

Public Comments on The Open House Exhibits

The following comments were made in regards to six exhibits at the April 20 and April 21 Open Houses.

1. PROJECT OBJECTIVES

NO COMMENTS

2. PARKING

- All shopping districts should have ample bike parking, minimum 1 hoop per 10 car spaces minimum!
- No distinction between indoor and outdoor bike parking. No guidelines for provisioning. No specific standard for indoor vs. outdoor bike parking.
- Consideration needs to be given to setting architectural design guidelines in special service commercial centers, e.g. Bethesda, Silver Spring, Poolesville, Potomac, Great Falls.
- Community use of space is not available for government use
- Update our traffic analysis standard – eliminate outdated “CLV” intersection performance scoring. It does NOT represent traffic congestion.
- Need to consider mixed use projects to share parking at different times and reduce # of total spaces, ex. Church, office, movie theater

3. RESTRUCTURING ZONES

- There is/seems to be a focus on nodes of activity and density – how will residential family neighborhoods that border these nodes be protected?
- Zoning – 40’ maximum height starting allowance in the CR zone is too tall. With current measuring methods allowing highest point of grade considerations, this can be actual 50’. In transition boundaries with opposite residential, going from 20’ residential to 50’ commercial is too drastic.
- As other zones are transitioned to CR, the need to protect the use of BLT should be strengthened.
- Hoping that the zoning number e.g. RMD6 means either density or minimum lot size from Town to single family district to multifamily zone less confusing.
- You focused too much on Montgomery County.
- Concerned about height changes for C1 and C3 zones.
- Need to implement changes via master plan process.
- In looking at the new CR zone, is grandfathering in w/in the master plan as written? Changes?

- In consolidating zones into new zones, what are the safeguards that they are compatible? Golf courses and mini-golf don't belong in the same zone. Hairdressers and tattoo parlors may be compatible, but may not. Depends. How will exceptions be made? How will community have input into zones they think are incorrect?
- How will McHarg's classic "Design with Nature" be implemented?
- Gaithersburg West contradicts Mr. Collin's statements that development will occur when there is infrastructure.
- We have to stop destroying affordable housing such as the Falklands Garden apartments.

4. SIMPLIFYING LAND USES

- Need to specify types of office i.e., medical or dental needs to be specified. Parking requirement is different.
- Pawnshops?
- Golf courses, mini vs. mini golf not different
- Urgent care
- Swimming pools, community
- Wind energy?
- Troubled teenagers homes need different security vs. mentally challenged home.
- Farmer's markets need access to water
- New FAA rules for heliports
- No impact; US Post Office, Fed Ex, UPS; Number of vehicles per day
- Abattoir – not antiquated use
- Assisted living, life care, nursing homes too similar?
- Kennels, non-commercial. Where's commercial?
- Look at SIC codes, # of employees

5. SUSTAINABILITY

- Tree canopy – we need to stop SHA, DOT & BGE/Pepco from removing trees without a countywide hearing and opportunities to seek other options. We need to protect our roadway trees.
- Provide mechanism for discarding unused medication so it does not go into the ground or water system.
- Do not plant street trees directly under power lines.
- Food production – no zones – Anyone willing to let chicken be outdoors and adhere to mutual behaviors should be able to have their own access to fresh and healthy food. They should be required to use organic feed because the conventional feed has unsafe chemicals and even heavy metals that could/will enter our

groundwater. Chicken poop from these healthily fed creatures is a great plant fertilizer. Bees should also be allowed in straw hives. Should also permit on site chicken slaughtering.

- Bees and chickens require no zones – they are too important to the environment and to eating healthily. Anyone who wants to should be able to do so as long as they are raised outdoors, free range chickens and natural straw hives or tree hollows for bees.
- Sustainability re: neighborhoods: need to improve more connectivity among them rather than just in sidewalks. Some sort of relationship among them can help sustain one going thru growing/maturity pains.
- Stormwater management – The supervisor in the County yard and lawn code in the Dept of Housing is misinterpreting the code and made me mow my watershed –friendly yards. The code should be rewritten to promote plants that capture stormwater and attract and feed pollination – my yard did both. The code should also discourage the use of pesticides/herbicides and fertilizers and mowing. Our county parks should be treated the same – no mowing or chemicals.
- Missing non-SPV transportation services, environmental justice, access.
- Bicycle service for commercial and residential. Complete streets.

6. DEVELOPMENT STANDARDS

- More mixed use – stop the silly developments out in Upper MoCo with a 7/11 and dry cleaners for 500 houses.
- New development and poor facility improvements. Significant density increases in Silver Spring with narrowing capacity on Fenton.
- Where is public facility requirements? Paralleling transportation service with building diversity.
- General development standards should preserve affordable housing, not let developers tear it down.
- Gaithersburg West is an example of terrible plan in the wrong place – where there is no infrastructure. There are plenty of empty office buildings in the county where there are transit/buses and other infrastructure where Hopkins can put its science buildings.
- Support sky-friendly street lighting. Ask Dr. Harold Williams of Montgomery College What you can do NOW!
- In the case of special exceptions in residential areas, what criteria will be used to constrain hospitals and other special exceptions from buying out and converting whole blocks of neighborhoods?
- Bicycle access on parity with motor vehicles.
- Consideration must be given in public spaces for accessibility and safety for all (seniors and persons with disabilities).

MISCELLANEOUS

- All new roads should have a striped bike lane and colored bike boxes.
- Subdivisions should have a thruway so bikes aren't forced onto big roads.

- Study after study has proven that if you build bike paths - separate from roads – bike ridership will increase dramatically! Congestion will decrease and people will be healthier. Also, property values increase the closer they are to a bike path.
- Bike paths need to be seen as a real transportation alternative efficiently getting people to places they need to go – work, school, shopping – Build bike paths like you built roads for the past 50-100 years.
- Rollin’s arrogance does not equal good solutions.
- The community’s/homeowners’ input is not in the final report.