

MCCAB 6.16.2022

Agenda accepted for the meeting 7:12

Minutes approval for the prior meeting 7:12

Mid-county Directors report Luisa Cardona

Hosted the taste of Wheaton, excellent event, well attended, good space for the event, excited to get a lot more use of the event space

Kevin Simpson has left the county, Carmen is still here and will continue to be the point of contact. We will be hiring a regional service center program manager for each regional service center. For your term limits let her know if you're planning on transitioning out and if you are please help with getting more people and more diversity into the group.

Do have hybrid capacity and did a hybrid meeting for WUDAC, and that's still an option for MCCAB, which could be helpful for recruiting new members. MCCAB is always welcome to come to county events to recruit and speak to what MCCAB does.

Introducing Gwen Peyton who is a fellow who is helping this summer with strategic planning community engagement and is creating a survey that they're handing out. They're looking to reach people more effectively and give people information they want in the way they want to receive it.

Survey: <https://lp.constantcontactpages.com/sv/o3KrKUw>

County council reports

WUDAC Report

12 to 18 months for the WSSC for digging up and putting in new pipe

Safety Updates

Just for everyone's information, before we begin. Feel free to reach out whenever you need anything. Lt. Douglas Miller, Deputy Commander of 4th District.

Douglas.Miller@montgomerycountymd.gov

Theft of catalytic converters, primarily from Priuses, lots of general crimes are down
Auto theft prevention initiative, similar information from the WUDAC meeting on 6/14/2022
Glenmont shopping center update – there are 7-8 property owners, you can tell where each property ends, one owner would have a trespass/tow contract, one company was involved in predatory towing and two of the owners were named in that lawsuit, there's a lot of hesitation to clean up the trucks and unwanted vehicles, the staples owner was cited and Irene's pupusas were both in NY, so they weren't aware of this, the unwanted trucks and commercial vehicles were wanted off of the property. Speedy towing has started towing after hours, and the Staples/Irene's owners are reaching out to the other owners to let them know it's not too hard and they aren't at risk for it. Speedy is able to tow tractor trailers.

Graffiti at Glenmont shopping center? – able to locate the person who was doing it a few months ago, a bit of mental illness issues, but were able to identify and charge them on that, anything more recent they're not aware of it.

Anti-Jewish flyers posted near a Jewish school? – they're working on that, sent it up to the Wheaton investigative section, there's a liaison committee meeting talking about it. According to MD AG there's a difference between hate crime and hate bias incident. To be a hate crime it has to be a specified crime on the books, for hate incidents they're any act or threat of hostility or aggression that includes hate but does not otherwise constitute a crime. Discussion about wildlife in the area, including the bear sighting and a previous mountain lion sighting. Unless they are a hazard, official policy is that they live here too.

Air Quality Assessment Stan Edwards, Division Chief, Energy Climate, & Compliance Division, Department of Environmental Protection; Air Quality Overview

The image is a screenshot of a Zoom meeting. The main window displays a slide with the following text:

Question

Assessments in some areas have shown disparities in air quality between not just urban/suburban/rural areas, but also between areas which were predominantly white versus majority-minority populations.

Has Montgomery County done any analyses to investigate this and, if so, what actions were being taken to improve air quality in lower graded areas?

The slide is numbered '1' at the bottom right. The Zoom interface shows several participants in a grid at the top: Rob Fox, Luisa Cardona, Susanna Parker, Stan Edwards, Environmental Pro..., Debra, and Lt Doug Miller. The bottom toolbar includes Unmute, Stop Video, Participants, Chat, Share Screen, Record, Live Transcript, Reactions, and Apps. On the right side, a chat window is open, showing a conversation:

