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of note

Next MCCF Meeting

September 12, 2016, 7:45 p.m. @ the Executive Office Building in Rockville. "Proposed Changes to the Subdivision Staging (Growth) Policy"

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September's Community Heroes

Malcolm "Mike" Winffel and Carl Unger

[READ PROFILE, P. 4](#)

Meeting Minutes

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Federation Meeting 878

Monday, September 12, 2016
7:45 p.m. | Lobby Level Auditorium
Executive Office Building
101 Monroe Street
Rockville, Maryland

AGENDA

- 7:45 Call to Order/Introductions
- 7:50 Approval of Agenda
- 7:51 Announcements
- 7:57 Approval of Minutes, June 13 Meeting [[see p. 24](#)]
- 7:58 Treasurer's Report
- 8:00 Community Heroes: Mike Winffel, Carl Unger [[p. 4](#)]
- 8:10 Program: Proposed Subdivision Staging Policy
- 9:25 Committee Reports
- 9:35 Old and New Business
- 9:45 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, at 7:45 p.m.

Meetings for the remainder of the year will be held in the **Lobby Level Auditorium of the Executive Office Building at 101 Monroe Street, Rockville, Maryland.**

Due to construction, access to the building is difficult; walkers must enter through the cafeteria. You can park (free) in the lowest level of the EOB. Drive onto the ramp in the front of the building (ignore "permit parking only" sign), turn left at the second, lower level; use the intercom at the gate to the parking garage and at the door to the elevators to inform security you're attending the MCCF Meeting. ■

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 32](#)

September Program: Proposed Changes to the Subdivision Staging (Growth) Policy

Proposed revisions to the Subdivision Staging Policy (SSP) will be discussed at the MCCF's September 12th meeting. Formerly known as the Growth Policy, the County Council will hold a public hearing on the proposed changes on September 13th at 7:30 p.m. **Residents may sign up online** or call 240.777.7803 to speak at the hearing. The intent of the SSP is to ensure public facilities, particularly school and transportation facilities are adequate to meet the needs of new development and growth.

This quadrennial policy includes criteria and guidance for the administration of the County's Adequate Public Facility Ordinance (APFO), which matches the timing of private development with the availability of public services. In the past, the APFO

was designed to ensure that road and school capacity—as well as water and sewer and other infrastructure—kept pace with growth. Where new areas of the County were developed, infrastructure to support new homes and businesses was needed.

The Planning Board has proposed significant changes to the SSP, including eliminating transportation adequacy tests near neighborhoods with Metro stations. It's important for neighborhoods to follow the progress and stay informed about how these potential policy changes could affect residents.

Speakers at the MCCF meeting on September 12 include:

I Pamela Dunn, Division Chief, Montgomery County Planning Department;

I Eric Graye, Planning Supervi-

sor, Montgomery County Planning Department; and

I Glenn Orlin, Deputy Administrator, Montgomery County Council.

We will be discussing proposed changes to the transportation and school tests as well as the development impact tax payments required for funding infrastructure. Following the Council's public hearing on September 13, the Council's PHED Committee will hold worksessions on September 19, 26, 30, October 10 and 17. If changes are to be made to the current SSP, they must be adopted by the full Council by November 15.

Be sure to attend this meeting to learn more about how changes to this policy can affect every neighborhood in Montgomery County. For more about the SSP, visit the **Park and Planning website**. ■

September Community Heroes: Malcolm 'Mike' Winffel and Carl Unger Honored

Last May 6th, two friends and coworkers—Malcolm "Mike" Winffel and Carl Unger—were headed across the Westfield Montgomery Mall parking lot for lunch. What they didn't know was that this was the second day of Eulalio Tordil's murderous rampage across Prince George's and Montgomery Counties.

What might have been a normal Spring day was quickly shattered as Tordil attempted to take a woman's car by threatening her with a gun. As she screamed for help, Winffel and Unger immediately came to her aid. As Mike Winffel put himself between Tordil and the woman, he was shot in the chest and died. His friend, Carl Unger, was hit four times and the female victim was also wounded in the chest.

Later that same day, Tordil



would try to carjack another woman in front of the Giant grocery store in the Aspen Hill Shopping Center. He shot and killed that victim as well.

Tordil was subsequently apprehended when a police officer spotted him in a nearby restaurant and police surrounded him as he walked through the parking lot.

The previous day, Tordil had shot and killed his estranged wife Gladys as she waited outside High Point High School in Beltsville to pick up their two daughters. A by-

stander, who tried to intervene, was also wounded in that incident.

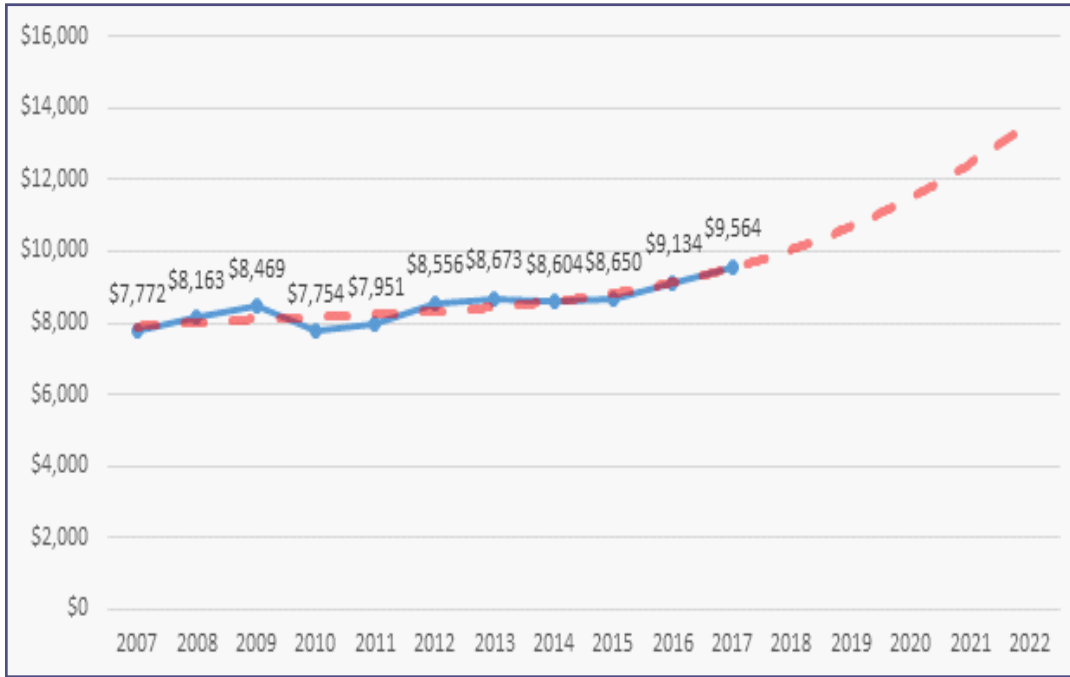
The MCCF honors the bravery and selflessness of Mr. Winffel and Mr. Unger who, in spite of the imminent and serious danger that the gun-wielding Tordil posed, both tried to protect a complete stranger from this threat. Nothing required them to act, except for the moral courage that compels some individuals to place the safety and well-being of others before their own. Although an unusual, but not uncommon situation with violent incidents happening all too often these days, these honorees represent the best citizens that any community can hope for.

