

**May Program: Adopting Best Practices to Support Montgomery County's Climate Action Plan** | Residents can make meaningful contributions to the County's overall goals for reducing greenhouse gases by adopting any number of measures | [P. 3](#)

**Actions to Combat Climate Change** | On Earth Day, County Council members highlighted their climate legislative agendas for the upcoming year and discussed the County's climate accomplishments and initiatives | [P. 4](#)

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**Opening Meeting Law for the Housing Opportunities Commission** | MCCF testified in support of a bill requiring the County Housing Opportunities Commission to comply with the Open Meeting Law | [P. 9](#)

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## of note

### Next MCCF Meeting #923

Monday, May 10, 2021, 7:30 p.m. *on-line via Zoom*. Topic: "Environmental Best Practices."

- Join the Zoom Meeting Here  
[See further instructions on page 2. No password is required.]

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### Meeting Minutes

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### Membership Application

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## Federation Meeting #923

Monday, May 10, 2021

7:30 p.m.

Online Zoom Meeting

### AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of Minutes: April General Meeting #922 [P.13](#)
4. Treasurer's Report
5. Announcements
6. May Program on the Environment: Adopting Best Practices to Support Montgomery's Climate Action Plan [P.3](#)
7. Committee Reports
8. Old Business
9. New Business
10. Adjournment

## About MCCF Meetings

*All monthly MCCF meetings are open to the public.* They are held on the second Monday of each month, September through June, now at 7:30 p.m.

**The May 10 meeting will be held online via Zoom** (see page 3 for program) at 7:30 p.m.:

■ To be part of the video conference, download the Zoom [Zoom Client for Meetings here](#).

■ Meeting Name: "MCCF Monthly Meeting."

■ Date and Time: Monday May 10, 2021, 7:30 p.m. Eastern Time.

■ To [join the Zoom meeting from your browser, use this link](#).

■ To participate by phone (audio only), call 301.715.8592. The meeting ID is 830 5510 3051. No password should be required.

We hope you will join us! ■

The **Montgomery County Civic Federation, Inc.**, is a county-wide nonprofit educational and advocacy organization founded in 1925 to serve the public interest. Monthly MCCF meetings are open to the public (agenda and details at left).

The *Civic Federation News* is published monthly except July and August. It is emailed to delegates, associate members, news media, and local, state, and federal officials. **Recipients are encouraged to forward the *Civic Federation News* to all association members, friends, and neighbors.** Permission is granted to reproduce any article, provided that proper credit is given to the "*Civic Federation News* of the Montgomery County (Md.) Civic Federation."

### Civic Federation News

civicednews AT montgomerycivic.org

**TO SUBMIT AN ARTICLE, [SEE PAGE 20](#)**

## May Program: How County Residents Can Adopt Best Practices to Support Montgomery's Climate Action Plan

By Bailey Condrey, Immediate Past President

The program for May will be presented by staff of the County Department of Environmental Protection and give highlights of best practices that County residents can adopt on storm water, rain gardens, recycling, invasives, tree canopy, pesticides, outreach, etc. Residents can make meaningful contributions to the County's overall goals for reducing greenhouse gases by adopting any number of measures, all of which help improve the overall health of the environment and our citizens. Some of these activities include the following:

- Composting
- Rain garden installation
- Organic lawn care

- Tree planting
- Planting pollinator gardens
- Protecting pollinators from pesticides

Recently, the County's actions to address the climate crisis were highlighted on Earth Day during a press conference where County Executive Marc Elrich and Council President Tom Hucker made remarks.

The DEP event calendar offers information on how residents can participate in various events such as Eco Evenings with DEP and OMG: Earth Month. These virtual meetings will be held on the last Wednesday of each month.

A wealth of information on related topics can be found on the Montgomery County Department of Environmental Protection website. ■



## Montgomery County Highlights Its Actions to Combat Climate Change

By Alan Bowser, President

Montgomery County Executive Marc Elrich used the occasion of Earth Day 2021 to highlight his climate legislative agenda for the upcoming year and discussed the County's climate accomplishments and initiatives at an event in Silver Spring that was part of the County's celebration of the 51st anniversary of Earth Day. The Earth Day event was held at the Glen Manor Condominium in Silver Spring.