- SE: Nice!
- SL: See Lou to Everyone
- SE: Some financing of exterior cameras by private property owners was just proposed yesterday by some county council members and there will be a public hearing in July; it will be dependent on police designation of high-crime areas.
- AR: Arquilla Ridgell to Everyone
- AR: Thank you again Lt. Miller! Your hard work is very much appreciated.
- LC: Luisa Cardona to Everyone
- LC: https://dnr.maryland.gov/wildlife/pages/hunt_trap/bbilyingwith.aspx
- TH: Tameba Nicholson to Everyone
- TH: Thanks Lt. Miller.
- SP: Susanna Parker to Everyone
- SP: Just for everyone's information, before we begin. Feel free to reach out whenever you need anything. Lt. Douglas Miller, Deputy Commander of 4th District. Douglas.Miller@montgomerycountymd.gov

At the bottom of the chat window, it says "Who can see your messages?" and "To: Everyone".

Zoom Meeting | You are viewing Stan Edwards, Environmental Pro... | View Options

Participants: Rob Fox, Luisa Cardona, Susanna Parker, Stan Edwards, Environmental Pro..., Debra, Lt Doug Miller

Short Answer

- Studies have not been done to assess air quality differences between areas which are predominantly white versus majority-minority.
- The Department of Environmental Protection does not have the expertise or the equipment to do studies of this type.
- The Maryland Department of the Environment (MDE) does have the expertise but not the budget or equipment to do monitoring on a local level; MDE does permit and require monitoring of major point sources of air emissions.

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Chat

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Me to Everyone
MF <https://www.washingtonpost.com/climate-environment/2022/05/25/a-clima-bay-area-pollution-facism/>

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To: Everyone | Type message here...

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Longer Answer

- Ambient air quality monitoring is done for the Metropolitan Washington region under requirements established by the Clean Air Act.
- Six "criteria" air pollutants are monitored:
 - Ground-Level Ozone (O₃)
 - Particulate Matter (PM)
 - Carbon Monoxide (CO)
 - Sulfur Dioxide (SO₂)
 - Nitrogen Dioxide (NO₂)
 - Lead (Pb)

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Regional Ambient Air Quality Monitoring

Monitoring Station	Particulate Matter	Ozone	CO	SO ₂	NO ₂
1. Potomac River Center	+	+	+	+	+
2. Arlington Park	+	+	+	+	+
3. Mt. Rainier	+	+	+	+	+
4. Silver Spring	+	+	+	+	+
5. Springfield	+	+	+	+	+
6. Quantico Station	+	+	+	+	+
7. Reston	+	+	+	+	+
8. Washington Research Center	+	+	+	+	+
9. Arlington	+	+	+	+	+
10. Silver Spring	+	+	+	+	+
11. Columbia	+	+	+	+	+
12. Washington Research Center	+	+	+	+	+
13. Quantico Station	+	+	+	+	+
14. Reston	+	+	+	+	+
15. Arlington	+	+	+	+	+
16. Silver Spring	+	+	+	+	+
17. Columbia	+	+	+	+	+
18. Washington Research Center	+	+	+	+	+
19. Quantico Station	+	+	+	+	+
20. Reston	+	+	+	+	+
21. Arlington	+	+	+	+	+
22. Silver Spring	+	+	+	+	+
23. Columbia	+	+	+	+	+
24. Washington Research Center	+	+	+	+	+
25. Quantico Station	+	+	+	+	+
26. Reston	+	+	+	+	+
27. Arlington	+	+	+	+	+
28. Silver Spring	+	+	+	+	+
29. Columbia	+	+	+	+	+
30. Washington Research Center	+	+	+	+	+

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MoCo station at Meadowside nature center

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Regional Ambient Air Quality Monitoring

Air Quality	Air Quality Index	Health Advisory - Ozone	Health Advisory - Particulate Matter
Good	0-50	No health impacts are expected when air quality is in this range.	None
Moderate	51-100	Unusually sensitive people should consider limiting prolonged outdoor exertion.	Unusually sensitive people should consider reducing prolonged or heavy exertion.
Unhealthy for Sensitive Groups	101-150	Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion.	People with heart or lung disease, older adults, and children should reduce prolonged or heavy exertion.
Unhealthy	151-200	Active children and adults, and people with respiratory disease, such as asthma, should avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion.	People with heart or lung disease, older adults, and children should avoid prolonged or heavy exertion. Everyone else should reduce prolonged or heavy exertion.
Very Unhealthy	201-300	Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.	People with heart or lung disease, older adults, and children should avoid all physical activity outdoors. Everyone else should avoid prolonged or heavy exertion.

