



**Monday, May 21, 2018
MAYOR AND COUNCIL
MEETING NO. 18-18
ROCKVILLE, MARYLAND**

Approved: <i>Bridget Donnell Newton</i>
Attest: <i>Sara Taylor-Ferrell</i>
Approved Meeting Number and Date: 36-18; October 22, 2018

THE HONORABLE MAYOR AND COUNCIL PRESIDING

Attendee Name	Title	Status
Bridget Donnell Newton	Mayor	Present
Beryl L. Feinberg	Councilmember	Present
Virginia D. Onley	Councilmember	Present
Julie Palakovich Carr	Councilmember	Present
Mark Pierzchala	Councilmember	Present

1. Convene

The Mayor and Council convened a Worksession at 7:00 p.m. on Monday, May 21, 2018 in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland.

Staff Present: City Manager Rob DiSpirito, City Attorney Debra Daniel and Deputy City Clerk, Sara Taylor-Ferrell

2. Pledge of Allegiance

Mayor Newton led the Pledge of Allegiance.

3. Certificates of Recognition

A. Recognition of Winner and Semi-Finalists - 2018 Rockville "If I Were Mayor, I Would..." Essay Contest

Mayor Newton provided the background and requirements for the Maryland Municipal League's (MML) 4th grade If I Were Mayor Essay Contest. She then introduced and congratulated the semi-finalists:

Rebekah Buckman (Ms. Hines, Fallsmead Elementary School)

Jordyn Cassidy Fokart (Ms. Newcomb, Beall Elementary School)

and the winner Caitlyn Couch and her teacher Ms. Healy from St. Elizabeth Catholic School.

The students thanked their teachers and families and Rockville Mini-Mayor Caitlyn Couch read her essay.

4. Proclamation

A. Proclamation Declaring May 21-25, 2018 as National Public Works Week

Councilmember Feinberg proclaimed May 21-25, 2018 as National Public Works Week and presented the Proclamation to Judy Ding, Deputy Director of Public Works.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Beryl L. Feinberg, Councilmember
SECONDER:	Mark Pierzchala, Councilmember
IN FAVOR:	Mayor Newton, Councilmember Feinberg, Councilmember Onley, Councilmember Palakovich Carr, Councilmember Pierzchala

5. Work Session - Topic 1

A. Stonestreet Corridor Study Report

Principal Planner Andrea Gilles led the discussion between the Planning Commission and the Mayor and Council on the Stonestreet Corridor Study Report.

The study area, in general, covers the east and west sides of North and South Stonestreet Avenues, from the northern boundary of Westmore Road, to the south, where South Stonestreet Avenue terminates.

The Opportunity Areas and a summary of the recommendations are as follows:

- At the **intersection of Park Road and North Stonestreet Avenue**, the Study recommends rezoning certain properties to encourage redevelopment to a transit- and pedestrian-oriented mix of commercial, residential and service uses.
- For the **sites owned by Montgomery County Public Schools (MCPS) and Montgomery County**, the study recommends rezoning the properties to permit development of a mix of commercial, residential and community use space, which were identified through the process as community goals for the properties.
- At **1000 Westmore Avenue (the former WINX site)**, the study recommends that, if the site is annexed into Rockville, the City apply a zone that permits development options that include either housing or low-impact service industrial uses. It also recommends retaining

the Forest Conservation Easement as a buffer between any industrial activity and existing residences.

- Along **North Stonestreet Avenue**, the study recommends improvements that include sidewalks on both sides of the street, enhanced lighting, street trees and landscaping, and a potential bike lane.
- At the **intersection of Park Road and South Stonestreet Avenue**, a new configuration is recommended, with a primary goal of improving pedestrian safety and access.

During the discussion the Mayor and Council and Planning Commission agreed to hold a future public hearing that would include East Rockville, South Stonestreet, Lincoln Park and beyond the **study** areas.

The Mayor and Council thanked staff and the Planning Commission for the detailed report.

Recess

The meeting recessed at 9:39 p.m. and reconvened at 9:52 p.m.

6. Work Session - Topic 2

A. Continuation of Discussion on Parkland Acquisition Initiative

Acting Community Planning and Development Director Jim Wasilak presented an overview of the Continuation of the Parkland Acquisition Initiative discussion from the February 12 worksession presented by former Acting Director Andrew Gunning. Director of Recreation and Parks Tim Chesnutt also provided guidance during the discussion.

The City currently does not specifically require public parkland to be provided as part of new development projects. Instead, the City has standards requiring that “open area” and “public use space” be provided within new development projects.

The Comprehensive Master Plan and the Parks, Recreation and Open Space (PROS) Plan speak to the need and desire to acquire parkland.

The report provides an outline of two options for addressing the need to ensure that our parks and recreational facilities are not overburdened with the stress of increasing population. The options or mechanisms presented include:

- Parkland dedication, or fee-in-lieu when dedication is not feasible (a new option supported by the Comprehensive Master Plan), and
- Impact fee for parks and recreational facilities (a new option)

With this type of approach, the intent is that the landowner, developer and future residents

who are creating the demand for new parks and facilities should bear at least a portion of the costs of providing them.

Questions of clarification from the Mayor and Council were addressed by staff. Discussion between the Mayor and Council and staff was held with the Mayor and Council providing their thoughts, comments and recommendations as follows:

Parkland Dedication/Fee-in-lieu

Staff has recommended that on-site parkland dedication, at a rate of ten percent of the project land area, be a reasonable standard for the Mixed-Use (MX) zones and single-unit residential zones. A requirement of 20 percent is recommended for the Residential Medium Density (RMD) zones. The requirement would apply if there are more than 25 multifamily, 20 townhouses or attached units, or 15 single family detached units proposed. Suitability criteria would be developed to ensure that dedicated parkland could be integrated with the City's park system, and that the land to be developed is desirable from the City's perspective.

The goal is to have a consistent, standardized tool to use regularly as new development occurs to give the City an opportunity to more carefully manage the demands placed on the park and recreation system, and to reasonably ensure that new capacity can be provided to meet those new demands. The two options to consider:

- Parkland Dedication / Fee-in-Lieu
- Impact Fee

- Commonly accepted tool to ensure new development pays its "fair share"
- Updated figures from previous study in 2008/09
- Based on existing parks and recreation facilities, and the incremental replacement cost per capita and per employee

Recommendation

- Reduce the fee to 75% of the consultant-generated fee
- Exempt MPDUs
- Exempt current applications

The City manager clarified for the Mayor and Council that the staff recommendation would be for a hybrid approach, with certain development subject to impact fees, with other subject to dedication or fee-in-lieu, so that it would be an either/or situation. Staff will bring a further recommendation on what the determining factors would be.

The Mayor and Council agreed on the following:

- 75% Level Impact Fees
- Include non-residential
- Exempt MPDUs
- Provide Annual Update to Impact Fees
- Existing Projects should be exempt
- Onsite amenities should be credited

All recommendations for potential code changes by the Mayor and Council will be reviewed by affected stakeholders and ultimately will be informed by the public review process.

7. Adjournment

There being no further business, the meeting adjourned at 11:13 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Beryl L. Feinberg, Councilmember
SECONDER:	Julie Palakovich Carr, Councilmember
IN FAVOR:	Mayor Newton, Councilmember Feinberg, Councilmember Onley, Councilmember Palakovich Carr, Councilmember Pierzchala