

AMENDED Minutes--12/5 GOCA meeting

7:40: Convened in the Community Learning Center, room 224N, MedStar Montgomery Hospital, John Blachere presiding.

O Introductions

O 14 Delegates in attendance: Ryan Martin, Paul Jarosinski, Conrad Hocking, Gervais Crouch, Ed Weisel, Ravin Howell, Diana Littlefield, Jay Feinberg, Barbara Falcigno, Michael Cullingford, Alden English, David Miller, John Blachere, Hilary Rogers-Philips and past President Billy Becker. Also in attendance from member organizations: Paul Geller Olney Oaks, Larry Lauren, Olney Mill.

O Agenda approved

O Minutes of November GOCA meeting approved

O Old business. Alden English: Oak Room, Fire Station #4, Silver Spring available no charge for GOCA meetings: decision needed.

O Guest Presentation: Montgomery County At-Large Councilmember Evan Glass:

Issues and Responsibilities of the Montgomery County Council (handout distributed).

Glass:

- * Financial problem in Montgomery County: bloated bureaucracy.
- * Salaries of women, blacks, Hispanics lag behind those of white men (data cited
 - * Mitigation: Montgomery County Pay Equity Act.
- * Commuting problems, solutions:
 - * Lower income housing residents: twice as likely not to have a car.
 - * Buses: children under 18--no charge. Seniors--50% fare decrease in mornings.
- * Homelessness: Montgomery County is national leader in reduction of homelessness.
- * Transportation: Big issue.
- * School problem: Crowding--attendance 30-40% above design max. and getting worse.
- * Housing problem:
 - * County housing too expensive—many cannot afford.
 - * Next decade, need 40,000 more houses, 22,000 for low income.
 - * Introduced legislation to assure housing is fair.
 - * Most houses: \$26 K impact fee that pays for infrastructure.
 - * Loophole: teardown and rebuild: no fee.
 - * Example cited: 1,700 sq. ft. house bought for \$700,000, 4,200 sq. ft. replacement house sold for \$1.75 M = 247% of purchase price—no fee because fee previously paid on house on that location.
 - * 50% of teardowns (house replacements) in Bethesda—2/3 no impact fee.
 - * 217 teardowns/year—2/3 of those in Bethesda no impact fee.
 - * Legislation tightened rules: \$9 fee for each sq. ft. new house is larger than previous house.
 - * Handout: legislation will generate \$100 M for school construction, affordable housing next 10 year--\$4.3 M/yr. school construction, backlog of delayed projects, \$4.3 M/yr. for rent subsidy, affordable housing construction.

Weisel:

- * ADU's Accessory Dwelling Units
- * Our community = single family houses built 1970's, so Civic Association, not HOA
- * Thus no HOA control over community that could block ADU's.
- * New Ordinance: decreased size of exclusion zone
- * Effects: increased ADU density→ decreased property values, increased school crowding.

Glass:

- * 100% approval of ADU ordinance in County Council.
- * Existing regulation: can build addition with double sq. ft. of house.
- * ADU regulation decreased max. size.

Falcigno

* When site plans are approved, there are traffic studies. Traffic predictions are never checked after the development is built. There are two developments in Olney that GOCA warned the Planning Board that the predictions were based on faulty logic (Willow Manor and Trotters Glen). The community has to live with the consequences (parking issues on 97 at Willow Manor and a single entrance to Trotters Glen which will create problems once the last house is finished).

* Question - can site plan approval include a follow up traffic study a year after the development is built in order to determine if the predictions were correct?

* This will increase the cost of development but communities across the county are likely living with problems from inaccurate traffic predictions. This follow up can make traffic predictions more accurate by adjusting the assumptions made for the predictions

Glass:

- * Land use sole prerogative of County Council.
- * The County is currently reviewing the Subdivision Staging Policy which is where this concern should be raised

Need year for initiative on land use.

- * Transportation oversight convenes in January—check on children free rides.
- * Vision Zero--Councilmember Glass initiative:
 - * Public meeting Saturday 12/24, City Council, 100 MD Ave., <vbit.ly/visionzero-townhall>
 - * 2019: 11 deaths, 579 pedestrian & bicyclist incidents in Montgomery County.
 - * School buses: Fine for passing stopped school bus with flashing lights increased \$250 →\$500
 - * Problems: Truck stopped behind school bus can block vision of stopped bus →cars passing bus picked up by camera and ticketed. Problem with multilane roads: cars two lanes away from stopped school bus may not be aware of bus. Children's bus stops should be moved off main arteries.
 - * Traffic speed and accidents: Some want big decrease in speed limit to reduce severity of injuries from accidents—not practical. Alternative: Decrease lane width—known to reduce car speed.
 - * Q: (Miller) Statistics accident data, wide vs. narrow lane roads? Unavailable.
 - * Q: Regs. on renting single room in house? Long term rental no restrictions.
 - * Initiative to increase county districts 5→ 9: Glass opposes because (1) With 5 Council members representing 5 districts & 4 at-large members. Council members representing districts can get a majority for their issues by enrolling the 4 at-large members—harder to get things done if 9 Council members representing 9 districts. (2) Experience of Prince George's County: They had problems with 9 Council members representing 9 districts—added 2 at-large positions.

Reports:

Martin:

- * 257 Responses on Road Survey.
- * Website being upgraded

Blachere:

- * Questions raised: Tree canopy, Deer population, Vision Zero initiative

- * Next meeting Tuesday 12/10: Greenspace and handling overdevelopment—State Senators Zucker and Kramer.

- * Street lights: if no power to pole, PEPCO will not repair; county representatives not helpful.

- * Spring: Montgomery County Subdivision Policy Working Group.

Paul Geller--guest/Olney Oaks:

- * Ran at-large: cost \$200K

- * Developers not paying full fare for schools.

Adjourned 9:00 PM

Respectfully submitted, David Miller (GOCA Executive Vice President)