Accepting this Community Hero Award will be Mr. Winffel's widow, Norma, and their children, and Mr. Carl Unger. ■

WHAT'S TRENDING IN THE COUNTY

An exploration of data trends in Montgomery County. Each month statistics for a different topic will be reported.

Average Household County Tax Burden, Fiscal Years 2007 to 2017 with 5-Year Forecast



The taxes included in the chart are income taxes, property taxes, transfer and recordation taxes, excise taxes (fuel-energy, telephone, and admissions). The hotel tax is excluded. State and municipal taxes as well as water/sewer and solid waste/leaf collection fees are not included.

The five-year forecast is based on a polynomial linear regression trend line. This indicates likely future tax burdens based on existing trends continuing unabated.

Data Sources: The Department of Finance’s Schedule E data as reported in **County Executive’s annual budget documents.** ■

MPIA Requests Reveal Deadly Hazard at Walter Johnson High School: Artificial Turf

By Paula Bienenfeld, Immediate Past President, and Danila Shevko, Recording Secretary

After Montgomery County Public Schools repeatedly failed to provide a documented rationale for maintenance procedures and costs of synthetic turf athletic fields, the Civic Federation, along with other organizations, used the Maryland Public Information Act to request the documents. MCPS went to **great lengths to avoid turning over the paperwork**, at one time claiming that “because the artificial turf field maintenance is provided through an annual contract, any maintenance reports are maintained by the installer.”

Finally, after repeated requests, we received partial information on the true and, in some cases, dangerous state of the County’s artificial

turf fields. The MCPS Public Information Office turned over one specific document that raised alarms bells loud enough to garner **national media attention by Forbes Magazine and USA Today—a G-MAX testing report** for the field at Walter Johnson High School.

G-MAX testing measures impact attenuation or shock absorption and is, therefore, critical for the health of children using the field; the lower the number, the safer the student athlete. Some professional sport teams limit the G-MAX to 120, and the NFL has set the maximum at 166. In contrast, the **Walter Johnson field tests as high as 194.5** in some of the more worn-down parts of the playing surface. To put that in perspective, OSHA identified the measure of 200 as “will cause death.”

Made from “recycled” car tires known as tire crumb rubber, the Walter Johnson field cannot absorb impacts like a natural grass surface would. With many areas of the field in the danger zone, the student athletes are exposed to an increased risk of concussion, fractured skulls, and broken bones. To quote the G-MAX report:

“This field is laying over, matted down, the fibers are shedding and are showing signs of excess fiber wear (especially in high wear areas—creases, penalty kicks, front of goals, center of field, etc.). The inlay lines are heavily worn ...and are brittle and breaking off.... The pipe sleeve holes for the back-net are exposed, causing a significant hazard

Artificial Turf, cont.

if someone was to fall on them....”

Synthetic turf **problems are prompting lawsuits and early replacements** at schools and universities around the country, but **our school system seems content** to let the field manufacturer warranties expire without challenge. With the football and soccer seasons already in full swing, the Civic Federation is working hard to obtain maintenance and testing documentation for other County schools because G-MAX is just the tip of the iceberg with synthetic turf. Not only can these fields **cost much more than natural grass turf**, the tire crumb infill can accumulate dangerous pathogens and is known to **contain lead** and twelve **known human carcinogens**. ■

Council Proposal to Eliminate Public Notice and Hearings for Cell Towers in Residential Zones

On June 10th, after most civic associations adjourned for the summer, Councilmember and President Floreen introduced **Zoning Text Amendment 16-05**, which proposes to eliminate public notice and hearings for placement of “small” cell towers in residential zones. A public hearing was held in the middle of summer, when many residents are on vacation.

On June 16th, the MCCF Executive Committee unanimously adopted a resolution to oppose this ZTA and testified at the public hearing on July 19th. The Council’s Planning, Housing and Economic Development (PHED) Committee will discuss and vote on this proposed ZTA on **September 12 at 2:00 p.m.**

This ZTA **would eliminate public hearings for these towers in 11 residential zones and allow the towers in six residential zones where they are not currently permitted at all**. These new poles would be placed in the right of way in front of residences.

We see no justification for eliminating public hearings for new cell tower placement, as proposed, especially when setbacks from residences are proposed to decrease from 60 to 30 feet. “Small” cell towers are not very small since they can be anywhere from 30 to 40 feet when including the multiple antennas.

While the health effects may be debated, a tower with multiple antennas placed in front of a home will

MORE

Cell Towers, cont.

likely have an impact on the property value. Ask yourselves if you would pay the same amount for a house with a 30- to 40-foot cell tower in front of it. Furthermore, advances in wireless technology could see cell towers become a thing of the past, so preserving due process for residents is important.

We also request the following be added to the standards:

1. *that the design minimizes the visual impacts to residential zones, and*

2. *that the applicant demonstrate that a significant gap in the coverage, or capacity exists such that users are regularly unable to connect to the service network, or are regularly unable to maintain a connection.*

When adopting their FY 17 Operating Budget, the County Council approved additional funding for the Office of Zoning and Administrative Hearings (OZAH), specifically for the purpose of providing additional resources, including additional hearing examiners to hear these cases. At the time in April, staff wrote on Page 3 of the **April 20th Staff Memo** that the Towers Group has informed OZAH that it expects to receive 120 cell tower applications that will require conditional use hearings.

Staff wrote further, “These conditional use hearings are expected to be hotly contested by nearby homeowners.” The Council then went on to approve the additional funding needed to provide additional resources and hearing examiner positions for these hearings. Why then would the Council turn around and propose to eliminate those hearings

that were acknowledged by staff to be “hotly contested”?

We encourage residents to write to the Council (county.council@montgomerycountymd.gov) to urge them not to discontinue public hearings for these towers. If additional resources are needed to conduct hearings, we recommend using funds from the fees the County is already collecting from the cell tower companies who are placing these on County owned property. This ZTA is clearly not in the public interest and we ask that it be withdrawn.

The MCCF also opposes such efforts to overturn decisions that were already made by the full Council with regard to cell towers during the four-year-long Zoning Ordinance Rewrite which was just adopted less than two years ago. These decisions were made after significant public participation. ■

Planning Department Public Meetings on Lodging Facilities in Residential Zones

The Planning Department is holding discussions regarding some Councilmembers' request to change zoning and regulatory standards for operating commercial short-term (nightly) transient lodging facilities in residential neighborhoods. The first public meeting was held on July 18—while many are on vacation—and featured industry lobbyists.

The next public discussion will be held on Monday, September 19th, from 7–9 p.m. in the Planning Department Auditorium, 8787 Georgia Avenue in Silver Spring, and will include representatives from County agencies such as the Department of Housing and Community Affairs (DHCA).

