

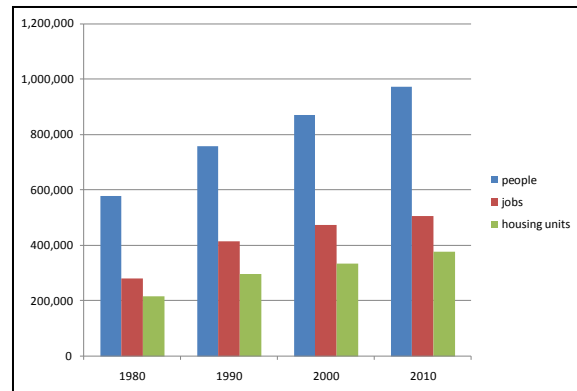
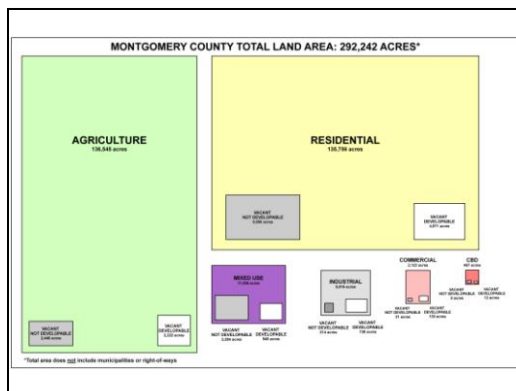
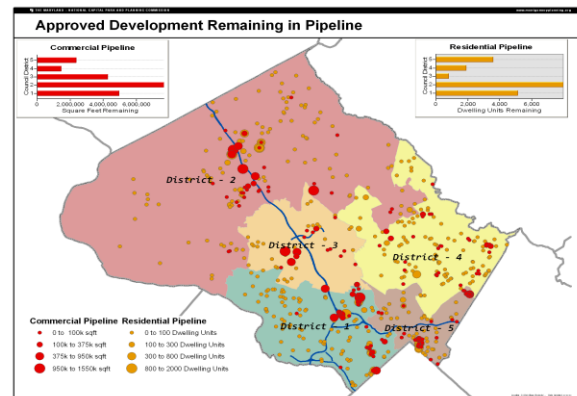
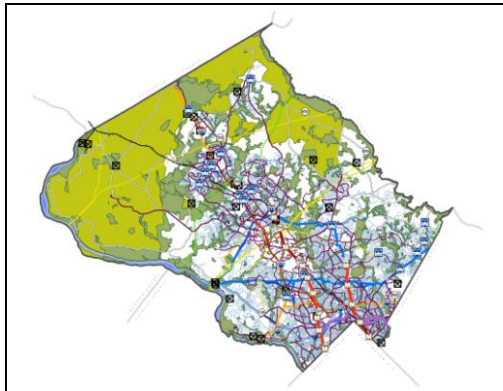
Montgomery County

Land Use Change

January through December 2010

Prepared to meet requirements of
The State of Maryland Department of Planning Annual Land Use Report

- Annual Report on Growth Related Changes per SB 280/HB 295
- Annual Report on Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions per SB 276/HB 295)
- Report on APFO Restrictions per SB 273/HB 294 Local Government Planning



Maryland National Park and Planning Commission

Montgomery County Planning

May 31, 2011

Annual Report on Growth Related Changes

Per SB 280/HB 295, effective June 1, 2009

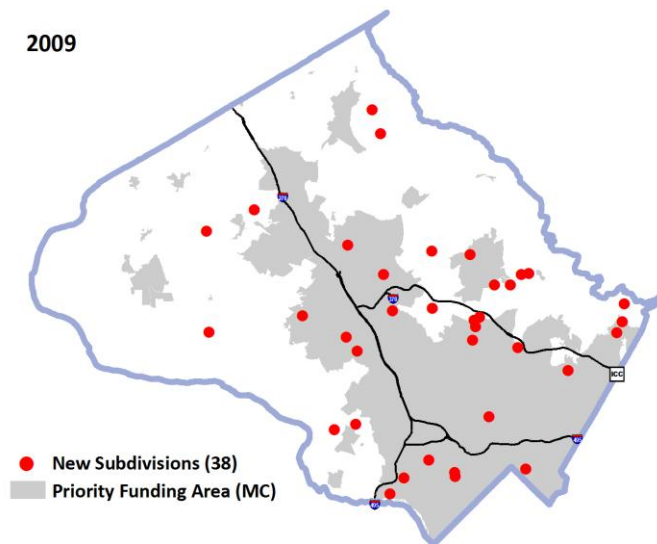
1. Development Patterns - List all changes in development patterns that have occurred over the past year:

a) New subdivisions created:

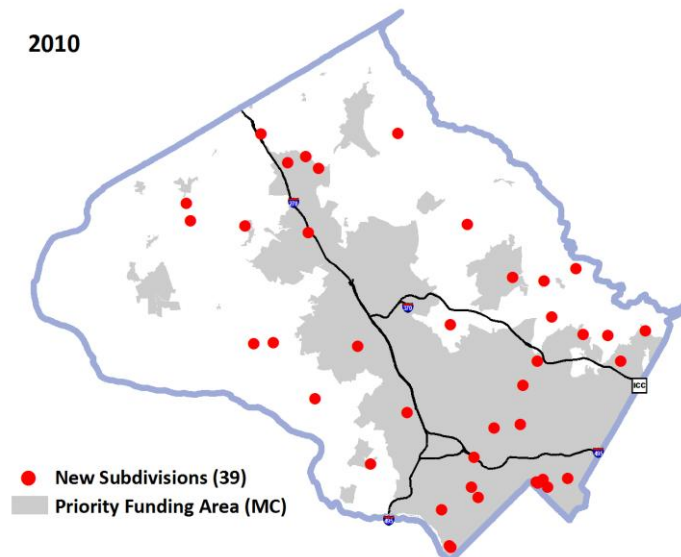
Number Planning Board approved “new” Preliminary Plans. (Amendments to existing plans approved in previous years are not used as an indicator for “new” subdivisions.)

