Montgomery Planning

2024 Growth and Infrastructure Policy

North Bethesda TMD
April 24, 2024

Introduction

- Montgomery Planning initiates an update of the County's **Growth and Infrastructure Policy (GIP)** every 4 years.

- Planning Board transmits a draft to the County Council by **August 1**.

- County Council adopts the 2024-2028 policy by **November 15, 2024**.

What is the Growth and Infrastructure Policy?

- Directs the Planning Board's administration of the **Adequate Public Facilities (APF)** requirements.

- Guides **adequacy assessment** during the development review process.

- **Sets the adequacy standards**, criteria for evaluation, and requirements for mitigation.

  - Making an adequacy determination involves both forecasting future impacts from private development *and* assessing the condition of existing public infrastructure.

2024 Update: Themes

- Review the Performance of the 2020-2024 GIP

- Consider the County's Current Growth Trends

- Make Policy Implementation Clearer and More Efficient

- Review Development Impact Taxes

- Align the Policy with Updated County Priorities

Transportation
Previous Updates

Moved the policy away from strategies exclusively concerned with reducing congestion and…

toward ones making walking, biking, and transit safer and more convenient.
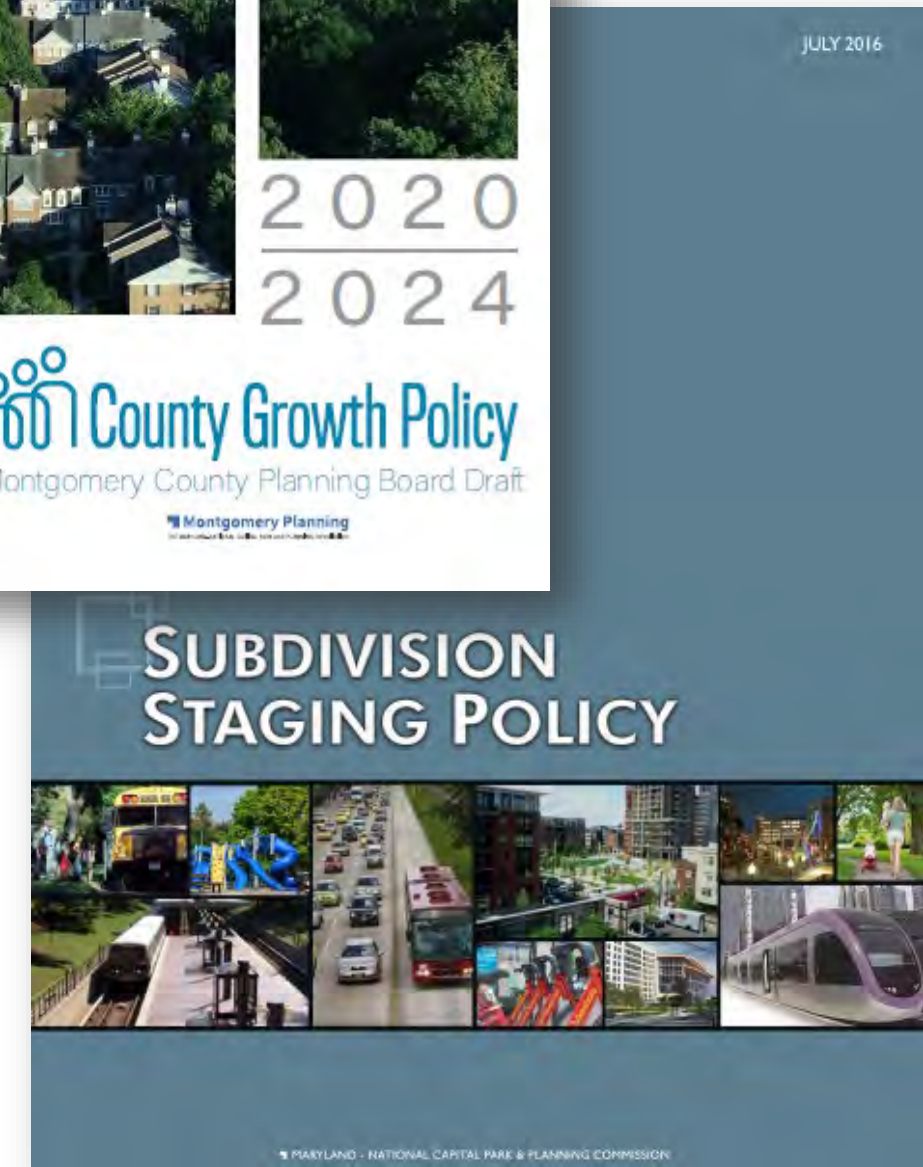
Off-Site Improvements