County Executive Elrich was joined at the event by County Council President Tom Hucker and several residents who have been advocates for improving the environment. Among those participating in the event were Wendy Howard, executive director of One Montgomery Green; Adam Roberts, executive

director of Bethesda Green; and Brian Haaser, president of the Glen Manor Condominium association board.

With support from the Montgomery County Green Bank, Glen Manor Condominium implemented energy-efficiency upgrades that are reducing operating costs and greenhouse gas emissions. The Montgomery County Green Bank was the first County-level green bank to be established in the country. The Green Bank is a publicly chartered 501(c)3 nonprofit dedicated to accelerating affordable energy efficiency and clean-energy investments in Montgomery County.

County Executive Elrich used the occasion to provide an overview of the County's long-standing efforts to combat climate change and high-

lighted major climate legislative and regulatory policies that the Elrich Administration has transmitted to Council for adoption. Those pieces of legislation include the Building Energy Performance Standard bill and the 2018 International Green Construction Codes.

The County Executive also provided a look ahead to additional legislative and regulatory actions he has planned for the upcoming year as part of his efforts to reduce greenhouse gas emissions and support climate resilience.

"Earth Day is yet another reminder of our climate emergency," said County Executive Elrich. "There is much that the County has already accomplished, and we are continuing to break ground nation-

## MoCo Actions, cont.

ally on policies to reduce our greenhouse gas emissions. We can't do it alone. As we move forward on climate action, we will need continued collaboration with everyone in the community. There is a role for each of us to play in combatting climate change."

Council President Hucker said: "While we address the economic and public health crisis created by the COVID-19 pandemic, we cannot lose sight of the existential threat of climate change. We must use this moment as an opportunity to build a better world post-COVID and invest in transportation and energy projects that advance our climate goals."

Current Montgomery County climate initiatives include:

■ The Building Energy Performance Standard bill, which has

been transmitted to Council, will require owners of the largest and most energy-consuming buildings to improve their buildings' energy performance. Through following requirements and using accompanying tools to enable buildings improve their energy efficiency, owners will help reduce the climate impacts of their buildings. Among the actions they will be encouraged to take will be deep energy retrofits, operational improvements, and tenant engagement. Building energy performance standards will directly reduce the County's greenhouse gas emissions from the existing built environment and get the County one step closer to its goal of eliminating greenhouse gas emissions by 2035.

■ The proposed 2018 International Green Construction Code (IgCC), which has also been transmitted to Council, sets more stringent require-

ments for new commercial construction projects and major building additions, including energy-efficiency improvements, onsite energy generation, and improved indoor air quality. The 2018 IgCC will apply in the County to all commercial construction and additions of 5,000 square feet and greater. The code requirements provide improved scope and stringency over the 2012 IgCC, which is currently in effect in the County. Adoption of the 2018 IgCC will help the County toward net-zero buildings.

■ With the support of the County Executive and County Council, the Maryland General Assembly passed House Bill 768 (Montgomery County—Community Choice Energy—Pilot Program) during the 2021 General Assembly Session that will give Montgomery County the authority

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## MoCo Actions, cont.

to implement an opt-out Community Choice Energy (CCE) program. The bill will provide an opportunity for the County to purchase energy on behalf of residential and small commercial electricity customers. Maryland is only the ninth state in the nation to pass CCE legislation. CCE will enable the County to offer more renewable energy supply to customers than is currently provided by the three electric utilities serving the County. At the same time, it has the potential to deliver price stability and cost savings to residents and small businesses. Opt-out CCE is one of the actions identified in the County's Draft Climate Action Plan as a tool to significantly reduce the County's electricity-related emissions.

■ Montgomery County was the first county in the nation to adopt

a Building Energy Benchmarking Law. Benchmarking leads to a better understanding of energy trends and performance among building owners and managers and has resulted in energy savings of roughly two percent per year in consistently benchmarked facilities.

