, \$50,000 for small grant/donor-assisted capital improvements, and \$10,000 for natural surface and resource-based recreation trails. The next steps for the budget cycle include County Council public hearings scheduled for the first week of April, County Council Planning, Housing, and Economic Development

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4. Update on Proposed FY18 Operating Budget – County Executive Recommendation

CONTINUED

(PHED) Committee meetings scheduled for April 14 and 24, full County Council discussion scheduled throughout April and May, and Council reconciliation and adoption scheduled for May.

There followed extensive Board discussion with questions to staff, during which the Board recommended the elimination of the \$10,000 reduction for natural surface and resource-based recreation trails, and offsetting that elimination with additional reductions of \$5,000 each for Legacy Open Space and pollution prevention and repairs to ponds and lakes.

12. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(9), to consider matters that may impact collective bargaining negotiations.

The topic to be discussed is the impact from the County Executive proposed budget.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

3. FY17 Montgomery Parks Operating Budget Adjustment*Staff Recommendation: Approval***BOARD ACTION****Motion: CICHY/WELLS-HARLEY****Vote:****Yea: 4-0****Nay:****Other: DREYFUSS ABSENT****Action: Approved staff recommendation for approval of an FY17 Operating Budget Adjustment request discussed at the meeting.**

In accordance with the March 23 detailed staff memorandum, Parks Department staff discussed an FY17 Operating Budget adjustment request to transfer funds totaling \$1,000,000 from Personnel Services to Supplies for \$206,700 and Materials, Other Services and Charges for \$489,000, and Capital Outlay for 304,300, to fund operational needs. In addition, staff is requesting to transfer \$65,000, budgeted for transactions fees, from Support Services to the divisions where the expense occurred. The total amount of the transfer request is \$1,065,000.

There followed a brief Board discussion with questions to staff.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Parks Department Director's Report: Parks Department Director Michael Riley briefed the Planning Board on the following ongoing and upcoming Parks Department events: State Bond Bills – Mr. Riley, Deputy Director Mitra Pedoem, and Montgomery Parks Foundation members Mike Nardolilli and Nina Aplebaum testified last Saturday in Annapolis in support of several state bond bills that would provide funding for Montgomery County's parks. The Parks Department won the Washington Area Bicyclist Association (WABA) Bicyclist Choice Award for best bicyclist improvement in Maryland, for the improvements recently implemented at the Capital Crescent Trail crossing at Little Falls Parkway. On February 26, the Mid-Atlantic Association of Museums (MAAM) held their 12th annual conference in Washington, D.C. The Woodlawn Stone Barn was selected as one of fifteen presentations. Staff member Eileen Emmet moderated the discussion. Outdated exercise equipment was replaced at Wall Local Park and two accessible picnic tables were added, including one with a game board. Winter ice skating and hockey classes were very popular this season. The Parks Department has participated in the NHL/Washington Capital Learn to Play Program that has given hockey gear to children learning to play hockey between the ages of 4 to 9. Parks staff is working on the finishing touches to the Planning Board's Semiannual presentation to the County Council on Tuesday, April 4. Mr. Riley added that there will be a Public Safety Awards Ceremony on Friday, March 31, and on April 4 to 6, the National Recreation and Parks Association conference will take place in Ocean City.

There followed a brief Board discussion with questions to Mr. Riley.

~~*9. — Lot 31/31A, Site Plan Amendment No. 82007018C in response to a violation CR-2.75-C-0.5-R-2.5-H-55T Zone, 3.07 acres, Request to remove a note limiting area within public right-of-way that may be used for restaurant seating; located directly south of the intersection with Bethesda Avenue and Woodmont Avenue; Bethesda CBD Sector Plan Staff Recommendation: Approval with Conditions—POSTPONED~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was postponed.**

10. Briefing on the Mid-County Highway Corridor Study Report Supplement

Staff Recommendation: Briefing and discussion

BOARD ACTION

Motion:

Vote:

Yea:

No:

Other:

Action: Received briefing followed by discussion.

Planning Department staff introduced representatives from Montgomery County Department of Transportation (MCDOT) who will provide a briefing on the recently-completed Mid-County Highway Corridor Study Supplement to present the objectives, alternatives considered, findings, and the next steps. Staff briefly discussed a preliminary review of the Study Supplement and noted that a summary of the project for the Mid-County Highway, referred to in the Master Plan of Highways as M-83, is summarized in the March 20 technical staff report.

Mr. Christopher Conklin, Deputy Director of the Transportation Policy Department; Mr. Bruce Johnston, Division Chief, Transportation Engineering Division at MCDOT; and Messrs. Rick Adams and Jeff Parker of RK&K Consulting firm, offered a multi-media presentation and discussed in detail the Study Supplement noting that planning for the 8.7-mile long Mid-County Highway started in the 1960s and M-83 has been in the Master Plan of Highways since 1967, and is also included in several other approved Master Plans (MP), i.e., the 1994 Clarksburg and Hyattstown Special Study Area; the 2006 Shady Grove Sector Plan 1989 Germantown MP; and the 2016 Montgomery Village MP. Three miles of M-83 was constructed as a four-lane divided highway between Shady Grove Road and Montgomery Village Avenue in 2000. MCDOT initiated a facility planning study in 2003 to consider the completion of its highway connection.