- Only addresses off-site transportation facilities.

- Local Area Transportation Review (LATR)

  - Series of multi-modal tests

  - Required for projects with 50+ net new trips

- Evaluate conditions, identify deficiencies, and develop list of mitigations.
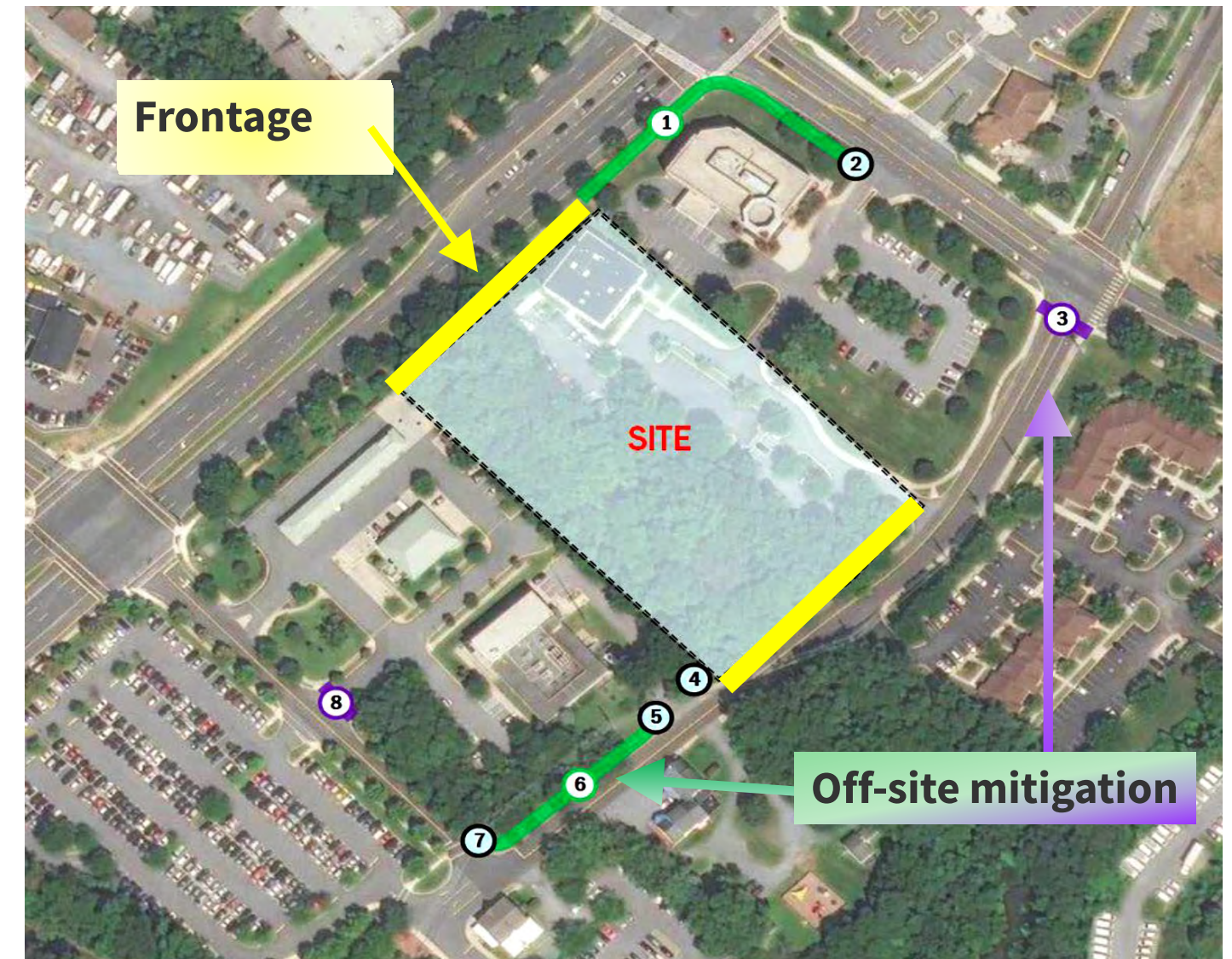
LATR Outcomes