■ In order to provide community solar power for low- and moderate-income residents lowering their utility bills, Montgomery County has installed 7.6 megawatts of solar power installed on its government facilities and an additional 6-megawatt installation is underway at the closed Oaks landfill site.

■ Montgomery County partners with Solar United Neighbors to offer a solar cooperative to bring down the cost for residents to install solar on their roofs and electric vehicle (EV) charging stations.

■ The County is moving its entire

government fleet to electric and zero emission vehicles. Four electric Ride On buses are already in circulation and ten more are on the way. The County is also pilot-testing an EV police vehicle, the Mach-E.

■ To help people get out of their cars and use more public transit, in 2020 the County opened the first Flash bus route on US 29, and two more routes are in the works on Veirs Mill and Rockville Pike/355. Montgomery County Public Schools recently signed an agreement to lease over 300 electric school buses.

■ The County has added more EV charging stations and launched a pilot program in residential neighborhoods that allows residents to site charging stations in the right-of-way if they do not have off-street alternatives for siting chargers.

■ To make it easier for people to

MORE

## MoCo Actions, cont.

walk, bike, and scooter, the County is building an extensive network of bikeway facilities, including protected bike lanes, and continue to install sidewalks. There is an e-bike and e-scooter “micromobility” pilot program underway as well.

■ Continuation and expansion of government employee teleworking policies to reduce commuting and traffic congestion of Montgomery County employees.

■ County government staff are receiving training to work across departments for climate solutions. The County is also engaging with the community on these efforts, including the upcoming launch of the climate stories project to hear personal stories about climate action.

Montgomery County climate legislative and regulatory efforts

planned for the upcoming year:

■ Adopt the 2021 International Energy Conservation Code as a pathway to net-zero residential homes in the next two code cycles. This approach is designed to allow flexibility to home builders and establishes future market expectations that would encourage home builders to explore innovative solutions to building new homes.

■ Issue regulations to implement the Transportation Demand Management law, which expands strategies to reduce the use of single-occupant vehicles, particularly for work trips.

■ Evaluate modifications to the Commercial Property Assessed Clean Energy (C-PACE) program and introduce legislation to expand the type and size of projects eligible for C-PACE funding. It also would include climate resiliency activities

as eligible PACE measures.

■ Introduce legislation to expand the role of the Green Bank to also serve as the County’s Resilience Authority in order to help finance projects focused on addressing the impacts of climate change, including flooding and other resilience activities.

Later this spring, the County will release its final Climate Action Plan that aligns all of the County’s climate initiatives and provides a roadmap for achieving 80 percent reduction in greenhouse gas emissions by 2027 and reaching zero greenhouse gas emissions by 2035. In conjunction with the upcoming release of the final Climate Action Plan, the County will issue an annual work plan of the climate initiatives planned for the 2022 Fiscal Year.

For more about the Climate Action Plan and all of MoCo’s sustainability efforts, [see their website](#). ■

## Making the Global Local: Local Impacts of a Changing Climate, How We Can Respond

*By Carole Ann Barth, Environmental Committee Chair*

It’s easy to get overwhelmed by news articles and studies of melting polar ice caps, raging wildfires, rising sea level, and mega hurricanes. It can be equally mindboggling to grasp climate actions like emission reductions, carbon neutrality, draw-down, vulnerability analysis, adaptation, mitigation, sequestration, and resilience planning. Where does your neighborhood fit in all of this? Where do you?

Let’s take a brief look at some of the changes already underway right here at home and what we can do about them. There are things we can do to lessen our negative impacts, actions we can take to increase our positive impacts, and steps we can take to deal with the changes we are

already experiencing.

Weather changes are already here: average temperatures are up, and the number of very hot days and very warm nights have also risen. The amount of rain received annually is up, as is the frequency of intense rain events. During dry periods, the increased heat means that droughts are more intense. These weather changes are expressed in longer pollen seasons, longer tick and mosquito seasons, and greater need for summer air conditioning. Roads and yards flood when intense rain events overwhelm stormwater management systems.

