

**ADEQUATE PUBLIC FACILITIES
ADVISORY COMMITTEE**

SUMMARY MINUTES

MEETING OF MAY 5, 2011

The meeting was convened at 7:05 p.m. All members of the committee were present except for Dennis Cain and Soo Lee-Cho. The following were also present as observers: Jennifer Russell, Christina Ginsburg, and Judy Miller. Jim Wasilak of City staff was also present.

The chair moved to approve a modified agenda: 10 minutes for discussion on the addresses to be provided to Bruce Crispell of MCPS for the actual student generation numbers; 10 minutes for finalizing the public forum outreach plan; 5 minutes from Jim Wasilak on an update on the Silverwood project; and 10 minutes for Jim to cover the reserve capacity issue for long term projects in the City. The motion passed by a vote of 6-0-1, with Tom Gibney abstaining.

Tom Gibney moved, seconded by Eric Siegel, to approve the minutes for the April 28 meeting, with corrections noted. The motion passed by a vote of 5-0-2 with Sean Hart and Charles Littlefield abstaining.

The Committee discussed the list of addresses to be submitted to Bruce Crispell that had been submitted by members over the past week. In addition to the list submitted, the Committee determined that a radius of 1 and 2 miles around the Children's Resource Center (former Hungerford ES), as well as the Beall, Twinbrook and Maryvale elementary schools would be appropriate, in lieu of the West End park, west of Beall ES suggestion. The request also included the following multifamily complexes: 500 and 502 King Farm Boulevard, the Residences at Congressional Village (198 Halpine Road), the Westchester (100 First Street), the Alaire (1101 Higgins Place), the Fitz (501 Hungerford Drive), the Americana Centre, the Finestra and Palladian at Rockville Town Square, the Crest at Congressional Plaza, the multifamily and townhomes in the Park Potomac development, Fireside Park Apartments (725 Monroe Street), and The Fields of Rockville on Mt. Vernon Place. The Committee would like to know the number of students generated, the number of residential units and the number of bedrooms in order to obtain real numbers for student generation to determine if the rates currently used that are accurate. Eric Siegel made a motion, seconded by Tom Gibney, to approve the list as modified. The motion passed unanimously.

The Committee discussed the June 2 public forum. The Committee discussed the various forms of outreach appropriate for the public forum, and determined that a press release to the Gazette leading to an article as well as a listing in the upcoming events would be primary. The press release would also be the basis for announcements on the City web page, Rockville 11, notice to City Boards and Commissions, an email to the City's neighborhood listserv and notice for posting on Rockville Living. On a motion by Julie Palakovich Carr, seconded by Sean Hart, the Committee endorsed the outreach methods unanimously. Julie stated that she would coordinate with staff on these items as necessary.

Jim Wasilak informed the Committee that the applicant for the proposed 417-unit apartment development at the Reed Brothers Dodge property has submitted for annexation, and that the Mayor and Council would be considering initiating the annexation review at their meeting on Monday, May 9. The applicant has also submitted a request to modify the APFS to allow for properties subject to an annexation agreement to be exempt from the City's school test if the affected school is not in Rockville, there are less than 10 percent of the school population from the city and the project meets the County's APFO. Jim noted that the Mayor and Council's decision on Monday would be how to proceed with this request. The Mayor and Council could direct staff to draft a resolution for approval, or they could hold a public hearing, refer it to the Planning Commission or APFO Committee for recommendation or incorporate it into the recommendations to be brought forward from the Committee and Planning Commission. Jim explained that the project could not move forward in the County due to restrictions on residential use of the property in the County's Shady Grove Sector Plan, but that the applicant has and perhaps is continuing to pursue modification of the Sector Plan to allow the use while remaining in the County.

Jim also reviewed the pipeline report of developments that are approved in Rockville, Gaithersburg and Montgomery County for which school capacity must be reserved, per the APFO and the Beall's Grant II court decision. Jim explained that all of the remaining residential development remaining in the City that is approved but unbuilt, is within Planned Developments (PDs) that have an extended time period for implementation. Per the APFS, unless the PD has an expiration date built into the approval, the PDs are valid but must be retested for APFO if there are still unbuilt portions remaining as of November 1, 2030 (25 years after APFO adoption on November 1, 2005). Per the APFS the City must hold in reserve the school capacity attributed to all of these developments, utilizing the most recent student generation rates from 2008 based on a survey by Park and Planning. This reserved capacity must be added to the projected capacity from MCPS to determine the projected school capacity for the APFO test.

The Committee discussed the remaining critical items of data and information that is needed. After some discussion, the Committee determined by vote that they would like to hear from representatives of WMATA (Washington Metropolitan Area Transportation Authority – Metro) to discuss improvements to Metro and Metrobus as well as long range planning. In addition, the Committee would like to hear from David Levy, Chief of Long Range Planning, to discuss the draft Rockville Pike Plan recommendations and its relationship to the APFO and APFS, including whether there are exclusions proposed and how the APFO may affect future development in the corridor. The Committee would also like to hear from Emad Elshafei, Chief of Traffic and Transportation, on the Corridor Cities Transitway (CCT) and future road improvements in the City, whether they are made by the state, county or city. These two items would likely have a memo produced in advance of the discussion.

The Committee would like to gain more insight to the Great Seneca Science Corridor (GSSC) and the Shady Grove Sector Plan, as related to traffic impact. The Committee decided that they would leave it up to Park and Planning staff as to whether they would produce a memo, come to a meeting or both.

The Committee determined that they would not hear from representatives of the Chamber of Commerce and Rockville Economic Development Inc. (REDI) but would inform them of the public forum in writing. The Committee would like to hear from Laura Berthiaume of the Board of Education either on June 9 or June 16, preferably along with John Anselmo to hear about his views on the Beall's Grant II case. County Council Phil Andrews would be invited to attend on either June 23 or June 30.

The Committee determined that they would begin deliberations on the schools test on June 16, followed by transportation, fire and rescue and water and sewer. The Committee discussed what their work product would be to the Planning Commission, without resolution. The report to the Commission should focus on recommendations, but it was undetermined whether there would also be recommended edits to the text of the APFO and APFS. The Committee discussed coming to its recommendations by consensus, and if there are significant disagreements, these should be noted in the report.

The meeting was adjourned at 10:01 p.m. on a motion by Eric Siegel and supported unanimously.