Year	2009	2010	Total
Preliminary Plans (Excluding amendments)	38	39	77

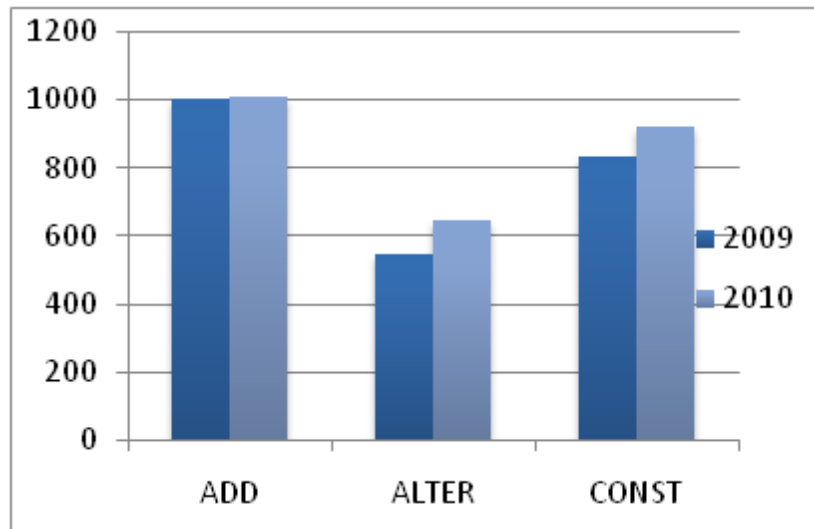
2009



2010

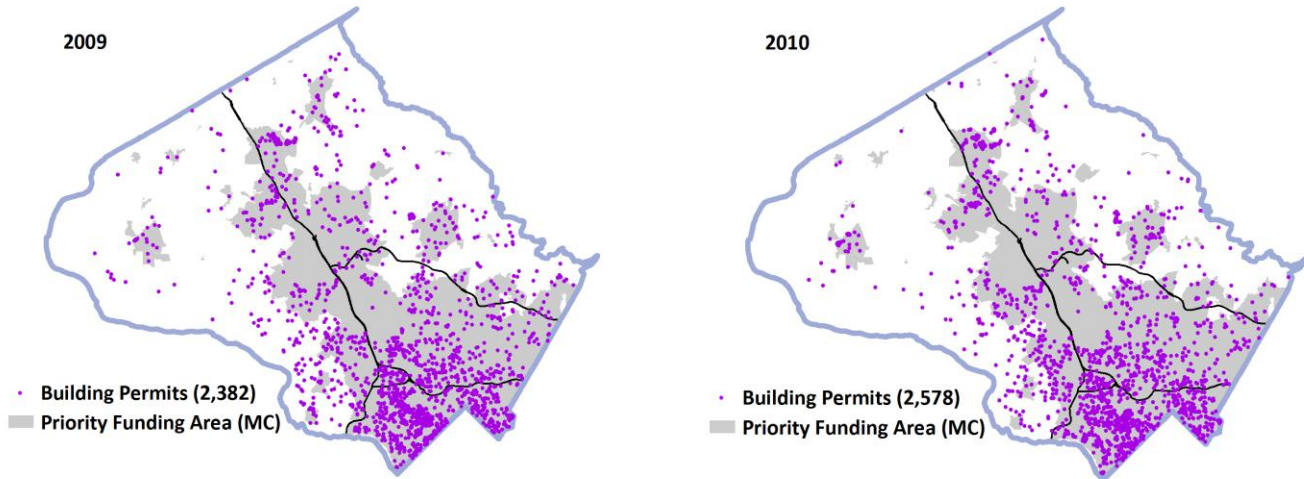


b) New building permits issued



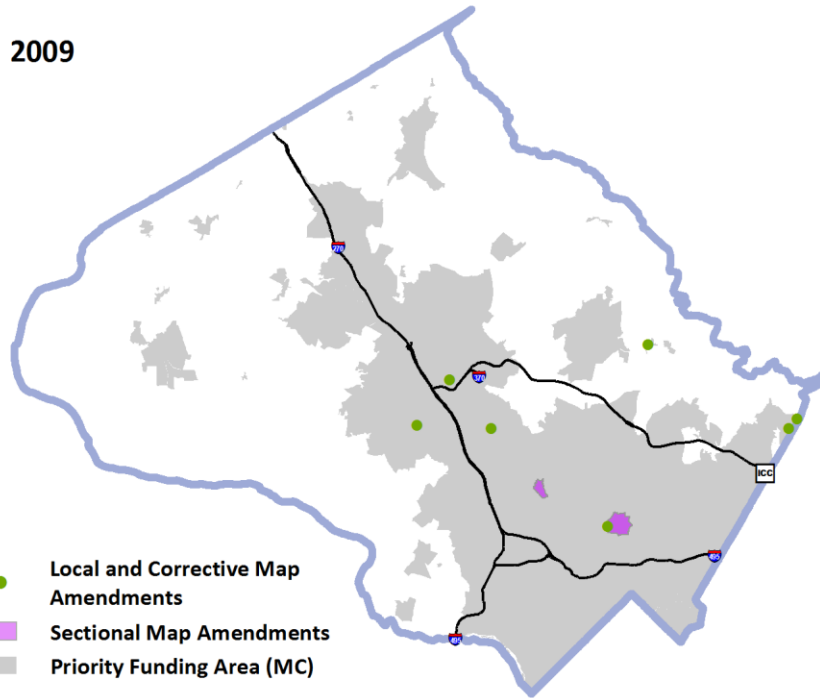
Building Permit Type	2009	2010	Grand Total
ADD	1002	1011	2013
ALTERATIONS	545	647	1192
CONST	835	920	1755
	2382	2578	4960

The construction of new buildings is indicated by the “CONST” category. Additions and Alterations (“ADD”/“ALTERATIONS”) may represent either minor or major changes to pre-existing structures.



Source: MNCPPC analysis of Montgomery County Department of Permit Services data.

c) Zoning map amendments:



Development Plan Amendment: DPA 09-1

G-813: P258 (05-01751828); P340 (02101492); P454 (01751830); P202 (15022004); P125 (03209161); P181 (02309868); P303 (03229534); N700 (00270246); N300 (01705228); N581 (00270235); P440 (01705217); P75 (00262406); P700 (00274095)

G-814: 01700636

WSSC grid: 220NE05, 219NE05, 219NE04, 218NE05, 218NE04

Request: change in development plan and binding elements, included up to 365 SF homes, including 46 MPDUs, and 11-ac school site, and 23 ac of parkland.

Approved: CC resolution 16-1105

Development Plan Amendment: DPA 08-2

Property ID: 01869728; 015267370; 02860303

WSSC grid: 224NW01

Request: change in the binding elements to add a combined office/school building and parking facility to the existing buildings. The building would be no more than 35,000 sf of GFA and no taller than 30 ft.

Approved: CC resolution 16-875

Local Map Amendment: G-849

Property ID: 1772871; 1776297; 1772882; 1772882; 1769463; 1769452; 1778593; 1776286; 1778525; 1778514; 1778503

WSSC grid: 220NW10

Request: R-90 to the RT-8 zone
Approved: CC resolution 16-892

Corrective Map Amendment: G-871

Property ID: Multiple
WSSC grid: Multiple
Request: Correction to the municipal boundaries between Gaithersburg and
Count in the Rosemont area of Shady Grove
Approved: CC resolution 16-912

Corrective Map Amendment: G-872

Property ID: Seiling property
WSSC Grid: Unknown
Request: corrective map amendment due to error at the time of SMA G-827 I-2
to the I-1 zone
Approved: CC resolution 16-913

Local Map Amendment: G-877

Property ID: 03550751
WSSC Grid: 210NW03
Request: R-60 and CT to the RT-8
Approved: CC resolution 16-1189

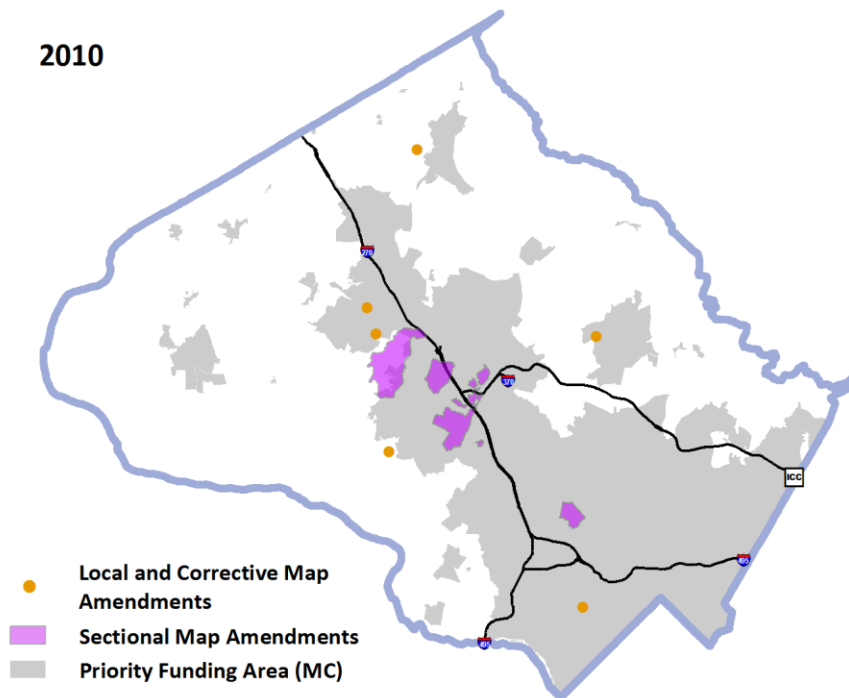
Sectional Map Amendment: G-880

Property ID: Twinbrook Sector Plan
WSSC Grid: Multiple
Request: see page 2 of resolution
Approved: CC resolution 16-1019

Sectional Map Amendment: G-883

Property ID: Wheaton CBD Sector Plan
WSSC Grid: Multiple
Request: see page 2 of resolution
Approved: CC resolution 16-1053