The legislative proposals are [Zoning Text Amendment 16-03, Land Use, Bed and Breakfast](#) and

[Bill 2-16, Transient Housing Licensing and Registration](#), both sponsored by Councilmember Riemer.

None of the surrounding jurisdictions have proposed such drastic changes to their zoning ordinances with regard to commercial short-term lodging in residential neighborhoods. In fact, Montgomery County already has the most permissive standards.

Currently, short-term lodging facilities (Bed and Breakfasts) are already permitted in larger-lot residential zones if the application meets health, safety, and parking standards and obtains licensing. They are also allowed in smaller lot zones (R-60/R-90) after public notice and hearing examiner review. A Bed and Breakfast is currently defined in the code as “a detached house that is

owner-occupied with no more than five guest rooms for rent and customarily serves breakfasts to guests.”

The two bills proposed would not only remove the public notice and process for the R-60 and R-90 zones, but would also remove current standards for lot size, parking, inspections, number of guests, proximity to other similar uses, requirement that the owner occupy the house, as well as other licensing standards. The bills also propose to expand the use to **all residential zones**, including townhouses, condominiums, and apartments.

In summary, it would be easier to obtain approval for a house to become a commercial transient lodging facility in a residential neighborhood than it would be to obtain approval

[MORE](#)

Transient Lodging, cont.

for an accessory apartment. Accessory apartment approvals require public notice; have a hearing examiner process, as well as standards for inspections and parking; and number of similar uses in the surrounding area.

By removing current standards for commercial short-term lodging, this legislation provides more of an incentive to rent out accessory apartments on a short-term basis (less than 30 days) than to rent to tenants long-term. Replacing accessory apartments with daily rentals is contrary to the County's affordable housing goals.

It was not long ago that the entire Montgomery County Zoning Ordinance was completely rewritten during a four-year process that involved significant input from vari-

ous communities as well as a diverse Countywide Advisory Panel that included various community representatives. The MCCF and many neighborhood associations around the County participated and provided input in that review process. During the rewrite process, all of the “lodging” categories were reviewed, considered and decided upon. These included hotel, motel, and bed-and-breakfast. The County Council adopted this new Ordinance and it became effective less than two years ago. It is unfortunate that apparently some have decided to disregard the public and try to overturn what was already decided less than two years ago during an extensive public outreach and review process.

The following resolution was approved unanimously by the MCCF at its February 8th General Meeting:

Whereas the entire Montgomery County Zoning Ordinance was recently comprehensively reviewed and rewritten over a four-year period that culminated in adoption of a new Zoning Ordinance that was effective October 30, 2014, and

Whereas members of the community, a stakeholders group known as the Zoning Advisory Panel, and members of the Montgomery County Civic Federation followed and participated in the comprehensive four-year process of the Zoning Code Rewrite and,

Whereas the Zoning Code Rewrite discussions of the Planning Board and County Council included all lodging categories including short-term lodging, and

Whereas operating a Bed and Breakfast in residential zones R-60, R-90, R-200, RE-1, RE-2C, RE-2 is

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Transient Lodging, cont.

already a legal use and Montgomery County has a regulatory process in place for approval,

Therefore be it resolved that the Montgomery County Civic Federation opposes efforts to overturn decisions that were already made by the full Council with regard to short-term lodging in residential neighborhoods, and

Therefore be it resolved that the Montgomery County Civic Federation opposes the lack of notice and lack of stakeholder discussion regarding proposed Zoning Text Amendment 16-03 and Bill 2-16, Transient Lodging, which would change the locations, process, and standards for approval of short-term transient lodging in residential neighborhoods, and

Therefore be it resolved that the

Montgomery County Civic Federation opposes Zoning Text Amendment 16-03 and Bill 2-16.

Residents are strongly en-

couraged to attend the meeting on September 19th. See the [Planning Department's webpage for this item](#) for more information. ■

Zika Virus in Maryland: How to Protect Yourself

By Paula Bienenfeld, Education Committee Chair

As we've all heard, the Zika virus has come to the United States, and has been detected here in Maryland, with 77 travel-related cases reported by the Maryland Department of Health and Mental Hygiene as of August. No local mosquito-borne transmission has been identified in Maryland as of this writing.

The virus can be transmitted directly, through mosquito bites from the Aedes species mosquitoes or through personal sexual contact. The most common symptoms are usually mild and can include fever,

rash, joint pain, and conjunctivitis. While these symptoms are usually mild, the Zika virus in pregnant women can cause irreversible damage to the brain of newborns, identified as microcephaly.

What can you do? The following information comes from the Centers for Disease Control (CDC).

AVOID MOSQUITO BITES BY USING INSECT REPELLENTS

Some EPA-registered insect repellents identified by the CDC are listed in the table on the next page.

According to the CDC, "Always

MORE



TOP

Zika Virus, cont.

follow the instructions when applying the insect repellent to children. Do not use insect repellent on babies younger than two months."

For more information go to the [CDC website on the Zika virus](#).

WHAT TO DO IN YOUR ENVIRONMENT

Keep mosquitoes out.

■ Use screens on windows and doors. Make sure to repair any holes in the screens where mosquitoes can enter.

Remove standing water where mosquitoes could lay eggs:

■ Once a week, empty and scrub, turn over, cover, or throw out items that hold water, such as tires, buckets, planters, toys, pools, birdbaths, flowerpots, or trash containers. Check inside and outside your homes.

EPA-REGISTERED INSECT REPELLENTS

Active Ingredient	Some Brand Name Examples
DEET	Off!, Cutter, Sawyer, Ultrathon
Picaridin, also known as KBR 3023, Bayrepel, and icaridin	Cutter Advanced, Skin So Soft Bug Guard Plus, Autan (outside the United States)
Oil of lemon eucalyptus (OLE) or para-menthane-diol (PMD)	Repel
IR3535	Skin So Soft Bug Guard Plus Expedition, SkinSmart

Source: [Centers for Disease Control and Prevention](#). Note: The CDC and the Civic Federation cannot recommend or endorse any name brand products.

Mosquitoes lay eggs in water.

If you or your neighbors have a septic tank:

■ Mosquitoes may lay eggs inside your septic tank if it is open or unsealed, broken with cracks or spaces between the blocks, or missing a ventilation pipe screen cover. Make sure to inspect your septic tank and repair it to keep mosquitoes out:

■ Seal the septic tank.

■ Repair any cracks or gaps in the exterior walls using cement.

■ Cover the ventilation pipes with screen mesh, repair broken pipes, and seal at the joints.

■ Fill any abandoned or unused septic tanks with dirt or gravel.

Mosquitoes rest in dark, humid places like under the sink, in closets, under furniture, or in the laundry room. ■

Term Limits Measure for County Executive, Council Qualifies for November Ballot

A ballot question, **Question B**, that would amend the County Charter **to limit the County Executive and County Councilmembers to three consecutive terms**, was approved by the Montgomery County Board of Elections for placement on the ballot in November. The Board wrote that the citizen petitions submitted contained more than the requisite 10,000 signatures of registered voters for placement on the ballot.