### RESOURCES

■ For specifics on the weather changes mentioned above, see (1) [Detecting Climate Change in Chesapeake Bay](#), (2) [Maryland and Climate Change](#) and (3) [NOAA State Climate Summaries](#).

■ To see what our weather will be like in 60 years, see [Future Urban Climates](#).

■ To find your home’s flooding risk, see [Flood Factor](#).

■ To see how your favorite places will fare with sea level rise, check out (1) [Flood/Firetree](#) and (2) [NOAA Sea Level Rise Viewer](#).

### A FEW ACTIONS

■ **Choose an energy efficient air conditioner which uses R-32 or difluoromethane (CH<sub>2</sub>F<sub>2</sub>) as a refrigerant.** Air conditioners have a big climate footprint; in addition to the electricity they use, older refrigerants like Freon or R-410A are

## Local Impacts, cont.

potent greenhouse gases.

■ **Plant a BayScape.** Drought-proof native plants don't need to be watered once they are established. Deep-rooted native plants capture stormwater and are also cooler than conventional landscaping. See [Rebate for BayScapes](#) or [additional BayScape resources](#).

■ **Plant trees.** Trees capture carbon, cool the air, save energy, and soak up stormwater. See [Tree Montgomery](#).

■ **Reduce food waste.** Food is the largest category of solid waste in landfills. Landfills generate methane. Municipal solid waste landfills are the third-largest source of human-related methane emissions in the United States. See the [Center for Food Loss and Waste Solutions](#) and [Understand Food Dating](#).

## ■ Measure your footprint.

There are tons of online calculators that will rank your carbon footprint. This can be a good way to learn about choices and small changes that can make a difference. Just remember that these rankings are based on generalizations; real life is more nuanced. For example, most calculators assume taking transit has less impact than driving. But 80-passenger diesel buses with an average of ten or less passengers have a heavier pollution footprint than driving an electric car. Similarly, most calculators assume meat is produced in a corn-based feedlot and then shipped long distances. Your meat, however, may be grass-fed and local. Here is a map of average household impact by zip code at [Cool Climate Network](#). Here is a "how many earths do you need to support you" calculator from [Global Footprint Network](#). ■

## Open Meeting Law for HOC

By Jerry Garson

The Montgomery County Civic Federation has testified on a bill that would require the Montgomery County Housing Opportunities Commission to comply with the Maryland Open Meeting laws for a Public Body. The bill was MC 07-21, also known as HB 769. It was sponsored by the Montgomery County Delegation.

The bill was passed by both the House of Delegates and the Senate. It was then sent to the Governor, who can sign the bill or, if he does not veto it, it becomes law without his signature. The language of the bill is "Providing that a committee of the Housing Opportunities Commission of Montgomery County is a public body for purposes of the Open Meetings Act." ■

## Council Passes New Health Regulation, Allows Further Phased Reopening Tied to Vaxes

By Alan Bowser, President

On April 27, 2021, the Council voted unanimously to approve an amended Board of Health regulation to allow a further phased reopening tied to COVID-19 vaccinations. The amended Board of Health regulation took effect on April 27 at 5 p.m.

The Fifth Amended Board of Health Regulation provides guidance for expanded reopenings based on the percentage of the County population receiving COVID-19 vaccinations. **Currently, 51.2 percent** of the County population has received at least one dose of the COVID-19 vaccination. The expanded reopen-

ings would be automatically triggered when the Montgomery County Health Officer reports that the vaccination benchmarks have been reached to the Board of Health.

Face coverings and social distancing are still required. The phases would be:

**1. At 50 percent of the population receiving at least one dose** of COVID-19 vaccine:

■ Gathering limits increase to 50 people indoors and 100 people outdoors.

■ Businesses limited to 25 percent capacity (including theatres) move to 50 percent capacity and may sell food and drink for consumption while seated.

■ Camps can move to the gathering limits of 50 indoors and 100 outdoors.