2010



Local Map Amendment: G-864

Property ID: 00420032; 00420043; 00434051; 00420054; 00420087; 00420021;
00420065; 00420076
WSSC grid: 210NW05
Request: From the R-60 zone to PD-44 zone
Approved per CC resolution 16-1540

Local Map Amendment: G-878

Property ID: 03276364 (Tax Account No.)
Request: Reclassification from the C-1 zone to RT-15
Approved per CC resolution 16-1472
Local Map Amendment: G-879
Property ID: 01199036 (Tax Account No.)
Request: Reclassification from the R-60 zone to RT-8
Approved per CC resolution 16-1518

Local Map Amendment: G-885

Property ID: 00702264 (Tax Account No.)
Request: Reclassification from the R-200 zone to PD-15
Approved per CC resolution 16-1481

Local Map Amendment: G-885

Property ID: 00702264 (Tax Account No.)
Request: Reclassification from the R-200 zone to PD-15
Approved per CC resolution 16-1481

Local Map Amendment: G-885

Property ID: 00702264 (Tax Account No.)
Request: Reclassification from the R-200 zone to PD-15
Approved per CC resolution 16-1481

Local Map Amendment: G-884

Property ID: 03132818, 03136510, 00393952 (Tax Account No.)
Request: Reclassification from the RE-2 zone to PD-2
Approved per CC resolution 16-1393

Local Map Amendment: G-885

Property ID: 00702264 (Tax Account No.)

Request: Reclassification from the R-200 zone to PD-15

Approved per CC resolution 16-1481

Corrective Map Amendment: G-888

Request: Damascus Master Plan, Corrective Map Amendment (road re-alignment)

County Council Resolution No.: 16-1429

Sectional Map Amendment: G-889

Request: White Flint Master Plan, Sectional Map Amendment

County Council Resolution No.: 16-1427

Sectional Map Amendment: G-890

Request: Great Seneca Science Center Master Plan, Sectional Map Amendment

County Council Resolution No.: 16-1447

Corrective Map Amendment: G-891

Property ID: 00027726 (Tax Account No.)

Request: From the RT-6 zone to R-200 zone

Approved per CC resolution 16-1542

d) Zoning text amendments that resulted in changes in development patterns:

The CR Zone:

(Ordinance 16-44, ZTA 98-08, Adopted March 2, 2010)

This amendment established a commercial-residential (CR) zone that accommodates a mix of commercial and residential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, and have access to services and amenities while minimizing the need for automobile use. CR zones are appropriate where ecological impacts can be moderated by co-locating housing, jobs, and services. The objectives of the zone are to:

- Implement the policy recommendations of applicable master and sector plans
- Target opportunities for redevelopment of single-use areas and surface parking lots with a mix of uses
- Reduce dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities
- Encourage an appropriate balance of employment and housing opportunities and compatible relationships with adjoining neighborhoods;
- Establish the maximum densities and building height for each zone, while retaining appropriate development flexibility within those limits; and
- Standardize optional method development by establishing minimum requirements for the provision of the public benefits that will support and accommodate density above the standard method limit.

e) New comprehensive plan or plan element adopted:

Housing Element

Substantive work on the Montgomery County Housing Element was completed in 2010. The County Council adopted the Final Draft of the plan in spring 2011. The plan is an amendment to the Housing Element of the 1993 General Plan Refinement; it makes recommendations for housing in Montgomery County and identifies the policy objectives, regulatory reforms, and land use strategies needed to accomplish those recommendations.

The objectives of the Housing Element are to promote:

- neighborhood connectivity,
- diverse housing in neighborhoods,
- economically and environmentally sustainable neighborhoods, and
- design that lead to balanced, attractive, walkable neighborhoods

**Water Resources Functional Plan
(Resolution 16-1428, Adopted July 13th 2010)**

The Water Resources Plan examines Montgomery County's land use, growth, and storm water management in the context of adequate drinking water supplies, wastewater treatment capacity, water quality regulatory requirements, and inter-jurisdictional commitments. In 2006, the State General Assembly adopted House Bill 1141 that requires a Water Resource Element to be incorporated into local government's comprehensive plan. The Water Resources Functional Plan fulfills this State requirement.

Growth Policy

Montgomery County's 2009-2011 Growth Policy guides the timing of development and the provision of adequate public services. This policy implements a 1973 law, the Adequate Public Facilities Ordinance, which directs development to areas where public services are in place. The Growth Policy presents guidelines that govern where new development takes place, matching growth to the availability of public services like transportation and schools.

The 2009-2011 Growth Policy was renamed the "Subdivision Staging Policy" and shifted from a two year to a four year cycle. In addition, the policy was expanded to look beyond its traditional emphasis on congestion relief and school capacity. The policy broadened it focuses to include enhancing quality of place in communities by encouraging the concentration of better mix services and housing near transit.

Purple Line Functional Master Plan

The Purple Line, a proposed 16-mile light rail line, will run from Bethesda to New Carrollton and provide direct connections to Metrorail, local and inter-city bus, the MARC train and Amtrak. An east-west route connector for Montgomery and Prince George's counties, the Purple Line has been under study since 1992.

In January 2009 the Planning Board issued its recommendations on the Purple Line route and mode, agreeing with its transportation planning staff that it should run on light rail rather than bus rapid transit. Later that year, the County Council agreed with the Board recommendations and forwarded it to the Maryland Transit Administration (MTA), which is in charge of the project. In summer 2009, Gov. Martin O'Malley decided on light rail and began to pursue federal funding.

The Inter-County Connector

The Montgomery County Planning Board continues to help the state plan and implement the Intercounty Connector (ICC). The Maryland State Highway Administration (SHA) is leading the planning, design and construction of the toll highway. SHA has divided highway construction into five parts, called contracts. The Montgomery County contracts include:

- **Contract A:** I-370 east to Georgia Avenue (MD 97).
- **Contract B:** Georgia Avenue (MD 97) east to Colesville Road (US 29)
- **Contract C:** Colesville Road (US 29) to I-95 within Prince George's County

The Planning Board and its staff negotiate and participate in stewardship projects related to the highway construction, such as wetlands mitigation, reforestation, invasive species management, relocation of species of interest (such as box turtles) and improving county park facilities.

In March 2010, the Planning Board agreed to transfer about 44 acres of county parkland in the path of the proposed ICC to SHA. As part of the Record of Decision that spells out the particulars of the project, state highway officials will provide about 8.5 acres of replacement park property for every acre of parkland lost.

Planners also are working on an ICC Hiker-Biker trail envisioned to run parallel with the highway. In addition to the Hiker-Biker Trail, another upcoming stewardship project which is being designed and constructed by the Maryland State Highway Administration (SHA), called the Lake Frank Trail is in the planning stages.

Corridor Cities Transitway (CCT)

The Maryland Transit Administration (MTA) is studying various alternatives for providing bus or light rail service near I-270 – part of an on-going effort that will eventually lead to the construction of the long planned Corridor Cities Transitway (CCT). This fixed guideway transit facility would extend from the Shady Grove Metrorail Station to the COMSAT site in Clarksburg.

Approved Master Plans for Clarksburg, Germantown and Great Seneca Science Corridor rely on the CCT as a means to cluster houses, jobs, and retail near transit to support uptown activity centers and lessen reliance on automobiles. The recently approved Great Seneca Science Corridor Master Plan realigned the CCT to better serve the Life Sciences Center. Master Plans in both Frederick and Montgomery counties call for the eventual extension of the CCT north to Frederick, Maryland via the Clarksburg Town Center.