- 17 plans with LATR mitigation conditions under the 2020-2024 GIP.

- **Off-site mitigation (conditioned):**
- $7.25 million total, including $3.14 million in mitigation payments and $4.11 million in constructed improvements.

Improvement Type	Quantity
ADA Curb Ramps	22
Bus Shelters	3
High Visibility Crosswalks	6
Separated Bike Lanes	2,300 ft
Sidewalks	3,450 ft
Sidepaths	4,600 ft
Streetlights	5
Traffic Signals	1
Turn Lanes	1
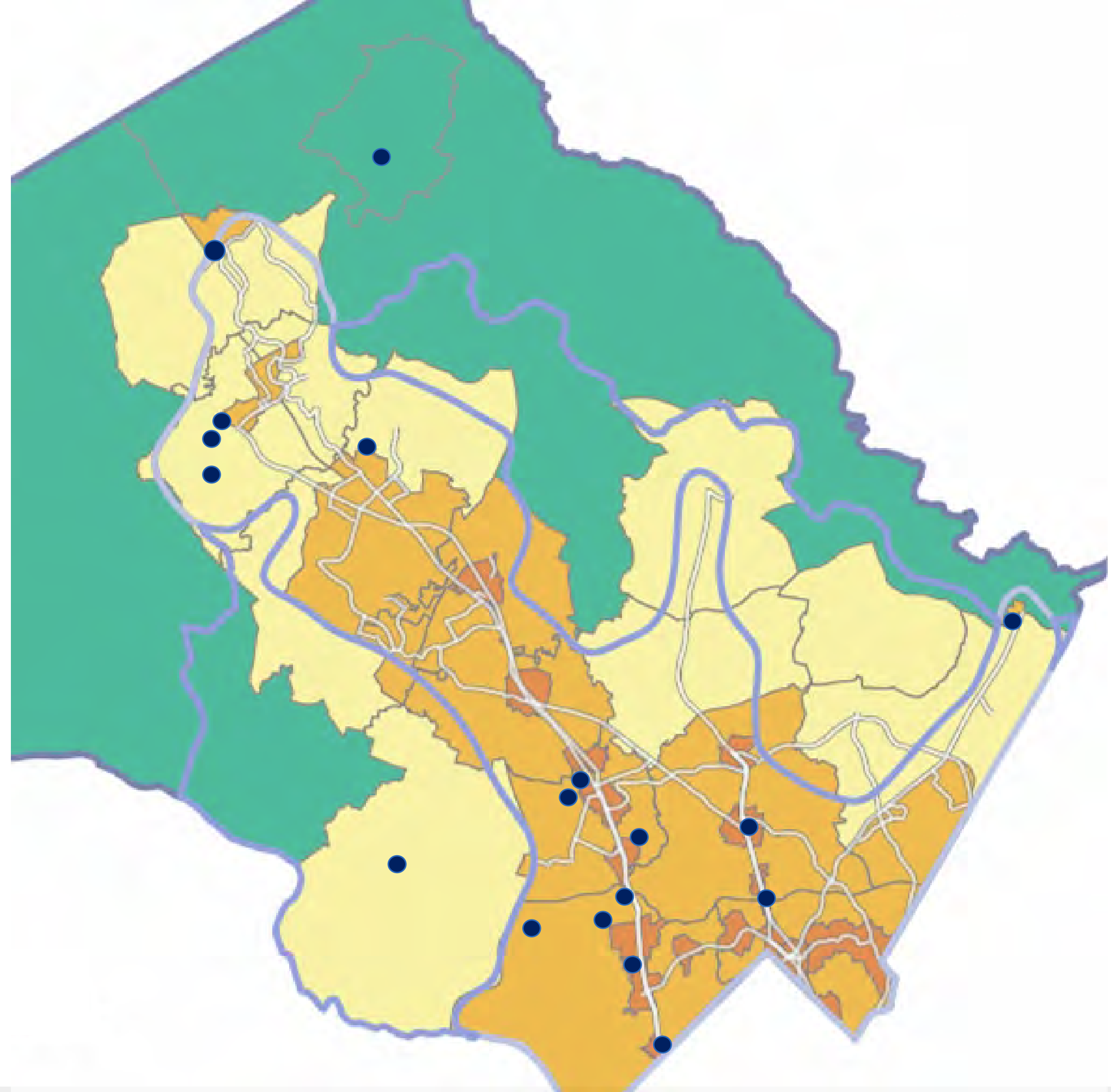
Transportation
Recommendation Highlights