■ Escape rooms can allow 10 people per game.

■ Museums and galleries may reopen touch exhibits.

■ Malls may reopen pedestrian concourses and return tables and chairs inside.

■ Sports move to 50 people indoors and 100 outdoors with a similar number of spectators.

**2. At 60 percent of the population receiving at least one dose** of COVID-19 vaccine:

■ Gathering limits increase to 250 people indoors and no limit outdoors.

■ Most businesses move to 75 per-



## Phased Reopening, cont.

cent capacity.

█ Camps can increase to gathering limits of 250 people indoors with no capacity limit outdoors and may permit campers from outside of Washington, D.C., Maryland, or Virginia.

█ Convention and banquet facilities are limited to 50 percent of the facility's maximum capacity per State restrictions.

█ Cigar and hookah bars may permit smoking outdoors.

█ Food service establishments may move to 75 percent of maximum capacity.

█ Religious facilities may move to 75 percent of maximum capacity.

█ Sports may increase capacity for participants and spectators to 250 people indoors and no limit outdoors and may engage in play with teams from outside Washington, D.C.,



Gwyn Cochran

Maryland or Virginia.

**3. At 50 percent of the population being fully vaccinated** with the COVID-19 vaccine, all conduct and business in Montgomery County must follow any State or Maryland Department of Health requirements in place at the time. "Fully vaccinated" means two weeks after a person

has received all required doses of an approved COVID-19 vaccine.

Montgomery County follows face covering guidelines from the CDC and the Maryland Department of Health, whichever is stricter. The new regulation provides an exception for sports activities that allows the removal of face coverings during vigorous outdoor exercise for high heat and humidity.

If the Montgomery County health officer finds that after reviewing community transmission metrics that continued reopening phases would be contrary to the public health, the health officer must report those concerns to the Board of Health and the continuation to the next phase must be suspended pending a hearing before the Board of Health.

The amended Board of Health regulation [can be viewed here](#). █

## Transportation Committee Report on Maryland SHA I-495, I-270 P3 Program

*By Jerry Garson, Chair, MCCF Transportation Committee*

The Montgomery County Civic Federation, Inc., Transportation Committee held a meeting on Tuesday April 20, 2021, with the Maryland State Highway Administration to give an update on the I-495 and I-270 P3 program.

A copy of the slides is available on the [Transportation Committee page of the MCCF website](#).

The program explained the new managed toll lanes on I-495 from the American Legion Bridge to the western spur of I-270 and up to I-370 in the first phase. The second phase will be on I-270 from I-370 to I-70 in Fredrick, Maryland.

They stated how traffic on I-495 near the American Legion Bridge is getting close to pre-Covid-19 vol-

umes. They explained the need for re-decking or replacement of the bridge is needed in the next 10 years. If the rebuilding occurs there will be bicycle and pedestrian path connecting Montgomery County with Fairfax County.

The MLS Draft Environmental Impact Statement was published on July 10, 2020 and had a 123-day public and agency comment period. The State Highway Administration is recommending two High-Occupancy Toll (HOT) lane alternative.

The proposed access points to

the High-Occupancy Toll (HOT) lanes Northbound and Southbound will be:

█ From the Eastern spur, just before the joining the main lanes of I-270.

█ From I-495 Eastbound where the high-occupancy lanes start.

█ Westlake Terrace

█ Wootton Parkway

█ Gude Drive

█ Near I-370

The State is hopping for work on the first section to start in 2023 and be completed by 2026. █



MASTO

## Minutes of April 12, 2021, MCCF General Meeting #922, Virtual Zoom Meeting

By Karen Cordry, Recording Secretary

[Due to the COVID-19 outbreak, the General Meeting was held via Zoom as a virtual meeting.]

**Call to Order:** President Alan Bowser called the meeting to order at 7:32 pm. There were 57 participants online over the course of the meeting. Introductions were made.