Master Plans:

Adopted 2009

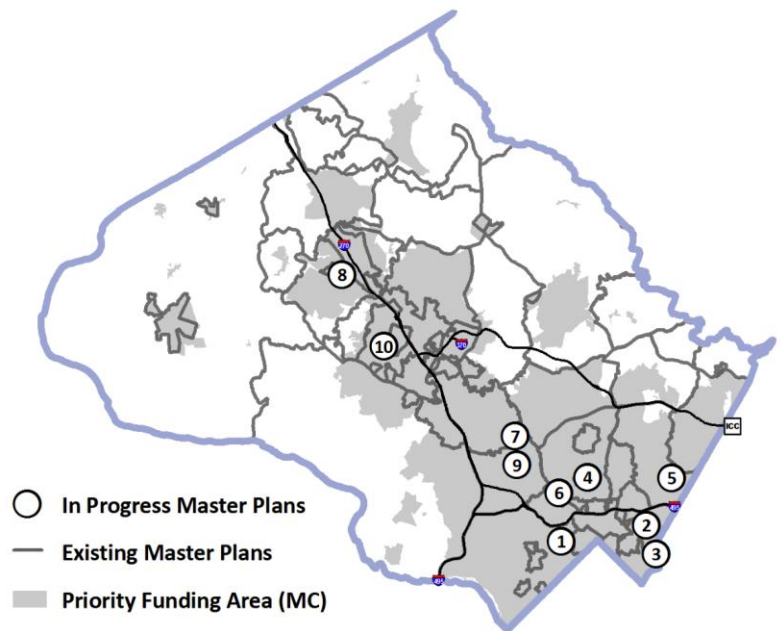
- TwinBrook (7)
- Germantown (8)

Adopted 2010

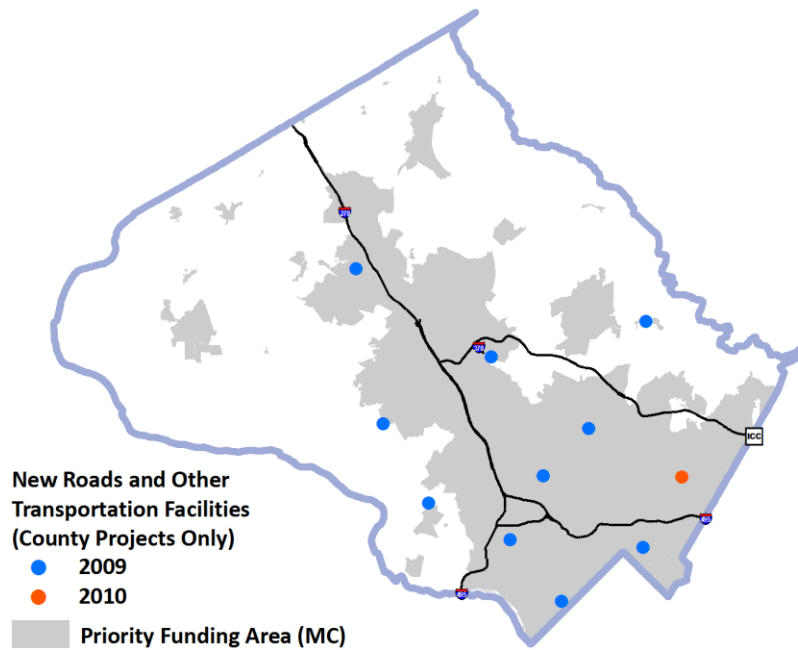
- White Flint (9)
- Great Seneca
Science Center (10)

Plans in Progress 2010:

- Chevy Chase Lakes (1)
- Long Branch (2)
- Takoma Langley (3)
- Wheaton (4)
- East County Science Center
(5)
- Kensington (6)



f) New roads or substantial changes in roads or other transportation facilities



Projects	Year Completed
South Glen at Falls Road	January 2009
Locbury Drive	March 2009
Burning Tree Road Bridge	April 2009
Citadel Avenue Extension	May 2009
Redland Road	June 2009
Travilah Road	June 2009
US 29 Sidewalk	May 2009
MD 108 Sidewalk	May 2009
Matthew Henson Trail	May 2009
Friendship Heights Pedestrian	
Transit Enhancement	July 2009
Cedar Street Bike Path	July 2009
Travilah Road Pedestrian	
Bridge	December 2009
White Oak Transit Center	September 2010

Source: Montgomery County Department of Transportation CIP Status Report 2010

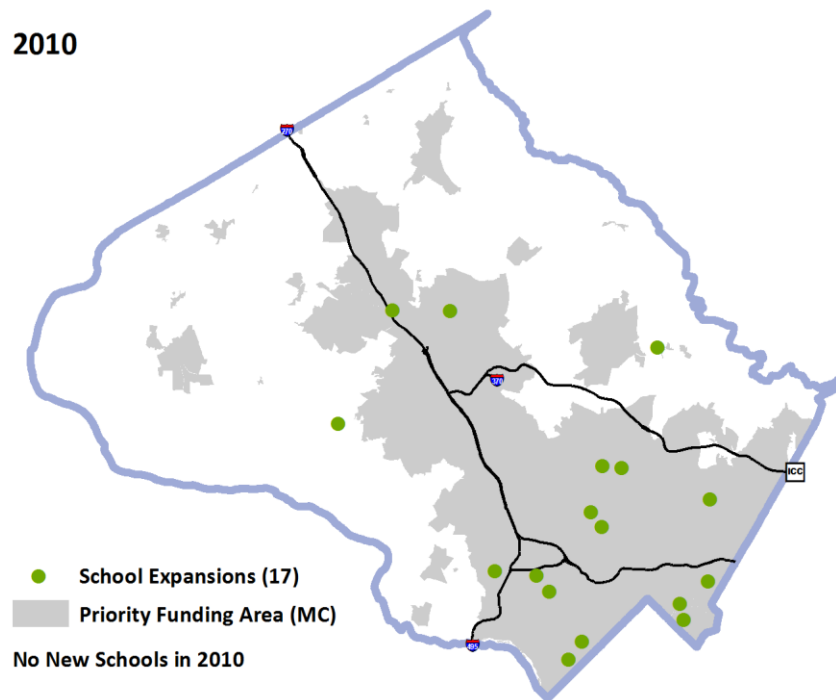
g) New schools or additions to schools

New Schools 2010: None in 2010

School Expansion 2010 (17 Schools):

Bradley Hills ES	Darnestown ES
East Silver Spring ES	Fox Chapel ES
Georgian Forest ES	Harmony Hills ES
Jackson Road ES	Montgomery Knolls ES
Rock View ES	Seven Locks ES
Sherwood ES	Somerset ES
Takoma Park ES	Viers Mill ES
Westbrook ES	Whetstone ES
Wyngate ES	

2010



New Schools 2009: William B. Gibbs Jr. ES (1)

School Expansion 2009 (9 Schools):