Term limits are currently in place for the Maryland Governor as well as 8 other Maryland Counties: Anne Arundel, Baltimore County, Carroll, Frederick, Harford, Howard, Prince George's, and St. Mary's.

In addition to the ballot question for term limits petitioned by citizens, the County Council voted to place

two more ballot questions on the ballot. **Question C** is related to the term limits question and proposes to define "partial service of a full term" to be service of more than two years of a term. **Question A** proposes that the process for filling an unexpired term for County Executive to allow for a special election. Currently if a vacancy occurs, the County Council appoints someone to fill it.

The language for all three of these questions is below. The underlined language indicates the proposed new language for the Charter. Language not underlined is in the existing Charter. MCCF will discuss these Ballot Questions at future meetings.

QUESTION B: CHARTER AMENDMENT BY PETITION,

TERM LIMITS FOR COUNTY EXECUTIVE AND COUNTY COUNCIL Sec. 105. Term of Office, County Councilmember

Members of the Council shall hold office for a term beginning at noon on the first Monday of December next following the regular election for the Council and ending at noon on the first Monday of December in the fourth year thereafter. In no case shall a Council Member be permitted to serve more than three consecutive terms. Any Member of Council who will have served three or more consecutive terms at noon on the first Monday of December 2018 shall be prohibited from commencing to serve a successive term of office at that time. For purposes of this Section, service of term includes

MORE

Term Limits, cont.

complete service of a full term and partial service of a full term.

Sec. 202. Election and Term of Office, County Executive

In no case shall a County Executive be permitted to serve more than three consecutive terms. Any County Executive who will have served three or more consecutive terms at noon on the first Monday of December 2018 shall be prohibited from commencing to serve a successive term of office at that time. For purposes of this Section, service of a term includes complete service of a full term and partial service of a full term.

QUESTION C: CHARTER AMENDMENT BY ACT OF COUNTY COUNCIL TO CLARIFY MEANING OF "PARTIAL TERM"

Partial service of a full term means service by a Councilmember of more than two years of a term.

Partial service of a full term means service of a County Executive of more than two years of a term.

QUESTION A: CHARTER AMENDMENT BY ACT OF COUNTY COUNCIL. COUNTY EXECUTIVE VACANCY, ALLOWING FOR SPECIAL ELECTION

Amend Section 205 of the County Charter to recognize that under State law the County Council may provide for a special election to fill a vacancy in the office of County Executive.

Sec.205. Vacancy.

A vacancy in the office of County Executive shall exist upon the death, resignation, disqualification, or removal of the County Executive. Unless the Council has provided by

law for filling a vacancy by special election, the following process for filling a vacancy shall apply. When a vacancy has occurred, the Council, by a vote of not less than five members, shall appoint a successor to fill the vacancy within forty-five days of the vacancy. An appointee to fill a vacancy, when succeeding a party member, shall be a member of the same political party as the person elected to such office at the time of election. If the Council has not made an appointment within forty-five days, the Council shall appoint within fifteen-days thereafter the nominee of the County Central Committee of the political party, if any, of the person elected to such office. The Chief Administrative Officer shall act as County Executive and perform all the duties of that office until such time as the vacancy has been filled. ■

Election Reminder: Early Voting October 27 Through November 3

Early voting for the General Election will take place in Montgomery County starting Thursday, October 27, 2016, through Thursday, November 3, 2016, from 8:00 a.m. until 8:00 p.m. (including Sunday, October 30) at the following locations:

▮ Activity Center at Bohrer Park Social Hall, 506 S. Frederick Avenue, **Gaithersburg**, Md. 20877.

▮ Damascus Community Recreation Center Social Hall, 25520 Oak Drive, **Damascus**, Md. 20872.

▮ Executive Office Building Auditorium, 101 Monroe Street, **Rockville**, Md. 20850.

▮ Jane E. Lawton Community Recreation Center Social Hall, 4301 Willow Lane, **Chevy Chase**, Md. 20815.

▮ Marilyn J. Praisner Community Recreation Center, 14906 Old

Columbia Pike, **Burtonsville**, Md. 20866.

▮ Mid-County Community Recreation Center Social Hall, 2004 Queensguard Road, **Silver Spring**, Md. 20906.

▮ Montgomery County Germantown Community Recreation Center, 18905 Kingsview Road, **German-town**, Md. 20874.

▮ Potomac Community Recreation Center, 11315 Falls Road, **Potomac**, Md. 20854.

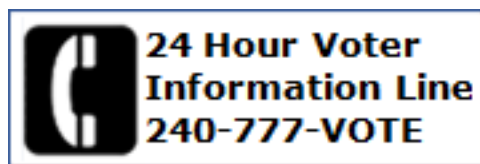
▮ Silver Spring Civic Building Veterans Plaza, One Veterans Place, **Silver Spring**, Md. 20910.

▮ Wheaton Volunteer Rescue Squad, 2400 Arcola Avenue, **Wheaton**, Md. 20902.

You can also register to vote during early voting. Go to an early voting center in the county where you live and bring a document that proves where you live. This document can be your MVA-issued license, ID card, change of address card, or your paycheck, bank statement, utility bill, or other government document with your name and new address.

Election Day is Tuesday, November 8, 2016, for voting at your local polling place.

Questions? See the Board of Elections website at www.777vote.org or send an email to elections@montgomerycountymd.gov. ▮

**New Newsletter Feature: 'Welcome to the Neighborhood' Profiles are All About You!**

By Jim Zepp, President

Montgomery County is fortunate to have many communities that are excellent places to live and where residents take great pride in their homes, neighborhood amenities, and local history. This column will allow member associations to talk about the positive attributes of their community and what they would like to see in the future as enhancing these qualities and preserving what keeps people here in the County.

The **format for a community profile is available here** for downloading. A profile of the Northwood-Four Corners community follows as an example for those interested in writing about their neighborhoods. The profile should conform to the recognized boundaries of the MCCF member association serving

that area. **NOTE: To avoid confusion, save your submission using a different file name such as your community's name + "Profile."**

Submissions should be emailed to civicfednews@montgomerycivic.org by the 14th of each month for consideration in the following month's newsletter. All submissions will be reviewed and selected for publication by the MCCF Executive Committee.

SAMPLE PROFILE

Community/Association Name: Northwood-Four Corners Civic Association (NFCCA)

Community Description: *What are the community's boundaries? How many residents, households,*

or homes are there? How long has the community association existed? How often does it meet? Are there major annual events such as community parties, National Night Out celebrations, or holiday activities that are sources of resident pride?