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Regional Ambient Air Quality Monitoring

8-hour Ozone Design Values Washington, DC-MD-VA Nonattainment Area (1999-2020)

2015 8-hour Ozone NAAQS = 70 ppb

Did not attain NAAQS by deadline

Design value = 3-year average of 4th highest daily maximum 8-hour average ozone concentrations.

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Regional Ambient Air Quality Monitoring

24-Hour PM2.5 Design Values Metropolitan Washington Region

2006 24-Hour PM2.5 Standard = 35 µg/m³

Design Value (µg/m³)

Year

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The image shows a Zoom meeting interface. The main window displays a slide with the following content:

Potential Sources of Local Air Quality Issues

- Studies done in many areas show air quality may be worse around industrial facilities like factories, refineries, or incinerators.
- Studies also show that local air quality may be poorer close to heavily traveled major roadways.

The chat window on the right contains the following messages:

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Questions, with the reality in mind that State/Local folks are able to innovate faster than the federal government, I'm hoping that you all are open to try to find innovative ways to understand what our actual on the ground air quality is in the area.

Part of the interest to me of this information, particularly in an evening where Planning is also here, is the fact that determining that there are areas with higher levels of air pollution can tell us how we should adjust our planning decisions to better protect people.

Q from Arquilla – surface changes can change the temperature and environment – can we use white concrete in parks to help with temperature and the accompanying air quality issues
 Got a NOAA grant for urban heat mapping, to measure temperature differences at times of day in different parts of the county, more green spaces, more trees, cools things and asphalt/pavement makes things hotter.

<https://mygreenmontgomery.org/2022/participate-in-community-heat-mapping-this-summer/>

My email is stan.edwards@montgomerycountymd.gov if I can answer any follow-up questions.

Montgomery Planning Jessica McVary, Planning Coordinator, Montgomery Planning; Overview of the Master Plan Process
 Montgomery hills project:

Zoom Meeting You are viewing Jessica.McVary's screen View Options

Arquilla Ridgell Rob Fox Luisa Cardona Susanna Parker Jessica.McVary Stan Edwards, Environmental ...

Montgomery Planning Midcounty Planning Division 06/16/2022

Mid-County Citizens Advisory Board

Montgomery Planning Overview

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Rob Fox Luisa Cardona Arquilla Ridgell Susanna Parker Jessica.McVary Stan Edwards, Environmental ...

Montgomery Planning – Who We Are

- Part of the Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Organized in multi-disciplinary geographic teams as well as several other divisions including Countywide Planning and Policy and Research and Strategic Projects.

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Actually a state agency, have 10 divisions

Zoom Meeting

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Rob Fox, Luisa Cardona, Amanda Ridgell, Susanna Farfel, Jessica M. Vary, Serge Thomas

Montgomery Planning – What We Do

- Develop plans and establish policies for the natural and built environments for current and future generations.
 - Land use and transportation planning strategies;
 - Community and countywide plans;
 - Review of development applications;
 - Updates to land use and zoning regulations;
 - Cutting-edge research; and
 - Historic preservation.