**Approval of Agenda:** It was moved and seconded agenda be approved; approved by voice vote.

**Approval of Minutes:** It was moved and seconded minutes be approved; approved by voice vote.

**Treasurer's Report:** Jerry Garson reported that the total dues collected

since July 1 were \$1,433 with \$0 in dues coming in in the last month. There has been a cumulative total of \$1,421 in expenses this year.

### ANNOUNCEMENTS

Transportation Committee Meeting will be held April 20, 2021, at 7 p.m. Jerry Garson reported that the topic of the meeting will be a briefing for MCCF members on the Public-Private Partnership (P3) for I-270 and I-495 Expansion. The briefing will be by Maryland State Dept. of Transportation representatives and MDOT consultants and will also have a Q&A session. The meeting will be available by Zoom.

Bob Oshel, VP of Woodside Civic Assn. reported on a problem in their neighborhood where United Therapeutics wants to build a 124-foot

building at 8630 Cameron Street, in SS, directly adjacent to much shorter townhouses. While there are normally setback requirements, the precise nature of the ownership of the townhouses and surrounding parking areas translates into none of those requirements applying, according to the Dept. of Permitting Services. If correct, this would affect 24 other townhouse communities in the County. The Planning Board has now approved the Plan; they are taking the issue to the Board of Appeals and court, if necessary.

### PROGRAM

The program focused on the current efforts being carried on by the Planning Department to consider proposals for "missing middle

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## April Mtg. Minutes, cont.

housing" in the County as part of its "Attainable Housing Strategies Initiative" (AHSI).

The first speaker was Jason Sartori, Chief of Countywide Planning and Policy Division from the Planning Dept. Also speaking was Lisa Govoni, Housing Planner. They presented a PowerPoint discussing the overall initiative, the definition of attainable housing, the need for such housing, and related issues. [Their presentation can be viewed here.](#)

The AHSI is part of ongoing County efforts to study/assess housing needs that began in 2017. There are many pieces of that process including updating MPDU requirements and raising the requirements; making it easier to build Accessory Dwelling Unit (ADU) projects; ending the housing moratoria in the

county; and completing the Thrive Montgomery 2050 draft that was approved by Planning Board last week and that included proposals relating to additional housing.

A Missing Middle Housing Study was done in 2018 and some recent housing plans have included that concept. In order to include such housing, zoning has to be adjusted since many of the types of housing don't fit into any of the existing zones. A Market Study has been done in Silver Spring. Council Member Jawando's ZTA is directed at areas near Metro stations; Council Member Riemer has a draft ZTA more focused on broader transit corridors. The Planning Department has been requested by the Council to put together a strategy for housing in the County going forward.

The Planning Department's goal is to expand opportunities for home

ownership, not just rentals, and to give viable options for residents at all price levels in varied locations. They are looking at whether additional density is needed in single-family housing areas and, if so, where. They are looking at building standards as well as the development review and approval process. To make housing more equitable and inclusive, they need to look at diversified housing as part of an effort to remedy long-standing long historical inequities.

The goal is not to create "affordable" housing in the sense of the MPDU income levels but rather to create more housing that is at least as attainable as current single family housing options by encouraging building smaller size units and more of them to fill an overall need. One option is to replace some existing

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## April Mtg. Minutes, cont.

single-family homes with multifamily homes that fit within the same overall building scale. Some may be like large townhouses but that would be divided up internally so there would be 2-3 units per building. And other, larger more traditional apartment type products might be limited to close-in transit corridors areas. Some projects could be built in certain zones but would have to use the Optional Method approach which has a lot more procedural requirements and projects must be 3 acres and up, which are had to assemble.

The Planning Department has been working with the Council of Governments to get overall regional and local area forecasts. The forecast is for MoCo to add about 31,000 households but, in addition, COG

needs MoCO to take on an additional 12,000 households as a proportional amount of the 75,000 additional units the region needs.

Household income has been stagnating while housing prices increase, and the actual median income is well below the amount needed for a median priced home in the area. One reason for that imbalance is that new single homes keep getting bigger (from 1500 square feet in the 1950s to 2500 in the 1980s to over 3,700 now) while household sizes shrink. There are already a fair (and increasing) number of tear downs to build much larger homes “by right.” The question is whether the same process may be appropriate to create multiple-family units in the same space.