Brookhaven ES

Fairland ES

Fox Chapel ES

Harmony Hills ES

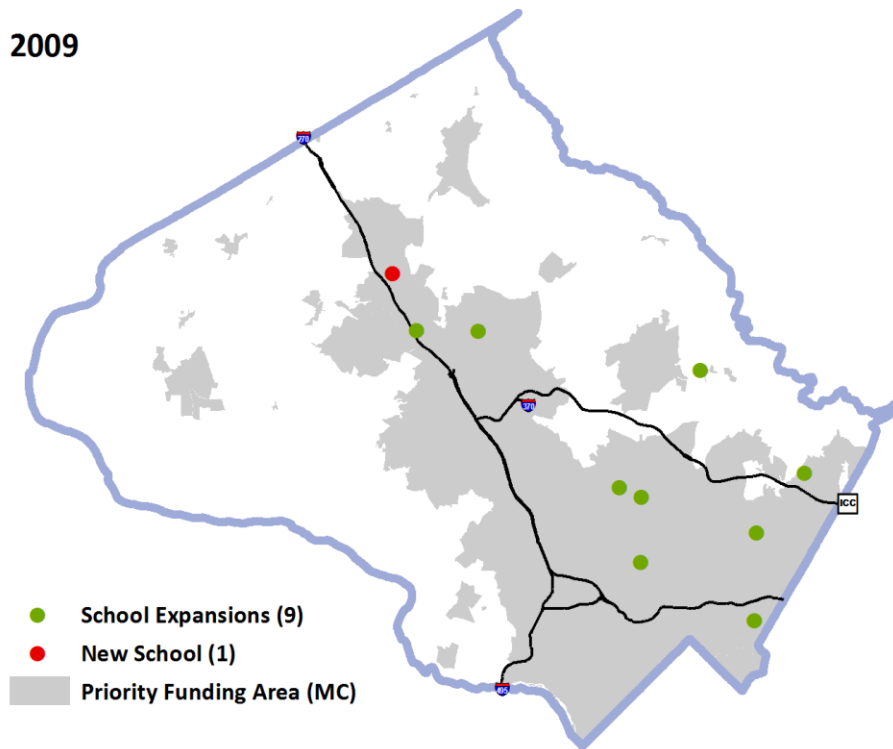
Jackson Road ES

Montgomery Knolls ES

Rock View ES

Sherwood ES

Whetstone ES

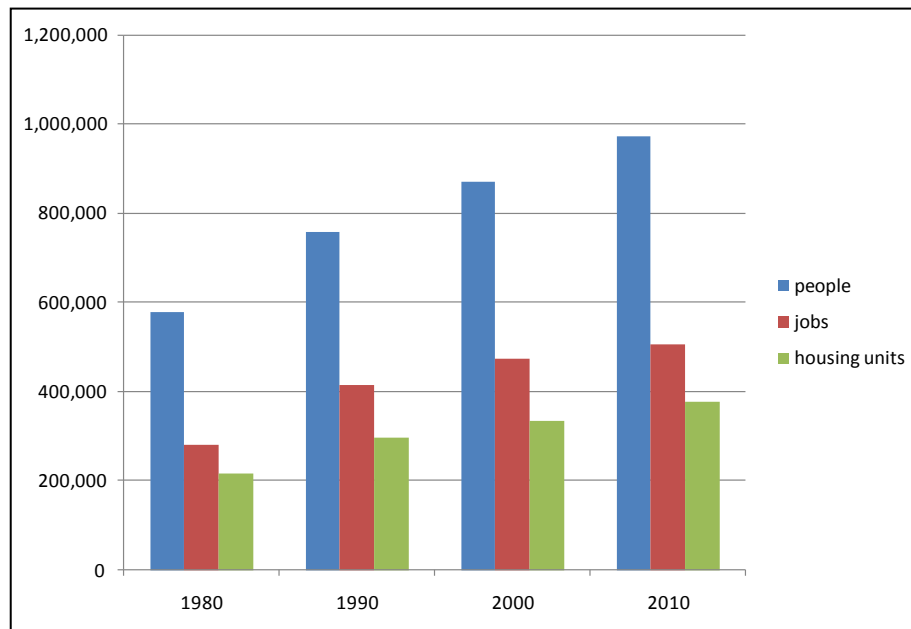


Source: Montgomery County Public Schools FY 09 & 11 Educational Facilities Master Plan, Chapter 5.

h) Other changes in development patterns

Between 2000 and 2010, the Montgomery County population increased by 102,000 persons to reach a total of 971,777. During the same period, the County added 32,000 on-site jobs, reaching a 2010 employment level of 506,000. The decade's demographic and economic changes translate into "on the ground" as land use changes that are guided by County master plans, zoning ordinances, and other growth controls. The county's growth controls guide new develop in ways that are consistent with the County's General Plan and the State of Maryland's planning visions.

Absolute Counts					
	1970	1980	1990	2000	2010
people	522,809	579,053	757,027	869,500	971,777
jobs	160,490	280,900	414,400	474,300	506,000
housing units	161,303	216,221	295,723	334,632	375,905
Percentage Change					
		70-80	80 to 90	90 to 00	00 to 10
people		10.8%	30.7%	14.9%	11.8%
jobs		75.0%	47.5%	14.5%	6.7%
housing units		34.0%	36.8%	13.2%	12.3%



Land Use Category	Year 2000	Year 2010	% Change
Office/R&D	3,010	3,464	15.1%
Retail	2,691	2,931	8.9%
Industrial/Warehouse	2,225	2,019	-9.3%
Government/Institutional	9,152	10,422	13.9%
Multi-Family	4,231	4,762	12.6%
Single Family	75,454	84,297	11.7%
Agriculture (within AgReserve)	86,369	86,751	0.4%
Agriculture (non AgReserve)**	20,375	17,253	-15.3%
Open Space/Vacant	29,590	22,202	-25.0%
Parks	52,789	52,898	0.2%
ROW	24,354	25,015	2.7%
Other	8,156	6,454	-20.9%
TOTAL	318,395	318,468	

Over the past 10 years County land use change has been characterized by the conversion of large consolidated tracts of vacant land into new larger scale residential and commercial development. This development has resulted in a 15.3% decrease in the agricultural land located outside of the County's Agriculture Reserve and a 25% decrease in the County's remaining vacant land. These changes in agriculture land have been restricted to locations outside of the Agricultural Reserve. They have been consistent with the land's zoning and the County's developmental approval process.

Source: Comparison of 1998 and 2010 State Tax Assessor records. Year 2000 land use estimates are interpolated from 1998.

2. Maps

See inserted maps embedded within each section of this report.

3. Consistency - Determine and state whether all of the changes in development patterns listed above are or are not consistent with:

- (a) Each other;**
- (b) The recommendations of the last annual report;**
- (c) The adopted plans of the local jurisdiction;**
- (d) The adopted plans of all adjoining local jurisdictions;**

The changes in the development patterns listed in this report are consistent with each other, 2009 development changes, adopted plans of the local jurisdictions and the adopted plans of all adjoining jurisdictions (data for 2010 and for 2009 are provided for each section of the 2010 report.)

Each legislative change referenced in items 1c, 1d and 1e found in this report is in accordance with Montgomery County Planning Department procedural standards for reviewing Master Plans, ZTAs, and other land use policies for conformity to General Plan.

One of the most important ways the Montgomery County Planning Board implements the vision of the County's General Plan and master plans is through its review of proposed development and its subdivision decisions. The Montgomery Planning Department coordinates the timely review of proposed development projects. Planners review development applications for consistency with the adopted master plan, for its impact on the environment, for the quality of its design and compatibility with its neighbors, and for the availability of public facilities (water and sewer, transportation, schools). The Department recommends that proposed projects reserve or dedicate land for roads, schools, parks, or recreation facilities in accordance with the relevant master plan. Department staff work with developers and neighbors and relevant state and county agencies to address issues of concern before sending applications before the Planning Board.

Some jurisdictions within Montgomery County—such as the cities of Rockville and Gaithersburg and some smaller taxing districts such as Poolesville—have independent planning and zoning authority within their boundaries. However, in its broader role, the Planning Department provides recommendations, information, analysis and services to the Montgomery County Planning Board, the County Council, the County Executive, other government agencies and the general public. Further, the Planning Department regularly coordinates or participates in planning processes that consider the inter-jurisdictional impacts of development projects. These collaborative efforts include, but are not limited to:

i) As part of the Maryland National Capital Parks and Planning Commission (MNCPPC), Montgomery County planning initiatives are coordinated with Prince George's County via regular meetings of the MNCPPC Planning Commission. The Commission consists of ten members, five from Montgomery County and five from Prince George's County. The Commission coordinates and acts on matters of interest to both counties, and meets at least once a month. The members of the Commission from each county serve as separate Planning Boards to facilitate, review and administer the matters affecting their respective counties.

Montgomery and Prince George's County are the second and third largest counties in the State. Commission efforts constitute local County level planning efforts for roughly 32% of Maryland's population.

ii) Montgomery County actively participates in joint planning analysis efforts with the Washington Councils of Governments (MWCOC). A primary effort with MWCOC is the development of the region's demographic forecast of housing, jobs, and population. The process offers a forum for member jurisdictions to anticipate collective impacts of local land use change on the metro region's economy and population. This forecasting effort also serves as a primary input into the regional transportation modeling process. In 2009 and 2010, the Montgomery County Planning Department participated in MWCOC's Region Forward, a regional campaign to encourage area leaders and residents to work together to create a more accessible, sustainable, prosperous, and livable region.

(e) The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

- The Department functions within the context of a budget and work program approved by the County Council.
- Montgomery County has had a policy of limiting the extension of sewers consistent with the wedges and corridors General Plan last refined in 1993. The PIF (Private Institutional Facility) policy allows churches and other non-profit institutions to apply for extensions outside the sewer envelope. Each application is considered on a case-by-case basis.