Transportation Feedback

Policy Implementation:

- Ensure analysis and mitigation are reasonably related to the size and impact of the development project, particularly in areas targeted for compact growth.

- Opportunities to increase fairness, transparency, and predictability.

Transportation Impact Taxes:

- High rates deter housing production.

- Requests for expansion of impact tax credits.

- Concerns about shifting additional cost burdens onto the County.

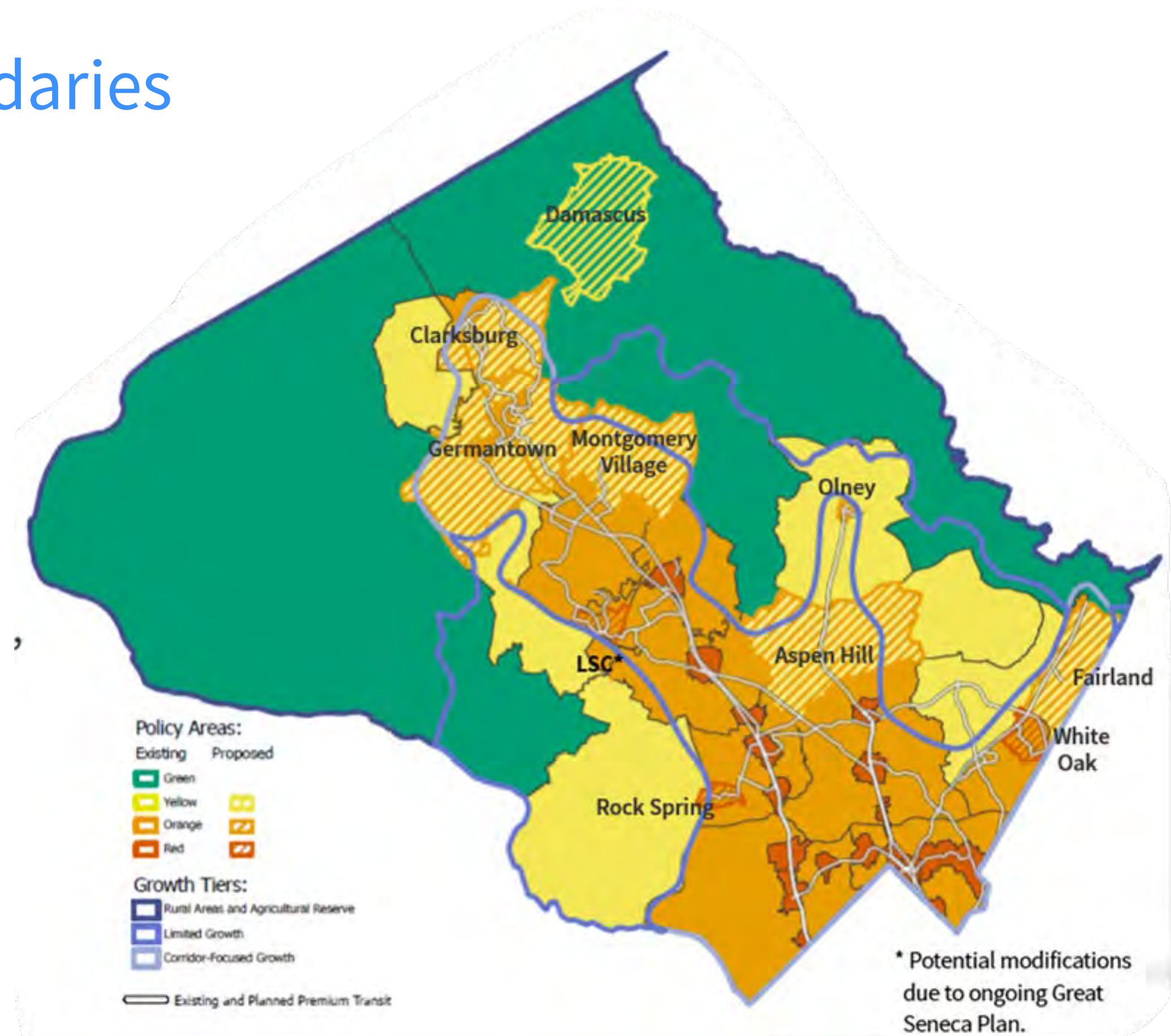# Update Policy Area Boundaries

- **Red –** Central business districts, high-density development, premium transit service.

- **Orange –** Corridor cities and town centers with planned premium transit.

- **Yellow –** Lower-density areas residential neighborhoods with community-serving commercial areas.

- **Green** – The county's Agricultural Reserve and rural areas.
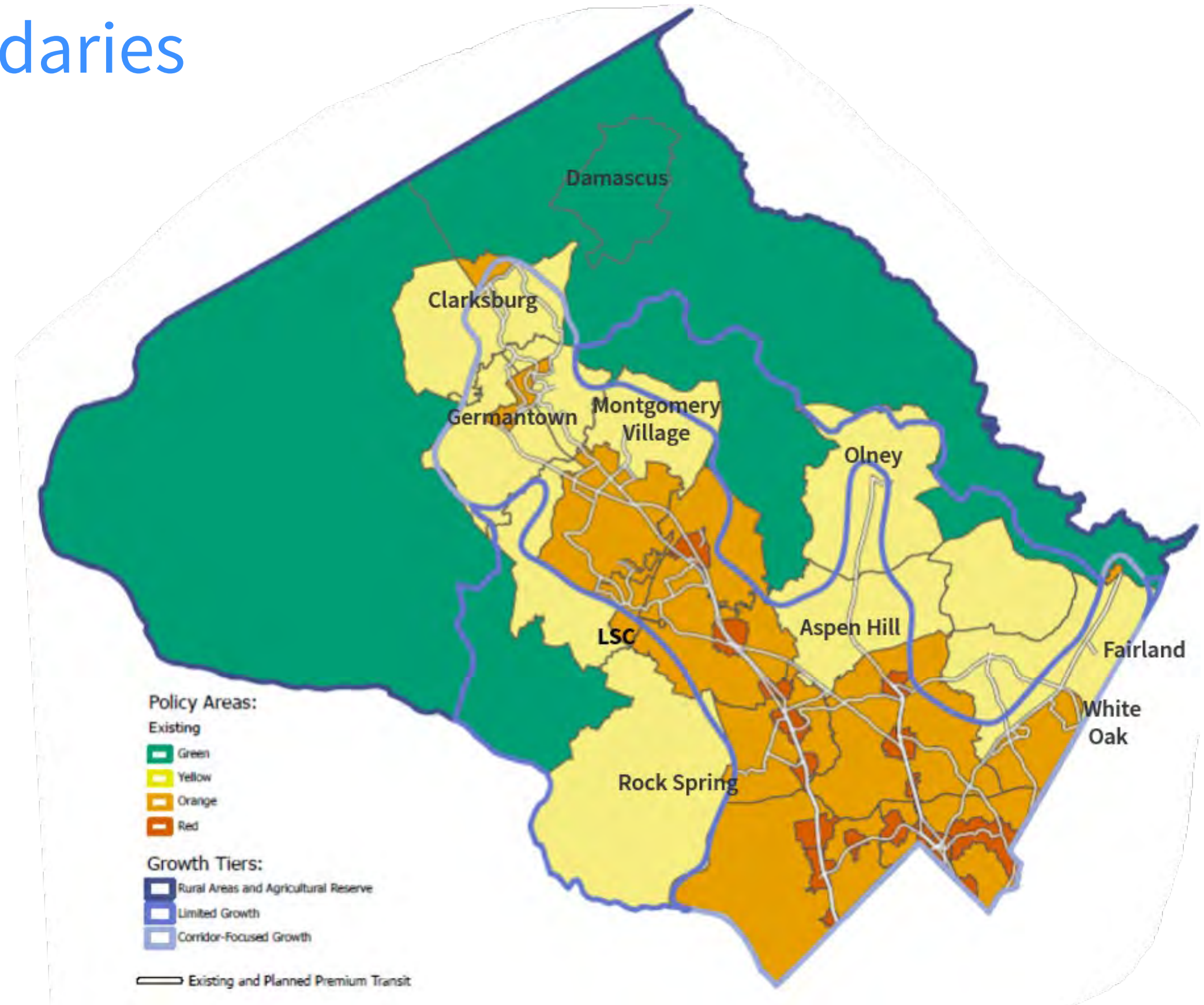
Update Policy Area Boundaries