The community's boundaries are Colesville Road (U.S. Route 29), University Boulevard, the Northwood High School grounds, and the Northwest Branch. According to the 2010 Census, the community has 4,422 residents and 1,594 homes in an area of .73 sq. miles. It has higher proportions of residents who are African-American, Hispanic, or other races than the County as a whole. Although a higher percentage of residents have bachelor degrees than the County (30.4% vs. 28.0%) and

New Profile Feature, cont.

are older (median age 43.1 vs. 39.3 years of age), the median household income and average home price are both lower (\$82,769 vs. \$89,965 and \$326,433 vs. 382,054). In other words, Northwood-Four Corners is a racially diverse neighborhood of well-educated and slightly older residents who are middle income and live in relatively affordable housing for this County.

The NFCCA began meeting in 1973 and has regularly met on a bimonthly basis since then. The NFCCA has organized events such as annual National Night Out celebrations, creek clean-ups, community festivals, and local political candidate debates.

Special Features: *Are there certain features—such as major parks*

or other public facilities, businesses, or institutions—that are identified with the community or are significant in its development or history?

The Northwest Branch Park



provides a natural amenity (and was frequented by Rachel Carson, who lived in the adjacent neighborhood when writing her book, *Silent Spring*), while the North Four Corners Park was the subject of years of controversy as a natural section that contained a rolling meadow was converted by the County Parks agency into a ballfield at a cost of millions of dollars.

The community benefits from having several nearby commercial/business areas, such as the Woodmoor Shopping Center, with many locally owned services within walking distance, as well as transit and roadway access to many larger shopping areas.

Within the neighborhood's boundaries is the oldest home in the County (1760), another house built on a design from the 1939 World's

New Profile Feature, cont.

Fair, 44 homes that were built in 1955 as Maryland's only resident-owned cooperative at the time, and a community-owned swimming pool. The World's Fair house was the centerpiece of a residential development intended to be economically diverse that was built in the 1940s.

Two public high schools (Northwood and Montgomery Blair) as well as two elementary schools (Forest Knolls and St. Bernadette's) are within walking distance, which means that students and adults are often walking our streets.

Community Issues: *Are there particular concerns that residents are working to address?*

Obviously, transportation issues remain an ongoing concern as traffic

congestion at the Four Corners intersection and along Colesville Road and University Boulevard result in cut-through traffic and other problems for residents. Over the years, various proposals and projects for speeding commuters past the neighborhood have resulted in reductions in local transit services, dangerous conditions for pedestrians, and threaten other disruptions to the area's traffic flows. Residents are advocating for solutions that provide a balanced approach to the complex conditions affecting these concerns.

The community's residents, who include multigenerational homeowners as well as relative newcomers, hope to maintain the neighborhood's family-friendly atmosphere, amenities, and affordability that originally attracted them to locate here.

would residents like to see happen in their community over the next twenty years?

The Four Corners area has been considered built out for many years. In addition, it already possesses many of the qualities that planners hope to create in other areas of the County, i.e., walkability, racial and economic diversity, community stability, affordable housing, transit access, and a sense of neighborhood identity. Therefore, as was stated in the current Four Corners Master Plan, the emphasis is on preserving the existing community as a healthy and liveable neighborhood rather than following any cookie cutter prescriptions for future development that ignore what already has been achieved.

Association Website URL:
www.nfcca.org ■

Vision for the Future: *What*



**Montgomery County Civic Federation, Inc.
Treasurer's Report
Budget July 1, 2016–June 30, 2017**

REVENUES

Membership Dues	\$3,000.00
Foundation Contributions	0.00
Awards Dinner	2,400.00
Miscellaneous	0.00
Total Revenues	\$5,400.00

EXPENSES

Member Communications	
Newsletter Printing and Postage	200.00
Website	300.00
Civic and Social Betterment	
Federation Meetings	1,200.00
Awards Dinner	2,000.00
Foundation Membership	300.00
Organizational Support	
Officers	200.00
Committees	350.00
Insurance	600.00
Miscellaneous	250.00
Total Expenses	\$5,400.00
Net Income for Period	\$0.00

CIVIC FED TONIGHT!

ARE YOU LOOKING FOR POSSIBLE TOPICS OR SPEAKERS FOR YOUR CIVIC ASSOCIATION'S MEETINGS? MEMBERS OF THE MCCF EXECUTIVE COMMITTEE HAVE EXTENSIVE EXPERIENCE IN ISSUES SUCH AS TRANSPORTATION, LAND USE AND ZONING, SCHOOLS, PARKS, ENVIRONMENTAL CONCERNS, AND 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 SECOND VICE PRESIDENT BAILEY CONDREY AT VEEP2@MONTGOMERYCIVIC.ORG. PLEASE LET HIM KNOW WHAT TOPICS AND POSSIBLE DATES THAT YOU ARE INTERESTED IN AND WHERE THE MEETINGS ARE HELD.



PEPCO Rate Case Hearing Scheduled by State PSC for September 6th in Rockville

The Maryland Public Service Commission (PSC) has scheduled a **September 6th public hearing in Rockville** on a request by Potomac Electric Power Company (PEPCO) to increase its electric distribution rates by \$104 million (an increase of about \$13 a month for the typical residential customer).

According to the PSC, Pepco provides electricity to about 560,000 customers in Montgomery and Prince George's counties in Maryland.

The Sept. 6th hearing will be held at 6:30 p.m. in the first floor auditorium of the County Executive Office Building at 101 Monroe Street.

You can also let your views be known in writing by submitting comments by Oct. 6 to:

David Collins, Executive Secretary

**Maryland Public Service Commission
William Donald Schaefer Tower
6 St. Paul Street
Baltimore, MD 21202**

Be sure and include **Case Num-**

ber 9418 with all comments. In addition to the mailed comments, the public is encouraged to use the **Commission's e-file system** to provide an electronic copy of their comments. ■

Public Meetings and Hearings of Particular Interest

TUES., SEPT. 6, 6:30 P.M.
Md. Public Service Commission
PEPCO Rate Increase Hearing,
Council Office Building. (See article at left).

MON., SEPT. 12, 9:30 A.M. AND 2:30 P.M.
Council PHED Committee Votes on **Subdivision Regulations, Telecommunications Towers in Residential Zones**. (See article on p. 7.)

MON., SEPT. 12, 7:45 P.M.
MCCF General Meeting. Discussion of proposed changes to the Subdivision Staging (Growth) Policy. Executive Building Auditorium, 101 Monroe Ave. (See agenda on p. 2.)

TUES., SEPT. 13, 7:30 P.M.
County Council public hearing on **Subdivision Staging (Growth) Policy** changes. Sign up online.

Public Meetings, cont.

WED. SEPT. 14, 8:00 P.M.
County Council Town Hall Meeting, Rosa Parks Middle School, Olney.

MON. SEPT. 19, 7:00 P.M.
Planning Department Public Discussion on **Proposals to Change Zoning for Short-Term Lodging in All Residential Zones**. Planning Dept. Auditorium, 8787 Georgia Avenue. (See article on [p. X.](#))

TUES. SEPT. 27, 7:30 P.M.
Council Public Hearing on **Greater Lyttonsville Sector Plan**. Council Building, Third Floor Hearing Room, 100 Maryland Avenue, Rockville.