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Plan Types

Thrive Montgomery 2050 - General Plan

Functional Plans + Countywide Initiatives

Master Plans + Sector Plans

Development Review

Subdivision Plans, Regulatory Plans, Development Applications

Studies, Guidelines, + Standards

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Rob Fox, Luna Carlsson, Arisa M. Riddell, Susanna Faltus, Jessica M. Vary, Serge Thomas

Master and Sector Plans

- Master Plans seek to:
 - Engage the **community**
 - Bring stakeholders together and foster **dialogue** about the future
 - Define a community **vision**
 - Encourage **cooperation** among stakeholders
 - Analyze and prepare **land use** and **zoning** recommendations
 - Analyze and prepare recommendations on **transportation** infrastructure, **environmental** assets, **community** facilities
 - Support and prioritize **equity**
 - Serve as a guide for **future development**

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Master Plan Process At-a-glance



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Rob Fox | Luisa Cardona | Alicia Ridgell | Jessica McVary | Susanna Parke | Serge Thomas

What informs planning recommendations

Current conditions, market forces, best practices

Planner expert analysis

Community input

Wants and needs, values, vision, options

PLANNING RECOMMENDATIONS

Outside expert consultation

Research studies, market analysis, transportation modeling

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Midcounty Planning Division

- 2019 Aspen Hill Vision Zero Study
- 2019 Veirs Mill Corridor Master Plan
- 2021 Shady Grove Sector Plan Minor Master Plan Amendment
- **Wheaton Downtown Study (current)**
- University Boulevard Corridor Plan (upcoming)

Wheaton
DOWNTOWN STUDY

VEIRS MILL CORRIDOR MASTER PLAN
CONNECTING COMMUNITIES

ASPEN HILL VISION ZERO STUDY

Shady GROVE
SECTOR PLAN
MINOR MASTER PLAN AMENDMENT
APPROVED AND ADOPTED
Shady Grove Station

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Rob Fox, Luisa Cardona, Aracela Ridgell, Jessica McVary, Susanna LaRocca, Serge Thomas

Wheaton Downtown Study

- The Wheaton Downtown Study will identify opportunities to create a cohesive downtown that integrates larger development with Wheaton's small-scale character while meeting the needs of small businesses, property owners, and residents building upon the vision of the 2012 *Wheaton Central Business District (CBD) and Vicinity Sector Plan*.
- The Study's purpose is to further Wheaton as a complete community characterized by a mixture of uses while promoting the area as a center of activity attractive for infill development that leverages existing amenities and accessibility.

Goals

- Evaluate Development Progress
- Promote Complete Communities
- Improve Multimodal Safety
- Establish Fine-Grained Urban Design Vision for Wheaton



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Zoom Meeting

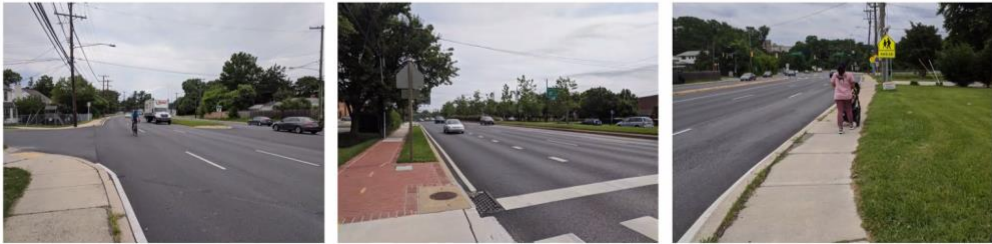
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Rob Fox, Luisa Cardona, Aracela Ridgell, Jessica McVary, Susanna LaRocca, Serge Thomas

University Boulevard Corridor Plan

- Initiated in May 2022.
- Anticipate initial outreach and engagement, as well as a scope of work early this fall.



Unmute, Stop Video, Participants, Chat, Share Screen, Record, Live Transcript, Reactions, Apps, Leave

Thanks, everyone! In case you have questions in the future, please reach out. My email is Jessica.McVary@montgomeryplanning.org and my phone is 301-495-4723.