4. Process Improvements

Re-organization:

In the winter 2010, the Planning Department reorganized to improve its ability to respond given increasing budgetary limitations. The Department now operates as three multi-disciplinary geographic teams, each with regulatory and community planning functions. The team structure provides a unified point of contact within the agency for the residents of each geographic area. The new structure promotes a more detailed knowledge of the target areas among team members. The cross-disciplinary staff mix will enhance the agency's responsiveness, flexibility, and quality of decision-making.



Zoning Code Rewrite:

The goal of the Zoning Code Rewrite is to develop a more relevant zoning code that addresses the County's current and future needs. A major motivation for the Rewrite Project is that the current zoning code has not been comprehensively rewritten since 1977. The current 1,152-page code is viewed as antiquated and hard to use; the number of zones has nearly tripled from 41 in 1977 to the current 120 and the code specifies over 400 land uses.

The Montgomery County Planning Department is working in coordination with Code Studio, a team of nationally recognized consultants, a citizen panel and other County agencies to improve the zoning code. The rewrite project began in 2008 and is expected to be completed by the end of 2012. The new Zoning Code will apply to the entire county, with the exception of municipalities that control their own zoning.

With only about four percent of land in Montgomery County available for development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want. It also is an opportunity to incorporate a commitment to sustainability.

CR Zone:

The County Council approved a new commercial-residential (CR) zone that accommodates a mix of commercial and residential uses at varying densities. See the previous section “Zoning Text Amendments” (section 1c) for a more complete description of the CR zone.

Staging Allocation Monitoring: (White Flint and Great Seneca Science Corridor Master Plans):

The Great Seneca Science Corridor and White Flint master plans include “staging” requirements. The plans designate GSF and Dwelling Unit thresholds (“Stages”) at which specific capital improvements and other improvements must be in place; new development cannot proceed beyond a given stage unless the required improvements are in place.

Unlike other plans with staging requirements, the White Flint and Great Seneca plans explicitly require the Planning Department to develop tools for monitoring the amount of development for which applications are made. This information will be made available to the public and to the development community. It will be used to enforce a process that ensures the amount of new development matches the staging requirements.

ProjectDox Integration:

In 2009, the Department began projects that support the agency’s transition to web-based submittal and review of development applications. The goal is to provide multiple users (i.e., private sector developers and public sector reviewers) the ability to securely and simultaneously access the digital plan documents that support reviews. Developers will be able to submit development materials on-line. As each reviewing

agency submits comments to the relevant electronic document, those comments will immediately become visible to all parties. Cost savings result from the fact that any change to a document or image is automatically identified. This new approach will greatly simplify the review process and enhance the accuracy of reviews.

The two components of this project consist of a internal “back end” database that stores and manages applicant information (the “Info/Hansen” database) and a “front end” web-based interface that allows the development community to electronic submit the design documents (the “ProjectDox “ electronic plan software solution). The goal is to go live with this integrated solution for major application types by the end of 2011.

Web Application and “Public Centric” GIS:

In 2010, the department has focused on creating web based interactive maps that provide the public with ready access to planning analysis and a wide variety of other planning resources. Web based tools allow the public to track new development, identify the status of development applications, gain access to census demographics, gain access to master plan boundary and zoning information, to track the location of forest conservations easements, and to gain access to other planning analysis fueled by geographic information systems (GIS).

To survey a subset of these interactive tools, view:
www.montgomeryplanning.org/gis/interactive/index.shtm

5. Ordinances and/or Regulations - List zoning ordinances or regulations that have been adopted or changed to implement the planning visions in Section 1.01 of Article 66B.

Each Montgomery County 2009-2010 process improvement and comprehensive plan amendment promotes multiple elements of the State of Maryland's planning visions. The following matrix indicates how each Planning Vision element is associated with the three initiatives that best correspond to County initiatives primary effect on sustainable development. "Process improvements" are not ordinance or regulatory changes; process improvements have been flagged with an asterisk ("*").

	Article 66B Land Use	Subdivision Staging Policy	CR Zone	Proposed Zoning Re- write*	Master Plan Staging	Housing Element	Water Quality Protection Plan	Purple Line*
1	Quality of Life	x	x			x		
2	Public Participation			x	x		x	
3	Growth Areas	x	x		x			
4	Community Design	x	x	x				
5	Infrastructure	x	x		x			
6	Transportation	x			x			x
7	Housing Economic	x	x			x		
8	Development	x	x		x			
9	Environment Protection			x			x	
10	Resource Conservation		x		x		x	
11	Stewardship	x		x			x	
12	Implementation	x	x		x			

**Annual Report on
Smart Growth Goals, Measures, and Indicators
And Implementation of Planning Visions**

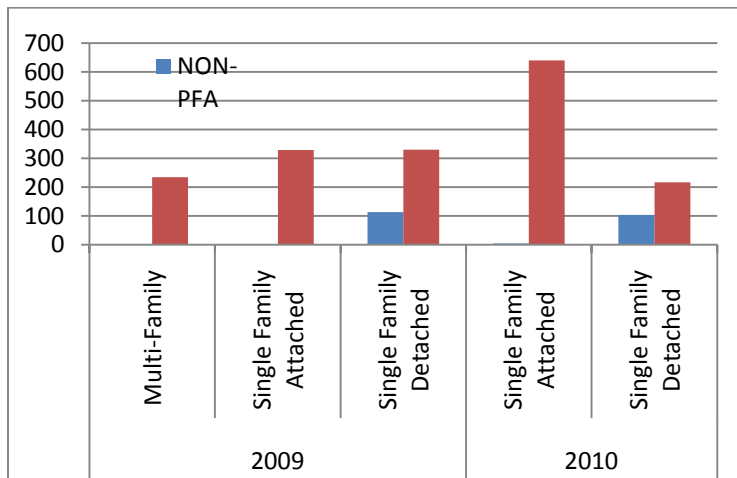
Per SB 276/HB 295

First Report due July 1, 2011 for Calendar Year 2010

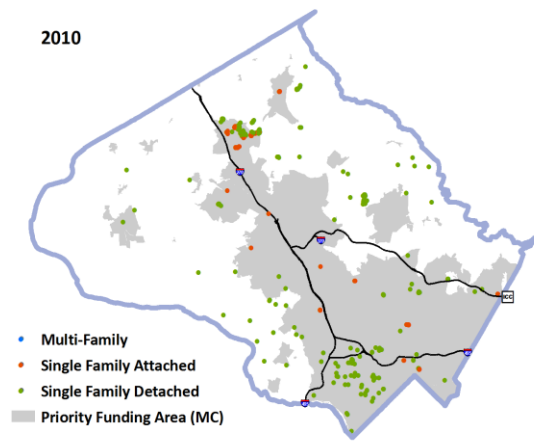
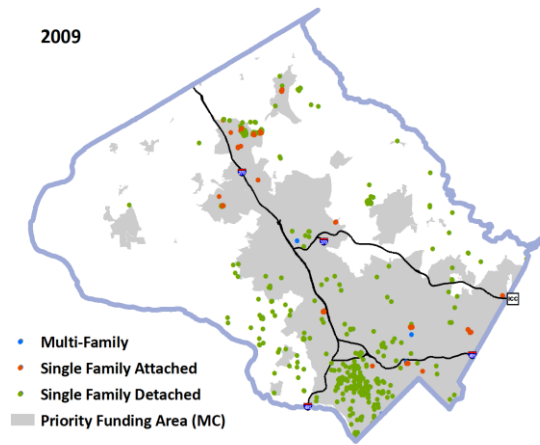
Measures and Indicators

Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)