WED. SEPT. 28, 6:30 P.M.
Board of Education Candidate Forum, Kennedy High School Auditorium, 1901 Randolph Rd., S.S. ■

Local, State Bills I Propose the Civic Fed. Support in 2017

By Peggy Dennis, Past President and Member, Transportation Committee

What does deer hunting have to do with transportation? A lot! In 2015, the Montgomery County Police Department reported 1,965 deer-vehicle collisions (DVC). This number does not reflect the total number of DVCs because many “hits” result in minimal damage to the car, while the deer runs off to suffer and die far from the road. This type of DVC usually goes unreported. So, DVCs are a significant public safety concern for motorists.

That said, the large herds of deer which we now contend with, particularly in the down county, are related to the public health problem of Lyme disease, the financial impact on farmers in the Agriculture Reserve who suffer millions of dollars of crop

damage and loss each year, and the frustrations and financial loss of residents who have their landscaping savaged by those graceful but always hungry creatures.

On February 13, 2012, the Civic Federation passed a resolution urging “our county and state officials to expand funding and to work collaboratively towards liberalizing appropriate regulations to extend the hunting season for deer and facilitate controlled and safe hunting on both public and private lands.”

In the 2014 session in Annapolis, Delegate Eric Luedtke put in a local bill (Montgomery County only) to decrease the “safety zone” around hunting locations from 150 yards to 50 yards, a measure already in effect in Calvert, Carroll, Frederick, Harf-

MORE

Bills I Support, cont.

ord, and St. Mary’s counties. Due to some misgivings, a compromise was reached and passed by the County Council, giving us a current safety zone of 100 yards. There have been no problems with this change, albeit most residents still find it difficult or impossible to obtain the advance written permission from their neighbors to allow archery hunting to take place.

On July 19, the County Council, acknowledging the continuing problem posed by too many deer, unanimously agreed to ask our state delegation to introduce the following measures. The first two will be local bills and the third and fourth, statewide:

■ **Reducing the Archery Safety Zone for Deer Hunting.** The current safety zone for archery hunting of

deer in Montgomery County is 100 yards from a house, church, or other building, or a camp occupied by human beings. The 2016 recommendation would be to reduce the safety zone to 50 yards.

■ **Sunday Deer Hunting on Private Land.** Montgomery County currently has only two days of Sunday hunting allowed on private land and certain public areas during the 130-day hunting season. Last year, almost 15 percent of the total number of deer killed in Montgomery County took place on those two Sundays. Maryland’s Department of Natural Resources supports expanded Sunday hunting as the one measure with greatest potential to shrink the size of the herds. The proposal would be to allow Sunday deer hunting on private land during the 130-day hunting season, not just on two Sundays. This is strongly supported by the

agricultural community and seems fair and equitable, given the fact that the restrictions on Sunday hunting are a throwback to the imposition of Christian values favoring one religion over others.

■ **Statewide Extension of Hunting Season for One Month** though February. This measure is strongly backed by the agricultural community and would extend the hunting season, which now ends on the last day of January, to the last day of February.

■ **Statewide One-Week Extension of Deer Hunting Season with a Shotgun.** This measure is strongly supported by the farmers in the Ag Reserve. The Civic Federation, however, has taken no position on the use of firearms for deer hunting.

I recommend that the Civic Federation (1) thank the Council for

MORE

MCCF Awards Committee

VOLUNTEERS NEEDED

Each year the Civic Federation holds an Awards Event to recognize individuals and organizations that are working hard to make Montgomery County a better place for all of us and to preserve those qualities which keep our communities healthy and desirable. Volunteers are needed to plan this event and to identify and nominate candidates for the three annual awards. Your involvement will require attending several meetings and responsibility for tasks such as checking possible sites or researching nominees.

If you appreciate the efforts being done by others to benefit our County, this is an opportunity to show it. Please indicate your willingness to help by sending your name and contact information to Jim Zepp, 301.593.7863 or president AT montgomerycivic.org.

Local and State Bills I Support, cont.

their continued and proactive attention to this issue and (2) communicate our support for the first three measures to our entire Annapolis delegation. Our elected officials need to know that we, the residents, support safe and effective measures to decrease the overpopulation of deer.

Lest you think, gentle reader, that you have no role to play in this issue, please think again. The deer hunting seasons begins on September 9. If you and your immediate neighbors are willing to allow a skilled and licensed archery hunter to work in your yard, and if you have an appropriate location for a hunter to work—a downward sloping hill, a deck or balcony or permits a bow and arrow hunter to aim down, or a tree suitable for a tree stand—you may be able to benefit your neighborhood and your local parks. The [MCCF website](#) has extensive information on deer hunting, including “A Citizen’s Guide to Safe Bow and Arrow Hunting for Suburban Neighborhoods in Montgomery County.”

The following groups can link you up with an experienced, licensed hunter: [Animal Connection Deer Management Team](#), [Bow Hunting Fire Fighters of Maryland](#), and [Maryland Bowhunters Society](#). ■

Minutes of the June 13th, 2016, Meeting #877 at the Executive Office Building

By Danila Sheveiko, Recording Secretary

Call to Order: Past President Carole Ann Barth called the 877th session to order at 7:54 p.m. Introductions followed.

Agenda: It was moved and seconded to approve the agenda. The agenda was approved unanimously.

ANNOUNCEMENTS

■ Outgoing President Paula Bienenfeld reported on the [2016 MCCF Awards Celebration](#)—the turnout was good, the food was good, and the award recipients were great.

■ 1st Vice President Alan Bowser announced the [8th Annual Silver Spring Blues Festival](#).

■ Danila Sheveiko announced that

the [Taste of Wheaton Festival](#) was cancelled due to inclement weather with no alternate dates.

■ Carole Barth announced that the June Executive Committee meeting is this coming Thursday, June 16th, at the [District 3 Police Station](#) in White Oak area of Silver Spring.

Minutes: It was moved and seconded to approve the minutes of the May 9th general meeting as they appeared in the Newsletter. The minutes were approved by affirmation.

Treasurer’s Report: Jerry Garson reported net expenditures over income for period of \$1,852.41.

PROGRAM

■ The [June program](#), the last of the season, was the annual UnProgram.

Federation Delegates and visitors came with questions and ideas for the coming year, as well as neighborhood news and issues.

■ Horse racing in the State of Maryland is [subsidized by the taxpayer](#) to the tune of \$100 million.

■ Pension funds managing Maryland’s public pension system [consistently underperform the market](#), yet still receive more than \$320 million in fees courtesy of the taxpayer.

■ Montgomery County Public Schools turned over [artificial turf G-MAX test results](#) from only one of the high schools requested by the Federation under the Maryland Public Information Act. It appears that MCPS is not spending any money to properly sanitize or test their fields.

■ On June 20th, The County Coun-

June Minutes, cont.

cil's Planning, Housing & Economic Development Committee is **continuing worksessions** on the **Subdivision Regulations Rewrite**, the second most important land use document after the Zoning Code.

▮ The Wheaton Costco gas battle continues, with the corporate giant again **taking the County to court** for denying a special zoning exception to build the gas station a 118 feet from single-family homes.

