



COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

APPROVED

Thursday, September 22, 2022

The County Council for Montgomery County, Maryland convened in the Council Hearing Room, Stella B. Werner Council Office Building, Rockville, Maryland at 1:33 P.M. on Thursday, September 22, 2022.

PRESENT

Councilmember Gabe Albornoz, President	Councilmember Evan Glass, Vice President
Councilmember Andrew Friedson	Councilmember Tom Hucker
Councilmember Will Jawando, <i>virtually</i>	Councilmember Sidney Katz
Councilmember Nancy Navarro	Councilmember Craig Rice
Councilmember Hans Riemer	

The President in the Chair.

Mr. Albornoz requested a moment of silence to recognize the public service of David Harrington and John “Jay” Kenney, who recently passed away.

GENERAL BUSINESS

(1) WORKSESSION - [Thrive 2050](#)

Participating in the discussion were Mr. Anderson, Chair, and Mr. Cichy, Member, Montgomery County Planning Board; Ms. Wright, Director, Montgomery County Planning Department; Ms. Dunn, Senior Legislative Analyst; Mr. Levchenko, Senior Legislative Analyst; and Ms. Singleton, Racial Equity and Social Justice Manager. Ms. Dunn provided a summary of the new chapters and edits to the Economic Competitiveness, Environmental Health and Resilience, and Racial Equity and Social Justice (RESJ) chapters.

Mr. Friedson shared his expectation that residents will continue to provide feedback on the Plan, and that previously raised issues are elevated when reviewing the new chapters. He requested the addition of the Potomac River and Chesapeake Bay into the Environment chapter of the Plan. He added that the environment chapter may need to reflect how smart growth disproportionately negatively impacts underserved and Black, Indigenous, and People of Color (BIPOC) communities.

Ms. Dunn shared that the Planning Department will ensure that all tables, diagrams and maps are consistent, clear, and easy to read throughout the Plan.

Mr. Jawando called for more types of housing and rent stabilization to be included in the RESJ chapter, noting this was also one of the consultant's recommendations.

Ms. Navarro requested a correction to page 45 of the Plan regarding Median Household Incomes as follows:

"It is no coincidence that the Median Household Income map "follows" the education attainment map. The highly educated communities in ~~East County~~ the western part of the County have incomes that far outpace incomes in other parts of the County.

She also asked to include information on the difficulties of balancing the development of a variety of housing without causing regentrification displacement, and on incentivizing the development of amenities to serve the community.

Mr. Katz suggested that a dollar amount should be determined to define "affordable housing" to be transparent when using this term.

Mr. Rice expressed his opinion that there needs to be greater focus in the RESJ chapter, specifying that wording should include that low-income communities "should be the access point for high quality levels of education."

Ms. Dunn reviewed the revisions suggested by Greater Greater Washington, as contained in the staff report addendum.

Mr. Friedson requested that in addition to national trends, there is information included in the Plan to reflect the County's concentration of poverty, community displacement, and other data points for better overall context. Later in the meeting he added the suggestion to include this type of data from 1964, 1994, and today's demographics for comparison, to bring better context to the Plan. Similarly, Ms. Navarro requested the inclusion of data points to provide a snapshot of the County's population, development, and housing when the Plan was created to help future Councils understand the rationale of the Plan at the time it was created. She also suggested the addition of a reference to the Council's investments prior to construction of the Wheaton redevelopment project to protect the infrastructure for the small businesses to serve as an example of smart growth.

Mr. Friedson requested that the language regarding neighborhood amenities is refined and simplified to reflect that the type of retail in a community reflects the needs and desires of the community. He also requested that the language in the Plan is easily translated to another language and colloquial terms are avoided. Additionally, Mr. Friedson noted that the Plan and all Council documents should reflect the context that the County supports and welcomes new residents.

Ms. Navarro requested that language is included to reflect that density can increase economic opportunity and diversity, and to site specific examples of policies that support this approach. Mr. Katz added that access to schools and education are included in the discussion of economic opportunity. He also requested that with increased density, there should be a reflection that there are additional opportunities for the community.

Regarding the text analyzing a map on page 53, Mr. Jawando supported the staff recommendation, but requested that “exposed” is used rather than “experience”, as noted below:

“~~Analysis~~ The maps of environmental quality shows that residents of the Target Areas where the majority of BIPOC and Low-Income residents live are more likely to be exposed to ~~poor environmental conditions and live next to polluting land uses~~ experience lower quality environmental conditions based on air particulate matter and watershed quality.”

Mr. Friedson recommended that transportation infrastructure, including parking, is the focus of the transportation section. He also requested the addition of the Plan’s intention to address concerns regarding urbanism, as a long-term land use vision document. Ms. Navarro added that this chapter should also address the perceived impact on the workforce and access to services.

Mr. Friedson suggested including examples that highlight ways in which the County has been a leader in creating affordable housing, with the acknowledgement that additional work is needed.

Mr. Riemer requested that feedback from residents in focus groups are included in the appendix.

Motion to Close

The Council adjourned the open session at 3:27 P.M. and reconvened in the Capital Crescent Trail Conference Room in closed session from 3:40 P.M. to 4:49 P.M.

Mr. Glass made the motion, which carried unanimously among those present.

Report of Closed Session of September 20, 2022

In compliance with Section 3-306(c)(2) General Provisions Article, Maryland Code, the following is a report of the County Council’s closed session in the Capital Crescent Trail Conference Room at 3:40 P.M. pursuant to Maryland Code, General Provisions Article §3-305(b)(1)(i). Topic is a personnel matter concerning one or more specific appointees, employees, or officials.

The following persons were present: Councilmembers Albornoz, Friedson, Glass, Hucker, Jawando (*virtually*), Katz, Navarro, Rice (*virtually*), Riemer; Chiefs of Staff Nurmi (*virtually*), Gibson, Kunes, Ledner (*virtually*), Mandel-Trupp, and Silverman; Ms. Michaelson, Council Executive Director; Mr. Howard, Deputy Director; Ms. Wellons, Senior Attorney; and Ms. Rupp, Clerk of the Council.

Action: Determined disciplinary action.

The meeting adjourned at 4:59 P.M.

This is an accurate account of the meeting:

A handwritten signature in black ink, appearing to read "Judy Rupp", written over a horizontal line.

Judy Rupp
Clerk of the Council