They are working to get recommendations to the Council by the end of June and are looking at many

possible tools to work on the goals including ZTAs which could modify zones or optional method requirements or establish new zones or overlay zone) as well as rezonings, which could operate on master plans or local map amendments.

After the presentation, there was an extensive and lively question and answer session. A number of questions focused on the speed of the process and whether enough time was being allotted to hearing from community residents with respect to their concerns. Ms. Govoni noted that in starting on the AHSI project, they have put on pause on both pending ZTAs and are looking at the overall concepts as part of the overall Thrive discussions. Planning did want to slow things down so they could look at the issue more comprehensively.

[MORE](#)

## April Mtg. Minutes, cont.

Some questions asked whether there was research that would show that buyers were interested in this type of project and Ms. Govoni said they have been studying that. She also responded, to a question about infrastructure costs that there would likely be some impact taxes paid but they were unlike to cover everything so that was an issue that still needed to be resolved.

She noted that one approach to the question of how to make these units compatible with existing communities was to use “pattern books;” i.e., preapproved plans that could be used in a given neighborhood. They were also looking at design controls to implement but also had to consider how burdensome regulations could be when competing with “by right” tear-downs and rebuilds.

Generally, within a neighborhood, they were looking primarily at “house scale” buildings, versus larger scale on the edges of more urban areas.

ZTA 20-07 would allow assemblage to 25,000 square feet (a bit more than half an acre) so they would have to look at how subdivision policies would have to change if that combined lot size were allowed. They had made no judgments to this point. Most areas now can’t allow even a duplex without going to the optional method but that again requires at least 3 acres.

There are no target numbers yet because they are still evaluating options. Transit corridor projects would likely have larger numbers of units that would trigger MPDU requirements. There were several questions on how these units would be priced and whether they could

really produce housing at a lower price than existing units and/or that new buyers could afford and they did not have any clear answers yet. On the one hand, there was concern that this would not produce any meaningful amounts of usable housing and that, on the other hand, it might push up prices on existing housing and speed up the gentrification process.

There were some questions as to whether empty commercial office space could be repurposed; they are looking at that, but it is neither easy nor cheap to change structures that weren’t intended for housing uses originally.

Mr. Satori noted that the Thrive Montgomery document has been changed substantially but that was done to try to make it move user-friendly in response to comments at

[MORE](#)



## April Mtg. Minutes, cont.

the more than 160 meetings that had been held over the last year or so. The finished document is available now for review and another round of comments.

They noted that there had been a lot of discussions about various taxes, including impact taxes and school taxes and some proposals to increase certain ones such as recording taxes but those hadn't been acted on by the Council.

In response to questions about when this might actually start happening and whether the County might do demonstration projects to show it would work, Ms. Govoni noted not much had been done under the ADU program yet (only about 50 units a year). They're talking to developers and others to try to figure out how to get this moving as well

as why a lot of other, larger projects that have been approved and are in the pipeline aren't going forward either. They have been told that it would be difficult to build a viable duplex within the existing footprints in the R-60 zone and that developers are hoping to be able to modify those limits.

There were other questions but the basic concerns from the audience focused on the speed of the process, what ability there would be to control the size of the projects, the impacts of the new projects on infrastructure and the surrounding homes, how to ensure compatibility with existing neighborhoods, and how these proposal interacted with the Master Plan process.

After the discussion ended, Alan Bowser stated that he would work on starting to draft a resolution to state a Civic Fed position.

## OTHER DISCUSSIONS

■ A proposed resolution was set out in the newsletter to commend Jamie Raskin and impeachment managers for their actions. It was moved and seconded to waive reading of resolution and that was agreed to. After a short discussion about whether the issue was relevant to Civic Fed, there was a vote on the motion with all in favor with the exception of one objector.