▮ The White Oak Plan public-private partnership with Percontee is officially dead, with the deal now a straight land sale only at what **appears to be a bargain price**, according to *The Washington Post*. The developers will now be building mostly residential housing, but the County taxpayer is still on the hook for subsidizing \$1 billion in infra-

structure improvements for development in the White Oak Plan area.

▮ A revised draft of the **2012 International Green Construction Code** was expected from Department of Permitting Services in mid-May, but all is quiet so far. Two-thirds of the County's carbon footprint comes from buildings.

▮ The Washington Suburban Sanitary Commission adds chloramine to the drinking water supply as a cheap method to comply with federal regulations. Opponents of chloramine, including **Erin Brockovich**, argue that it is mutagenic, and its byproducts were shown to be genotoxic. Chloramine also corrodes and leaches metals, including lead, from water mains and pipes. Use of chloramine was implicated as a culprit not only in the Flint, Michigan, water crisis, but also in the D.C. water crisis a decade earlier that

experts consider to have been **20 to 30 times worse** than Flint. The City of Rockville has its own water utility.

▮ A member of the audience, Dan Cox (R), **Candidate for Maryland's 8th Congressional District**, introduced himself and his son to the Delegates.

▮ Results of the 2016 MCPS audit by the State revealed the same financial and operational problems cited in the last audit from 2009. The report will be **discussed by the County Council's Education Committee** sometime in late August.

▮ Challenge State and County pension funds to **divest from carbon fossil fuel companies**.

▮ Montgomery County used to have an ombudsman called "The People's Counsel."

▮ Montgomery County planning policies and regulations, including

MORE

June Minutes, cont.

the Adequate Public Facilities Ordinance, are complex and focused on the present instead of the future.

▮ **Howard County passed a bill** to appoint a committee to review the school system's financial processes.

▮ The **battle over the Westbard Sector Plan** has been going on since 2008.

▮ Transportation impact taxes levied on developers have only raised \$8 million.

▮ As evidenced by the new Silver Spring library, the County government is still staking trees, which is very expensive and is not the proper process.

▮ Accountability is an issue, especially for quasi-state agencies like the Washington Suburban Sanitary Commission, the Maryland National Capital Park and Planning Commis-

sion, and the Montgomery County Public School System where there is no Inspector General.

▮ Members of the Federation continue to push for streaming and archival retrieval of recordings from the Friday meetings of the County's Delegation to the Maryland General Assembly.

▮ Members of the Federation continue to push the County Council to publish their calendars online.

COMMITTEE REPORTS*Planning and Land Use*

▮ Harriet Quinn, Member at Large, reported that there are three bills coming from the Council—the Transient Lodging Bills, **Bill 2-16 and ZTA 16-03**, that would relax zoning requirements for commercial short-term transient lodging in residential zones, and **ZTA 16-05**, to remove the requirement for public hearings

when placing **cell phone towers in residential zones**.

▮ The Bethesda Sector Plan proposed density has been reduced after pushback from the community.

Education

▮ Paula Bienenfeld reported that MCPS paperwork documenting reduced class sizes is lacking.

Transportation

▮ Chair Jerry Garson reported that Bus Rapid Transit's Corridor Advisory Committee for Route 355 South is June 16th – next Thursday night. While County government is claiming that BRT will create jobs, some are concerned that BRT will destroy jobs. Proposed start date for the BRT 355 North component is 2027. There are existing express buses running on Route 355 with highest

MORE

June Minutes, cont.

ridership on 355 South at 13.7 riders per bus. The County is asking the BRT project to be excluded from requirements of the National Environmental Policy Act.

Adjournment: The meeting adjourned at 9:57 p.m. ■

MCCF 2016 Meeting Dates

SEPTEMBER 12

OCTOBER 10

NOVEMBER 14

DECEMBER 12

All four meetings will be held in the Lobby Level Auditorium at the Executive Office Building, 101 Monroe Street, in Rockville.

Minutes of the June 16, 2016, Executive Committee Mtg.

By Harriet Quinn, Member at Large

Jim Zepp, President, called the meeting to order at 7:45 p.m. at the Third District Police Station. **Present:** Carole Ann Barth, Jacquie Borkow, Paula Bienenfeld, Alan Bowser, Bailey Condrey, Jerry Garson, Harriet Quinn, and Jim Zepp.

Adoption of Meeting Agenda:

Jim Zepp called for and received unanimous approval of the proposed agenda.

Approval of Minutes for May Executive Committee Meeting:

Jim called for and received unanimous approval of the May minutes.

Treasurer's Report: Jerry Garson, Treasurer, presented FY 2016-17 Budget for MCCF. Executive

Committee unanimously approved the proposed budget. The budget will be in the September newsletter.

Programs: The Committee discussed several possibilities for programs in the Fall. The Committee will determine the upcoming schedule for the year during July and August while also discussing potential monthly hero awards.

ISSUES DISCUSSED

■ The Executive Committee's Summer Planning Session will be held on July 17th at 10 a.m. Paula Bienenfeld will reserve the location. Carole Barth will work out a structure.

■ Awards Event recap. The Committee is grateful to Jean Cavana-

MORE

June ExComm Mtg., cont.

ugh for helping with the organization and there was a great turnout. Checks from attendees for the dinner are still being received by the Treasurer. Jerry will check with the Post Office on addressing.

■ Discussion of State Legislature and MCCF priorities. Alan Bowser and Peggy Dennis are organizing a get-together for August. Paula Bienenfeld will email a list of priorities to the Committee based on prior discussions and June meeting.

■ Harriet Quinn will discuss previous website and domain registration with Jim Humphrey.

■ Harriet Quinn, Bailey Condrey, and Alan Bowser will have a membership meeting over the summer.

COMMITTEE REPORTS*Legislative*

■ Paula Bienenfeld will Chair the Committee and will circulate a list of priorities based on previous discussions.

Education

■ The School Board approved the MCPS Budget today. Somerset Elementary School awarded a no bid contract for artificial turf field.

Planning and Land Use

■ County Council selected **Gerald Cichy, former MCDOT Director, for the Planning Board.**

■ **ZTA 16-05**, introduced by Councilmember Floreen, would eliminate public hearings for applications to place cell towers in residential neighborhoods. Public hearing is July 19th at 7:30 p.m. **Residents may sign up online.**

■ **Proposed Subdivision Staging Policy** is in worksessions with Planning Board. This is a four-year policy that determines how adequate public facilities ordinance will be implemented over the next four years for development applications. Proposed changes include eliminating traffic studies in certain areas, reducing some development impact taxes, and measuring adequate transportation differently. Instead of measuring road capacity and intersection congestion, adequacy would be measured by proximity to transit and access to jobs within 30 minutes. Worksessions will continue through June and the County Council will take up in September.

■ **Proposed Subdivision Regulations Rewrite** is in the **Council PHED Committee worksessions**. This is the first rewrite of the regulations in 50 years.