Here are some links with additional information:

<https://montgomeryplanning.org/planning/communities/midcounty/wheaton/wheaton-plan/wheaton-downtown-study-2022/> and <https://montgomeryplanning.org/wp->

[content/uploads/2022/03/Shady-Grove-Minor-Master-Plan-Amendment-Approved-and-Adopted-Draft-3-9-22-WEB.pdf](https://www.wmata.com/business/real-estate/upload/Wmata-10-Year-Strategic-Plan-for-Joint-Development.pdf)

Qs

Alan Sachs – 2012 Wheaton master plan, in olney they've had a 2005 master plan that's been languishing for moving forward. Can you help us with moving that forward?

Serge Question answer @Serge this link may also be helpful for the metro station specifically:
<https://wmata.com/business/real-estate/upload/Wmata-10-Year-Strategic-Plan-for-Joint-Development.pdf>

Arquilla – a lot of businesses are using ghost kitchens, using a business' kitchen without needing the seating and restaurant space, so is there an interest in allowing for increased availability of kitchens being available that businesses could use or rent instead of using that other workaround? A: Production space for food processing or kitchens is something they've discussed in the Thrive 2050 planning process, and they did develop actions to try to implement some of the policy guidance, don't know if the ghost kitchens came up, but the community conversations help them identify those issues and needs.

Rob Q: What's the timeframe and milestones you're expecting for the Wheaton Downtown study? – A: Over the next couple of months they'll develop the content of the study, write it out and the recommendations and will be informed from the open house and online feedback and virtual community meeting. They've also engaged some consultants in that process, helping them understand the market conditions, vacancy rates, characteristics of the business and the patrons. Their expert analysis will inform the work they do, they are also working with an architectural consultant to see what opportunities are there for small businesses or owners to do an addition or consolidate properties, not necessarily a high rise, but something small in character, what would the barriers be for them doing that? Want to find the opportunities and limitations for them to grow and thrive. Anticipating both of those efforts to wrap up in the coming months with a draft study this fall, and expect to have a similar community conversation with that, and then that would be present that to the planning committee this fall.

Tameka – are there any aspects of the plan to provide activities and spaces for teenagers to do things to keep them out of trouble? A: The wheaton regional park plan is looking to incorporate a lot of interest for children, and they are trying to incorporate the interests and needs of all citizens, which means they go and visit school areas during lunch breaks to see the dynamics that are going on to identify their needs.

Community Concerns

Susanna – terms are ending for Susanna and Arquilla as chair and vice chair, so a new officer will need to be elected at next month's meeting, 4 positions, parliamentarian has not been filled for a while, then Chair, Vice-Chair, and Secretary

Debra – Why are our meetings not recorded? Luisa – they are no longer recorded because we got the bill for recording every single committee and board, and to save county resources meetings would not be recorded, and the original fallback will be to utilize meeting minutes

Alan – primaries are around the corner, and for folks in new district 7 it's a real opportunity for a new council member to work on their priorities, early voting starts in a couple of weeks

Bethesda Beat Voters Guide: <https://bethesdamagazine.com/bethesda-beat/2022-primary-voters-guide/>

Action Committee for Transit: http://www.actfortransit.org/scorecard_2022.html

<https://www.goca.org>

Luisa – applications for the rent relief program have reopened
- Applications for rent relief program have reopened (if anyone has issues with their application they can email me to help with follow-up). <https://www.montgomerycountymd.gov/HHS-Program/SNHS/rent-relief.html>

County also created a Montgomery County LGBTQ+ Community Survey:

<https://www.montgomerycountymd.gov/partnerships/community-survey.html>

Having a mid-county sparkles 4th of July celebration at Einstein on 7/2

<https://www.montgomerycountymd.gov/rec/calendar.html?trumbaEmbed=view%3Devent%26eventid%3D160194714>

Takoma Torch: <https://takomatorch.com/index.php/2022/06/02/the-official-takoma-torch-2022-moco-candidate-questionnaire/>

Adjourn