## COMMITTEE REPORTS

### Education

■ None

### Public Safety

■ There was mention of the incident at E. Silver Spring Elementary with the five year old boy and the heavy-handed police response.

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## April Mtg. Minutes, cont.

### Land Use

■ None beyond tonight's meeting topic.

### Public Utilities

■ None.

### Legislation

■ Peggy Dennis noted that there had been no resolutions passed on specific bills to support this year.

■ She did testify in support of one bill due to a prior position Civic Fed had taken, but we needed a better process to decide how to identify bills to support.

■ As one other point, she noted \$12 million had been given to the County to support various parks including a trail that Pepco is working on.

### Environment

■ None

### Transportation

■ Apr. 20, 7 pm. Reminder about briefing on the P3 project on I-270/I-495 project.

■ County is continuing to keep Ride-on free.

■ Rail ridership is still down about 85%.

■ After repaving I-495 with abrasives in the material (to improve traction), there have been no major truck accidents.

**Adjournment:** At 9:41 p.m., it was moved and seconded that the meeting be adjourned. Motion was approved by voice vote. ■

## CIVIC FED TONIGHT!

### SEEKING POSSIBLE SPEAKERS FOR YOUR CIVIC ASSOCIATION MEETINGS?

Members of the MCCF Executive Committee have extensive experience in issues such as transportation, land use and zoning, schools, parks, environmental concerns, taxes, and public spending. Plus, they have a community-oriented perspective on these matters. If you would like an executive committee member to speak at a meeting, contact President Alan Bowser at [president@montgomerycivic.org](mailto:president@montgomerycivic.org). Include topics/possible dates.

## Minutes of the MCCF Executive Committee Meeting Held April 22, 2021

By Karen Cordry, MCCF Recording Secretary

**Call to Order.** The meeting was called to order at 7:35 p.m. Present: Alan Bowser, Jacquie Bokow, Bailey Condrey, Carol Barth, Tim Willard, Sue Schumacher, Jerry Garson, and Karen Cordry.

**Approval of the Meeting Agenda.** The meeting agenda was approved.

**Approval of Minutes.** The minutes of the March 2021 Executive Committee were approved.

**Treasurer's Report.** Treasurer Jerry Garson reported no change from the April General meeting.

### MAY 2021 PROGRAM

■ The topic of the May General Meeting will be on the environment in Montgomery County. Tim Willard and Bailey Condrey discussed possible meeting topics.

■ There was interest in getting an update of the County's Draft Climate Action Plan.

### JUNE 2021 AWARDS PROGRAM

■ Members discussed plans for the annual Awards meeting. MCCF annually presents its Star Cup, Sentinel and Wayne Goldstein Awards. Peggy Dennis is the Awards Committee Chair.

### OFFICER ELECTIONS

■ Plans for 2021–2022 MCCF officer elections were discussed.

### NEW BUSINESS

#### *Missing Middle Housing*

■ Members discussed follow up actions from the April General Meeting when Missing Middle housing initiatives were discussed. Members decided to draft and present a related Resolution to the general membership at the September 2021 General Meeting.

#### *Thrive 2050*

■ Members agreed to facilitate a special online meeting on Thrive 2050 with presentations by Planning Department staff. A date of May 11, 2021, was suggested.

### COMMITTEE REPORTS

#### *Transportation*

■ Jerry Garson reported on the

MORE

## April ExCom Minutes, cont.

Transportation Committee Zoom program with Maryland Dept. of Transportation on I-270 and I-495 public private partnership. The video meeting has been posted to the Civic Federation Facebook page.

### *Legislation*

■ HN-769: It was reported that the MCCF-supported bill for increased transparency at the Housing Opportunity Commission meetings had passed.

### *Education*

■ MCPS will still be offering full virtual school in fall.

### *Environment*

■ It was noted that many environment-related bills passed the General Assembly this year.

**Newsletter.** Deadline for the May newsletter is April 27, 2021. Members discussed newsletter articles.

**Adjournment.** Meeting was adjourned at at 9:22 p.m. ■

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Montgomery County Civic Federation

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