MORE

June ExComm Mtg., cont.*Transportation*

Chair Jerry Garson reported that MD355 Bus Rapid Transit (BRT) Study Open House houses took place.

ExComm would like a report on the status of the Bicycle Master Plan.

Utilities

Excelon/PEPCO will be contributing \$25 million to Montgomery and Prince George's Counties. The money will be used for summer youth programs, workforce development and clean energy programs. PEPCO has proposed a 10% rate increase which will be reviewed by the Maryland Public Service Commission this summer. The PEPCO/EXCELON merger has been appealed by several groups in the District of Columbia.

Environment

Carole Ann Barth and Bailey Condrey discussed composting for Montgomery and Prince George's Counties

Public Finance

Alan Bowser will Chair the Public Finance Committee.

OLD BUSINESS

Regional Civic Summit: Jim Zepp is working on details.

JUST A REMINDER—

PLEASE SHARE THIS ISSUE OF THE 'CIVIC FEDERATION NEWS' WITH ALL THE MEMBERS OF YOUR OWN CIVIC ASSOCIATION!

AND OH, PAID YOUR DUES YET?

NEW BUSINESS

Jim Zepp proposed several new initiatives for MCCF:

“Civic Fed Tonight,” ExComm members speaking at Civic Associations' meetings,

Neighborhood Profiles in each MCCF newsletter,

Interorganizational Outreach,

Newsletter article archives for other Civic Associations.

Newsletter deadline and articles Saturday August 26th at 6pm to Jacquie Bokow at civicfednews AT montgomerycivic.org.

Date and location of next ExComm meeting: July 17th, 10:00 a.m., BCC Regional Services Center.

Adjournment:

Jim called for and received unanimous approval for adjournment at 9:50 p.m. ■

Minutes of the August 18th, 2016, Executive Committee Meeting via Teleconference

By Danila Sheveiko, Recording Secretary

The Executive Committee (ExComm) convened via conference call. Jim Zepp, President, called the meeting to order at 7:34 p.m.

Present: Carole Ann Barth, Paula Bienenfeld, Jacquie Bokow, Jerry Garson, Harriet Quinn, Danila Sheveiko, and Louis Wilen.

Adoption of Meeting Agenda:

Jim Zepp called for and received unanimous approval of the proposed agenda.

Approval of Minutes for June ExComm Meeting:

Jim Zepp called for and received unanimous approval of the minutes. [See p. 27.]

Treasurer's Report: Jerry Gar-

son, Treasurer, reported net expenditures over income of \$951.98 for the period. The MCCF fiscal year started July 1st, so it's time to renew memberships.

ANNOUNCEMENTS

The term limits question is likely going to be on the November ballot.

ISSUES DISCUSSED

Monthly general meeting locations for the remainder of the year—September 12th, October 10th, November 14th, and December 12th—will be held at the Executive Office Building in Rockville.

Tentative topics for monthly programs: **September**—Subdivision Staging Policy, **October**—Legislation/Term Limits Referendum, **November**—State of the Environment,

December—Montgomery County Public Schools, **January**—Transportation, **February**—Budgetpalooza, **March**—Sunshine Week/Transparency, **April**—County Budgets, **May**—TBD, **June**—Member Issues.

Community heroes for upcoming meetings. Jim Zepp asked for a short description of each candidate for ExComm's consideration.

Awards Committee for next year needs volunteers.

Position on proposed term limits.

COMMITTEE REPORTS*Education*

The artificial turf fields issue is back with MCCF and other organizations receiving MPIA responses indicating lack of adequate maintenance

Aug. ExComm Mtg., cont.

and potential safety issues. The tests from Walter Johnson High School on the G-MAX, which is a test of the hardness of the field, were concerning enough to garner national media attention, including *Forbes Magazine* and *USA Today*.

■ **Call for young readers!** The **White House Initiative on Educational Excellence for African Americans** is having a faith leaders reading party in partnership with the White House Office of Faith-Based and Neighborhood Partnerships and Reverend Russell St. Bernard of Reid Temple African Methodist Episcopal Church.

Planning and Land Use

■ MCCF September 12th general meeting will be on the **Subdivision Staging Policy** and the changes that

are being proposed. The public hearing at the County Council is scheduled for September 13th at 7:30 p.m. Speakers may **sign up for the hearing online**.

■ **Zoning Text Amendment 16-03** and **Bill 2-16**, sponsored by Hans Riemer, proposing to eliminate regulations for transient lodging in residential zones, have been sent back to the Planning Department for additional public comment. The first public meeting was held on July 18th with presentations from Airbnb and their lobbyists. The **next meeting is September 19th** at 7:00 p.m. at the Planning Department and will involve various County agencies.

■ MCCF testified against **ZTA 16-05**, sponsored by Nancy Floreen to **eliminate public notice and hearings** for placement of “small” cell phone towers, between 30–40 feet in height in residential zones in the

right-of-way in front of people’s houses. The ZTA would also reduce the setback from 60 to 30 feet from residential buildings. These separate poles could accommodate multiple antennas. Currently, public notice and a hearing are required and the proposed ZTA would allow these by right. The PHED Committee to take up the bill September 12 at 2:00 p.m.

■ Final worksession by the Council’s Planning, Housing & Economic Development Committee on the **Subdivision Regulations Rewrite** is scheduled for September 12th at 9:30 a.m. The Executive Committee discussed the proposed private roads provisions.

Transportation

■ Arlington County is studying a **plan to subsidize Uber/Lift rides** for

MORE

Aug. ExComm Mtg., cont.

residents commuting to metro and transit stations. Ford Motor Company announced yesterday that it will have a fully autonomous driving vehicle on the road by 2021. Uber announced today that they will roll out self-driving taxis in Pittsburgh as a test of their technology developed in conjunction with Carnegie-Mellon. Montgomery County Department of Transportation decided to form their own special study group to develop policies related to self-driving vehicles as the Maryland General Assembly routinely fails to pass legislation to do that. Meetings are planned for September 26th on the BRT Route 29. The County requested a categorical exclusion from the National Environmental Policy Act for the BRT project.

Environment

■ The International Green Construction Code updated draft by the Department of Permitting Services has yet to be made public. The **2016 Office of Sustainability Annual Report** shows the County still increasing energy use.

NEW BUSINESS

■ Executive Committee reviewed draft policy/procedures for MCCF communications.

■ Newsletter deadline and articles August 26th to Jacquie Bokow at *civifednews AT montgomerycivic.org*.

■ Date and location of next two ExComm meetings:

┆ September 22nd – TBD.

┆ October 20th – TBD.

Adjournment: Jim Zepp called for and received unanimous approval for adjournment at 9:21 p.m. ■

The *Civic Federation News* is published monthly except July and August by the Montgomery County Civic Federation, Inc. 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.”

Submit contributions for the next issue by the 26th of the current month. Send to CFN at *civifednews AT montgomerycivic.org*.

Send all address corrections to membership AT montgomerycivic.org.

VIEW PAST ISSUES ONLINE [HERE](#)