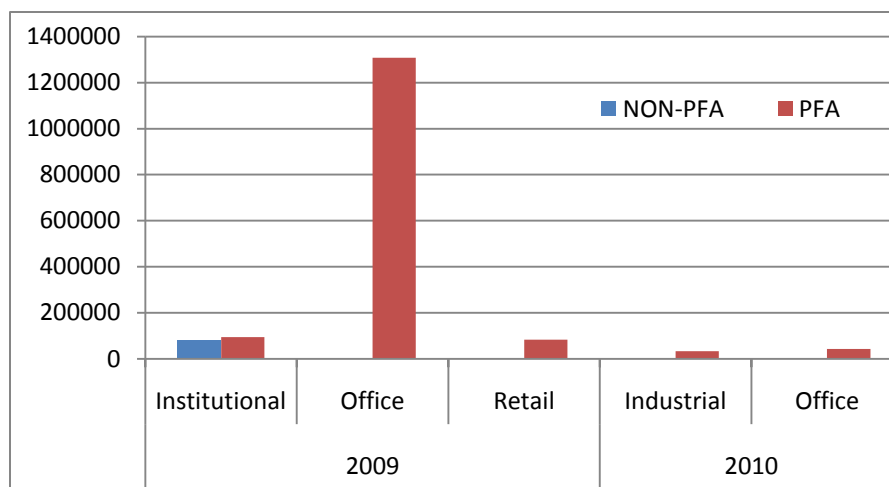
Residential Dwelling Units built 2009 and 2010:



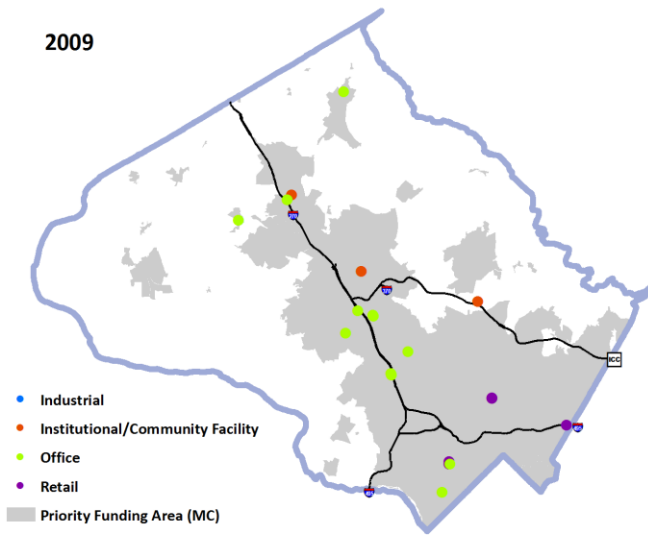
New Dwellings per year	LANDUSE CATEGORY	NON-PFA	PFA	Grand Total
2009	Multi-Family		234	234
	Single Family Attached	2	329	331
	Single Family Detached	113	330	443
	2009 Total	115	893	1,008
2010	Single Family Attached	4	640	644
	Single Family Detached	103	216	319
2010 Total		107	856	963
Grand Total		222	1,749	1,971



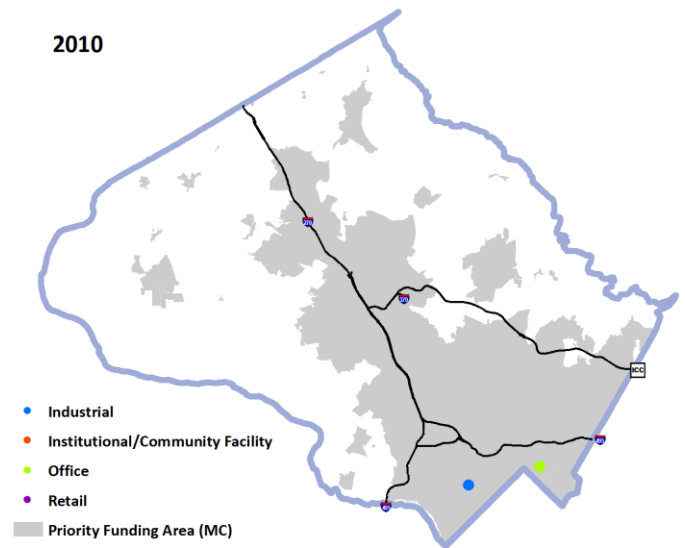
Non-Residential SQFT per year	LANDUSE CATEGORY	NON-PFA	PFA	Grand Total
2009	Institutional	78,271	94,442	172,713
	Office		1,308,325	1,308,325
	Retail		83,456	83,456
	2009 Total	78,271	1,486,223	1,564,494
2010	Industrial		32,616	32,616
	Office		42,385	42,385
	2010 Total		75,001	75,001
Grand Total		78,271	1,561,224	1,639,495



2009



2010



Net Density of Growth that is being located inside and outside the PFA:

Average Residential Lot sizes*		
	2009	2010
PFA	0.21	0.59
Not PFA	1.34	1.14

*For each year, the total residential lot sizes divided by the number of residential lots.

Average New Non-Residential FAR**		
	2009	2010
PFA	0.43	0.85
Not PFA	0.03	N/A

**For each year, the total gross floor area for non-residential lots divided by lot sizes in square feet

Creation of new lots and the issuance of residential and commercial building permits inside and outside of the PFA***

New Lots and Permits	2009	2010
PFA	2,074	2,304
Not PFA	308	274

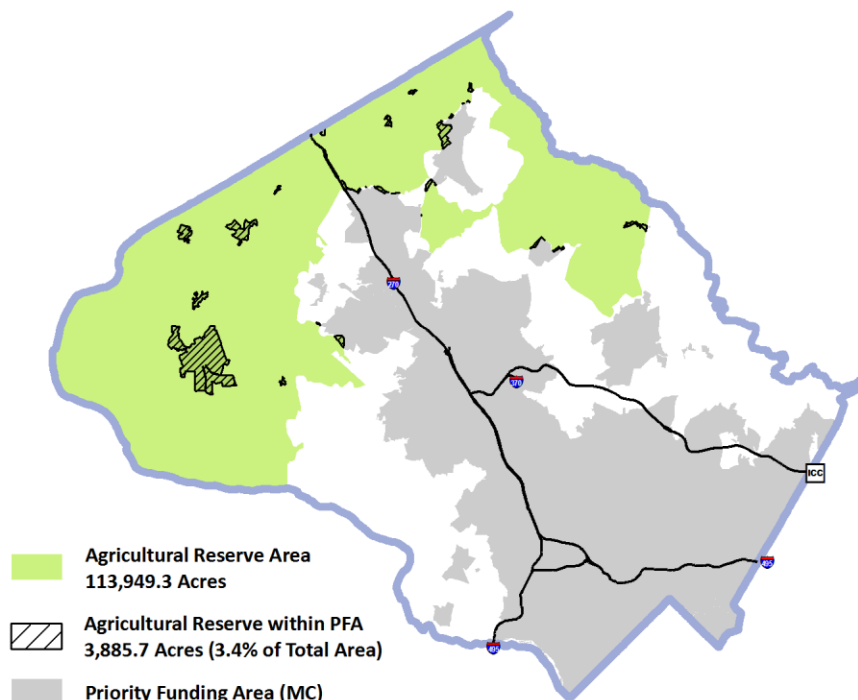
***Building permits issued include residential and non-residential additions, alterations and construction type permits. Source: Department of Permitting Services

Development capacity analysis updated once every three years, or when there is significant zoning or land use change.

Montgomery County's 2009-2011 Growth Policy guides the timing of development and the provision of adequate public services. This policy implements a 1973 law, the Adequate Public Facilities Ordinance, which directs development to areas where public services are in place. The Growth Policy presents guidelines that govern where new development takes place, matching growth to the availability of public services like transportation and schools. The Growth Policy emphasizes two types of APFO restriction for new development: restrictions based on school capacity and restrictions based on transportation capacity.

The 2009-2011 Growth Policy was renamed the "Subdivision Staging Policy" and shifted from a two year to a four year cycle. In addition, the policy was expanded to look beyond its traditional emphasis on congestion relief and school capacity. Instead, it focuses on ways to enhance quality of place in communities by encouraging the concentration of better mix services and housing near transit.

Number of acres preserved using local agricultural land preservation funding:



In 1980, Montgomery County took a significant step towards the preservation of agricultural land and open space by creating the Agricultural Reserve. The Rural Density Transfer (RDT) zone is the predominant zoning designation within the Agriculture Reserve; the RDT zone has a base density of one unit per 25 acres. At the same time that the RDT zone was established, the Transfer Development Rights (TDRs) program was created. The TDR program granted property owners one development right for each five acres of land owned within the reserve. TDRs can be sold to landowners or developers who can use these rights to develop at a higher density in those areas zoned for receiving the higher densities elsewhere in the county. Many of the master plans include TDR zoning for the properties best suited for higher residential densities. Over 64,000 acres of land are held by TDR program participants. This means that over 64,000 acres are permanently preserved at one unit per 25 acres. The most recent TDR tracking report captures detailed information for the history of the program through 2007. Since 2007, the number of TDR's transfers has been minimal.