Mr. Johnston noted that a draft Environmental Effects Report (EER) was published in May 2013. In a November 12, 2013 review of the EER, Planning Department staff recommended that MCDOT staff evaluate a transit alternative that includes elements of the Bus Rapid Transit (BRT) as described in the soon-to-be adopted Countywide Transit Corridors Functional Master Plan and incorporate elements of Alternatives 2 and 5 before selecting a preferred alternative. Mr. Johnson further noted that in March 2015, MCDOT issued a Draft Preferred Alternatives/Conceptual Mitigation Report (PA/CM) which did not include a BRT alternative. However, on April 7, 2015, Mr. Al Roshdieh, acting Director of MCDOT at that time, issued a statement that the County Executive did not support building M-83 and did not recommend the preferred alternative. Mr. Roshdieh also stated that MCDOT would be taking a fresh look at the various options for M-83, including BRT service on MD355.

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10. Briefing on the Mid-County Highway Corridor Study Report Supplement

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Mr. Conklin added that MCDOT issued a supplemental report for the Mid-County Corridor Study on February 10, 2017.

The following speakers offered testimony: Ms. Margaret Schoap of Neelsville Church Road and representing the TAME coalition; Mr. Richard Wilder of Lake Landing Road and representing the Citizens Group to Save South Valley Park & Whetstone Run; and Ms. Edna Miller of Club House Road.

There followed a brief Board discussion with questions to staff and MCDOT representatives.

11. White Flint 2 Sector Plan – Financing Alternatives --- Worksession #5

Staff Recommendation: Discuss and provide guidance to staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed financing alternatives that could support the infrastructure needs for the White Flint 2 Sector Plan area. Staff also discussed the White Flint Special Taxing District. Staff noted that several property owners and interested parties submitted testimony regarding financing of infrastructure for the Plan area. Federal Realty Investment Trust, owner of Montrose Crossing and Federal Plaza, supports some form of financing option that could be sector-wide and replace the transportation impact tax, similar to the White Flint Special Taxing District. Several Executive Boulevard property owners have discussed including their properties into the White Flint Special Taxing District only if zoning, densities, and heights are sufficient to incentivize development. The City of Rockville has testified that impact fees charged for development must be sufficient to fund the necessary infrastructure.

As part of the staging plan, the Public Hearing Draft Plan recommends that the determination of a public finance mechanism should occur within twelve months of adopting the Sectional Map Amendment (SMA). This timeline would permit all interested parties to discuss and create the appropriate financing mechanism to fund the infrastructure needs of the proposed White Flint 2 Sector Plan. Based on prior studies and new information, the initial estimated costs for some of the White Flint 2 infrastructure is estimated as follows: \$13.5 million for the proposed Second Metro Entrance, similar to the existing station entrance or \$35 million for a new style entrance with a pedestrian tunnel; \$20 million, not including property acquisition for the MARC Station; \$1.25 to \$5 million for a Shuttle bus/Circulator; and \$6 to \$200 million per linear feet for construction of bikeways. The cost estimates for a pedestrian bridge across the CSX and the roadway realignment of Parklawn Drive and Randolph Road have not yet been determined.

Staff also discussed the core principles used to evaluate a number of financing options and noted that these core principles were also used in the 2010 White Flint Sector Plan process. The Draft Plan recommends various public improvements designed to serve the area and provide capacity to accommodate new growth in the White Flint 2 Sector Plan area. Many of these

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11. White Flint 2 Sector Plan – Financing Alternatives --- Worksession #5CONTINUED

improvements are also recommended in the 2010 White Flint Sector Plan. Due to their proximity to each other, some of the infrastructure improvements recommended in these two sector plans benefit properties in both plan areas. The projects that are of particular benefit to properties in White Flint 2 include: a northern entrance for the White Flint Metro Station, a shuttle bus/circulator that could serve both areas, a new MARC Station, and protected bikeways along Executive Boulevard and East Jefferson Street. Several financing mechanisms exist to close the funding gap for these projects, each with their advantages and limitations. Most of these tools were comprehensively examined during the 2010 White Flint Plan, and were reevaluated for their appropriateness in the White Flint 2 Plan.

Staff then gave a brief overview of these financing tools: 1) Development Impact Tax for Transportation Improvements to be paid at the time of building permit; 2) Development Districts, Chapter 14 of the County Code permits the creation of development districts where taxes are levied on properties within a district; 3) Development District-Special Taxing Area, which will apply ad valorem taxes on all properties within a specific district with revenues assigned to pay debt service on bonds issued for infrastructure; 4) Excise Taxes which are applied to a specific activity of purchase, such as fuel taxes, admission and amusement taxes, etc.; 5) Tax Increment Financing (TIF) permits a portion or all new property tax revenues generated by a development to be used to finance debt issued to support infrastructure improvements; and 6) Transportation Impact Fee, an additional fee levied on new construction, similar to the Local Area Transportation Review (LATR) fee system in place in White Oak. This fee could reduce or serve in lieu of the County's development impact tax.

Ms. Ramona Bell-Pearson, Assistant Chief Administrative Officer in the County Executive's Office, discussed proposed financing alternatives and answered questions from the Board. Ms. Bell-Pearson also added that she will continue to work closely with planning staff on refining the financing alternatives.

Mr. Steve Silverman of SSGov RELATIONS Services and representing a number of property owners in the White Flint 2 Sector Plan area, and Mr. Jay Corbalis of Federal Realty, offered comments and answered questions from the Board.

There followed extensive Board discussion with questions to staff and Ms. Bell-Pearson.