Recommendation

- **Red:** Great Seneca Life Sciences area, FDA Village in White Oak, and Rock Spring

- **Orange**: Aspen Hill, Germantown East and West, Montgomery Village, Olney Town Center, and parts of Colesville-Fairland & Clarksburg

- **Yellow**: Damascus

Policy Areas:

Existing   Proposed

Green
Yellow
Orange
Red

Growth Tiers:

Rural Areas and Agricultural Reserve
Limited Growth
Corridor-Focused Growth

Existing and Planned Premium Transit

LSC*

* Potential modifications due to ongoing Great Seneca Plan.

Measure Impact with Motor Vehicle Trips

- Person trips serve as the threshold for
  - Conducting an LATR study
  - Determining the size of the study area

Recommendation:

- Replace peak-hour person trips with **peak-hour vehicle trips**.

Transportation Adequacy Tests

- Motor Vehicle

- Pedestrian System

- Bicycle System

- Bus System

Recommendation: Simplify the policy, making it more effective, transparent, and predictable.

Ensure Proportional Requirements

- Proportionality Guide
  Sets cost limit for mitigation
  - Predictable
  - Reasonable

- Needs further evaluation to account for impact

Recommendation:

- Develop a new trip-based formula to better account for impacts.

LATR Exemptions

Recommendation:

- Exempt priority uses from off-site mitigation payments and construction:

    - Affordable Housing

    - Multifamily 3+ bedroom units

LATR Exemptions

Recommendation:

- Exempt priority uses from the requirement to complete an LATR study.
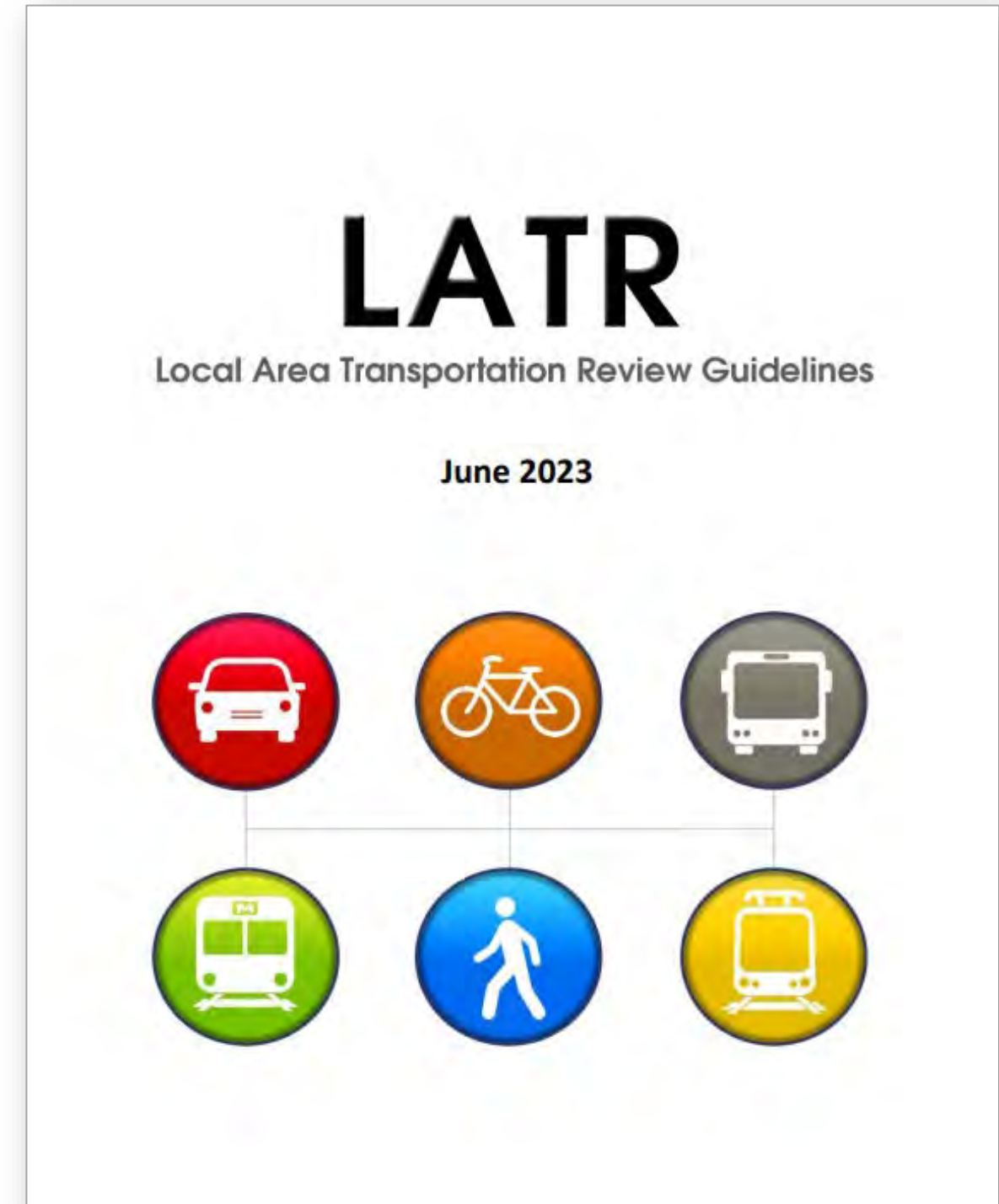 - Bioscience (extend until Jan. 2029)
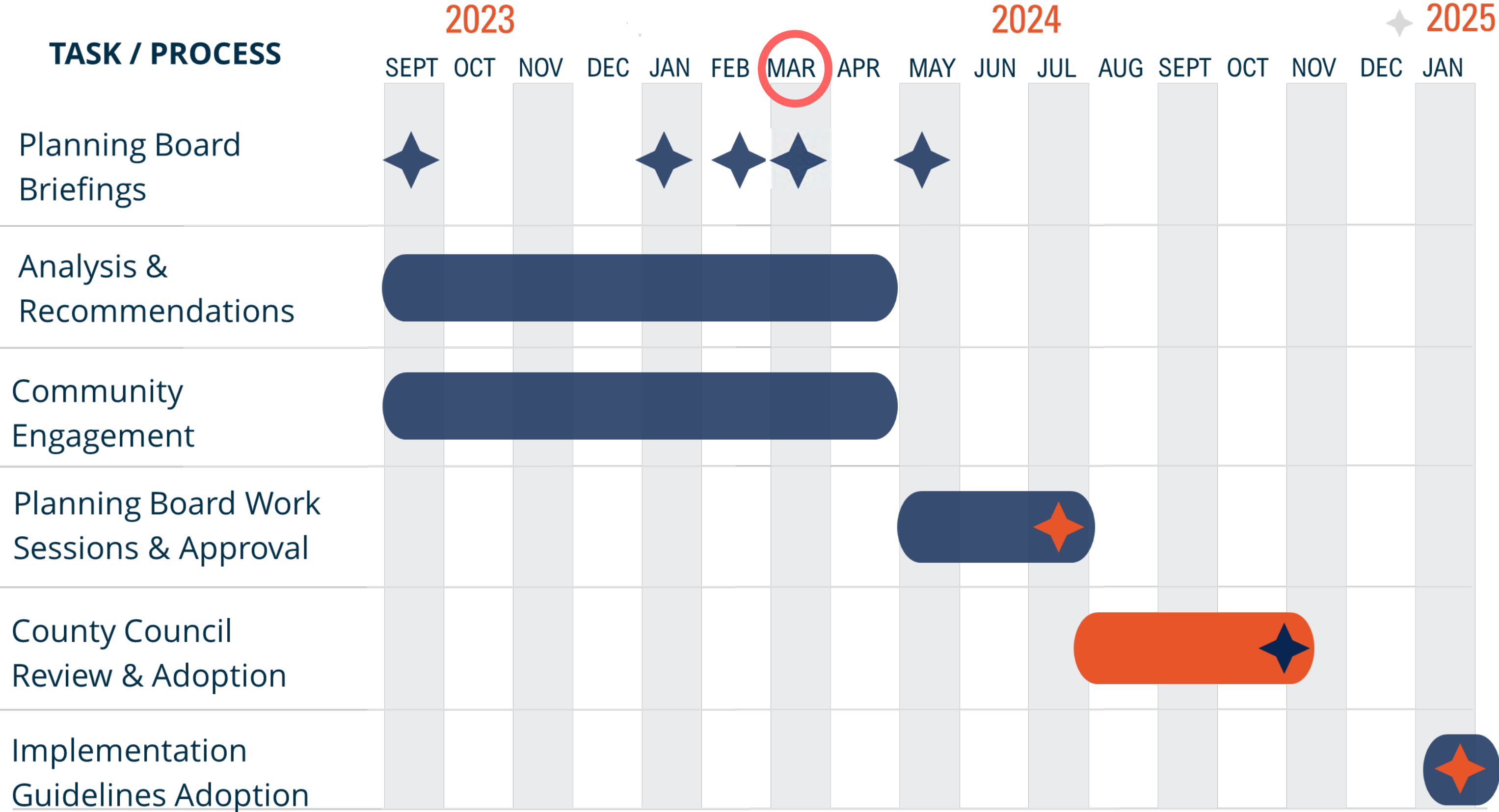 - Daycares

Update the LATR Guidelines

Recommendation:

- Reorganize and update the LATR Guidelines with clarity and ease of use in mind.

Next Steps

Project Schedule

TASK / PROCESS	2023 SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	2024 MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2025 JAN
Planning Board Briefings	✦				✦	✦	✦		✦								
Analysis & Recommendations																	
Community Engagement																	
Planning Board Work Sessions & Approval																	
County Council Review & Adoption																	
Implementation Guidelines Adoption																	✦

2024 Growth and Infrastructure Policy Preliminary Recommendations

Upcoming Milestones

- **May 2**: Growth and Infrastructure Policy Working Draft Posted

- **May 9**: Planning Staff briefs the Planning Board on the Working Draft

- **May 23**: Growth and Infrastructure Policy Public Hearing

Questions?

Thank you!

Montgomery County Planning Department

Website: montgomeryplanning.org

Twitter: @montgomeryplans

Facebook: Facebook.com/montgomeryplanning

Instagram: @montgomeryplanning

Darcy Buckley, Project Manager, Countywide Planning & Policy

Darcy.Buckley@montgomeryplanning.org

(301) 495-4514

Lisa Govoni, Project Manager, Countywide Planning & Policy

Lisa.Govoni@montgomeryplanning.org

(301) 650-5624