Source: MNCPPC "Tracking Transferable Development Rights", 2007

Report on APFO Restrictions

Per SB 273/HB 294 - Local Government Planning

**Two be submitted every two years, if applicable, beginning July 1,
2010**

Local jurisdiction reports on Priority Funding Areas (PFAs) and Adequate Public Facilities Ordinances (APFOs) must include information about the location of the APFO restriction; infrastructure affected by the restriction; the proposed resolution of the restriction, if available; estimated date for resolving the restriction, if available; date a restriction was lifted, as applicable; and terms of the resolution that removed the restriction.

Nature and Location of Restriction within PFA:

Montgomery County's 2009-2011 "Growth Policy" guides the timing of development and the provision of adequate public services. This policy implements a 1973 law, the Adequate Public Facilities Ordinance, which directs development to areas where public services are in place. The Growth Policy presents guidelines that govern where new development takes place, matching growth to the availability of public services like transportation and schools. The Growth Policy emphasized two types of APFO restriction for new development, restrictions based on school capacity and restrictions based on transportation capacity.

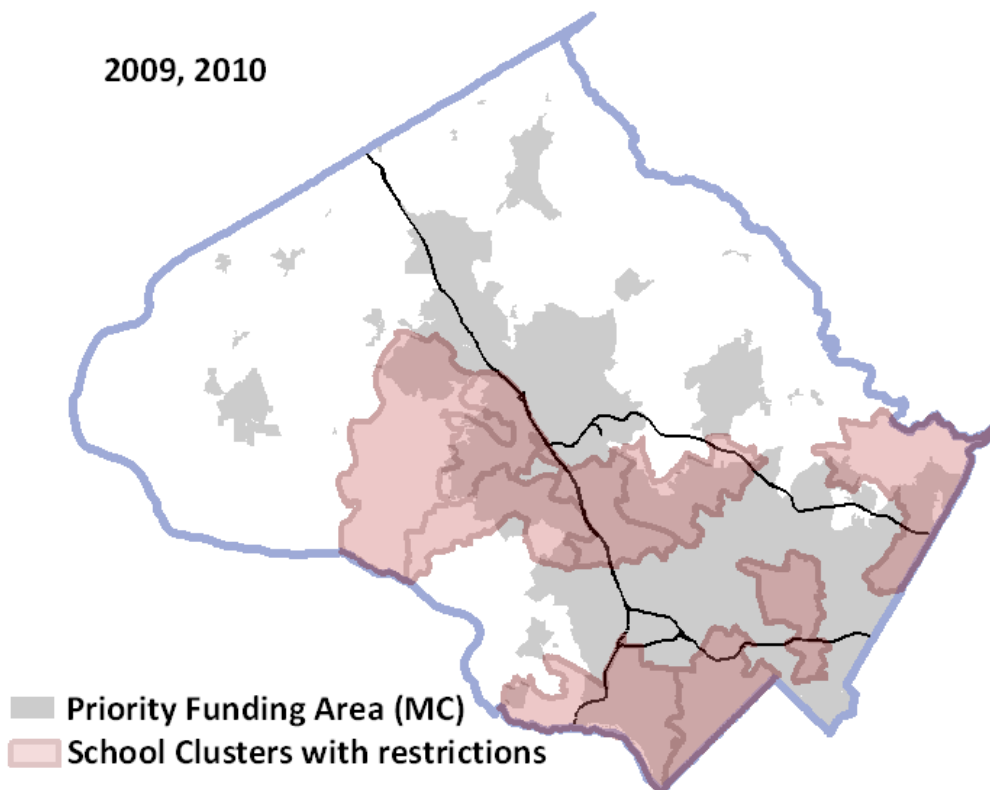
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Schools APF Test:

School adequacy is determined for each school level (e.g., elementary, middle and high school). At any level, if projected school enrollment exceeds 105% of projected school capacity then residential development within the affected school cluster will be required to make a School Facility Payment (SFP). The SFP is based on the number of students generated by the proposed development and the cost of additional infrastructure needed to support it, which varies by school type. If projected enrollment exceeds 120% of projected capacity then the entire school cluster is in moratorium for residential development approvals.

Schools: Residential development projects in the following PFA restricted school districts require fees for the purpose of expanding school capacity under the FY2010 Schools Test.

Bethesda Chevy-Chase (ES, MS)
Richard Montgomery (ES, MS)
Northwest (ES, MS)
Northwood (ES)
Paint Branch (ES)
Quince Orchard (ES)
Rockville (ES)
Whitman (MS)
Wootton (HS)



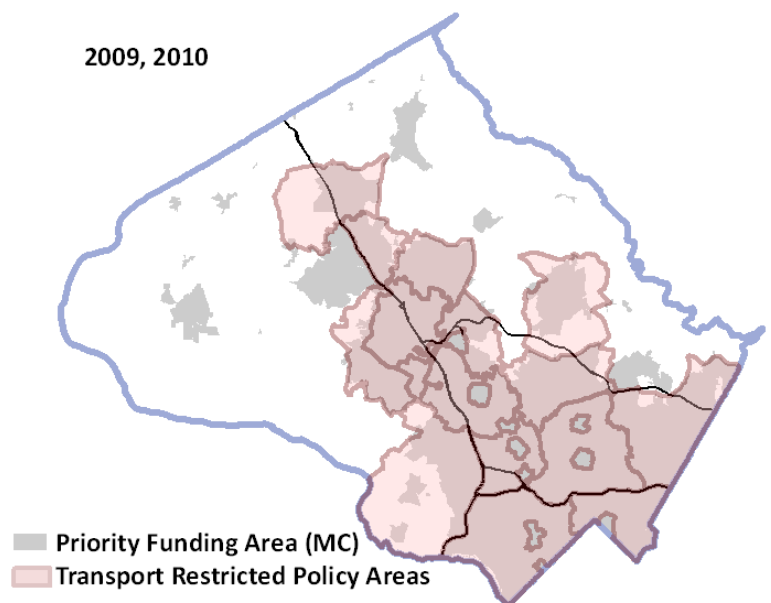
Transportation:

The transportation element of the APF has two components. The first, Local Area Transportation Review (LATR), measures development impacts on local roads near the development site. The second, Policy Area Mobility Review (PAMR) addresses impacts on a wider geographic scale.

LATR/PAMR guidelines help ensure that development in Montgomery County is accompanied by appropriate, sufficient transportation facilities. The Planning Board and planning staff use these to estimate the impacts of development on the transportation network and determine effective ways to mitigate that impact.

Transportation: New development in the following PFA restricted policy areas requires additional transportation mitigation measures provided by the developer. These policy areas coincide closely with our PFAs.

Aspen Hill	20%
Bethesda-Chevy Chase	30%
Clarksburg	10%
Derwood	20%
Fairland/White Oak	50%
Gaithersburg City	50%
Germantown East	50%
Kensington/Wheaton	10%
Montgomery Village/Airpark	5%
Olney	10%
Potomac	40%
Rockville City	25%
R&D Village	40%
Silver Spring/Takoma Park	10%
North Bethesda	35%
North Potomac	50%



Infrastructure affected:
Proposed Resolution of restriction:
Estimated date for resolving restriction:
Date restriction was lifted:
Terms by which restriction was removed:
Additional comments:

The above section identifies the School Districts and Policy Areas that

- a) Intersect Priority Funding Areas and,
- b) Are affected by development mitigation requirements under the 2009-2011 Subdivision Staging Policy.

Analysis that identifies the geographic areas requiring mitigation (i.e. the Adequate Public Facilities tests or “APF test”) is performed annually. The standards for APF tests are governed by the County’s Subdivision Staging Policy. The Department’s recommendations for updating the Subdivision Staging Policy are presented to the Planning Board and County Council on a four year cycle.