



Montgomery Planning Countywide Planning and Policy

09/28/2023

2024 Growth and Infrastructure Policy Update

Scope of Work



Agenda

- Overview and Context
- How Does the Policy Work?
- 2024 Update: Themes to Explore
- Community Outreach and Engagement Strategy
- Project Schedule

Overview and Context

Overview

- Montgomery Planning initiates an update of the County's Growth and Infrastructure Policy (GIP) every 4 years, with the current update due in 2024
- County Code directs the Planning Board to transmit a draft of the GIP to the County Council by **August 1**, and for the County Council to adopt the 2024-2028 policy by **November 15, 2024**

What is the Growth and Infrastructure Policy?

- The **Growth and Infrastructure Policy (GIP)** directs the Planning Board's administration of adequate public facility requirements
- The County's **Adequate Public Facilities (APF)** requirement states:
 - *"The [Planning] Board may only approve a preliminary plan when it finds that public facilities will be **adequate** to support and service the subdivision."*



History of the Policy

General Plan Update

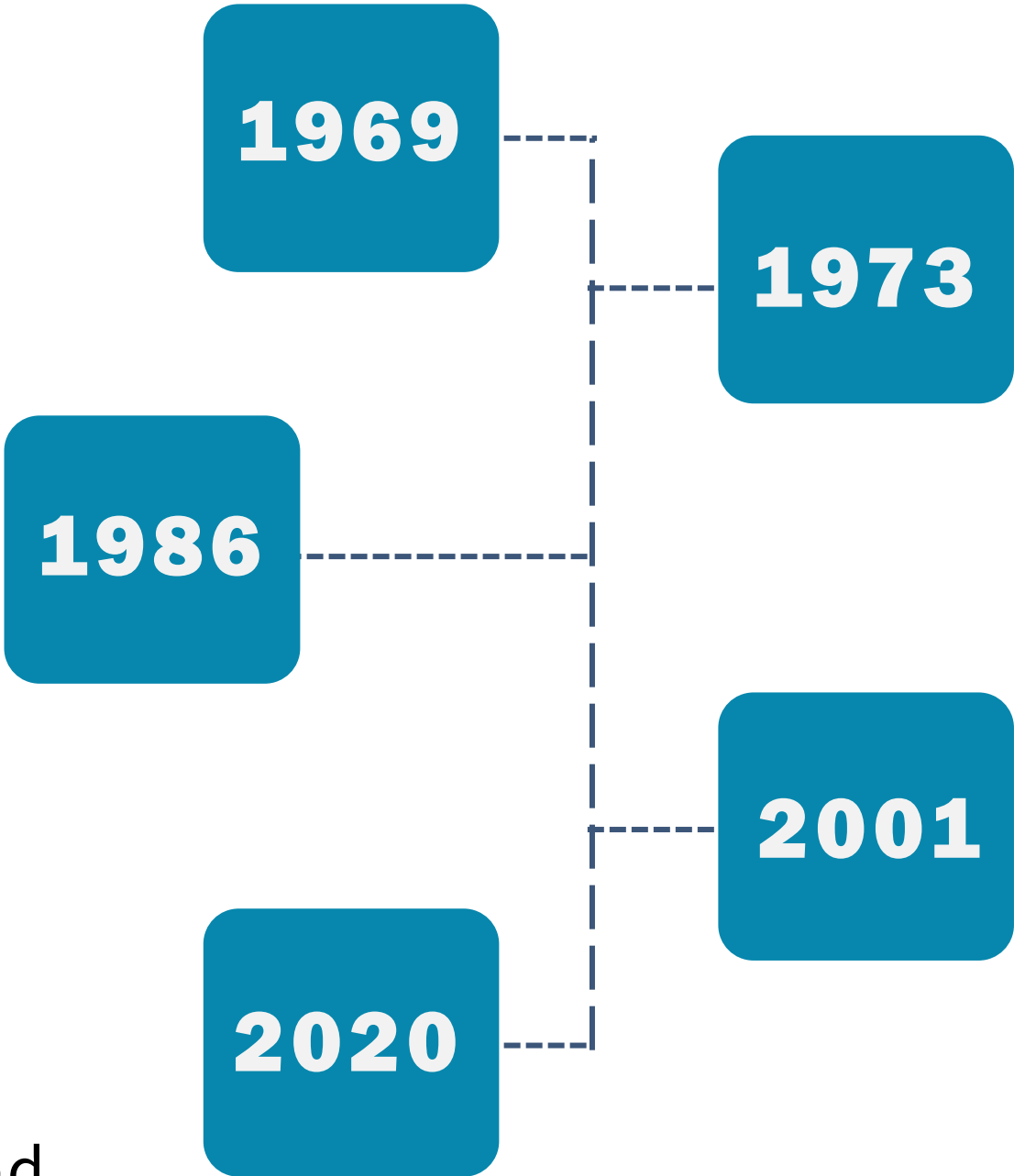
recommends adequate public facility (APF) requirements to support growth

Growth Policy

adopted by Council to direct the Planning Board’s administration of the APF

Growth and Infrastructure Policy

adopted with a new name, ended moratorium for schools



Adequate Public Facilities (APF)

requirement adopted by Council, following landmark Supreme Court Case

Transportation Impact Tax

introduced countywide, followed by the Schools Impact Tax in 2003



Policy Reflects County's Growth Context and Goals

- When the growth policy was initially adopted, much of the land in the County was undeveloped
- The policy has shifted to respond to the county's changing growth context and reflect its planning goals



How Does the Policy Work?

How Does the GIP Work?

- Guides the assessment of the adequacy of public facilities during the regulatory or development review process
- Sets the standards for adequacy, criteria for evaluation, and requirements for mitigation
- Making an adequacy determination involves both predicting future demand from private development *and* assessing the condition of existing public infrastructure



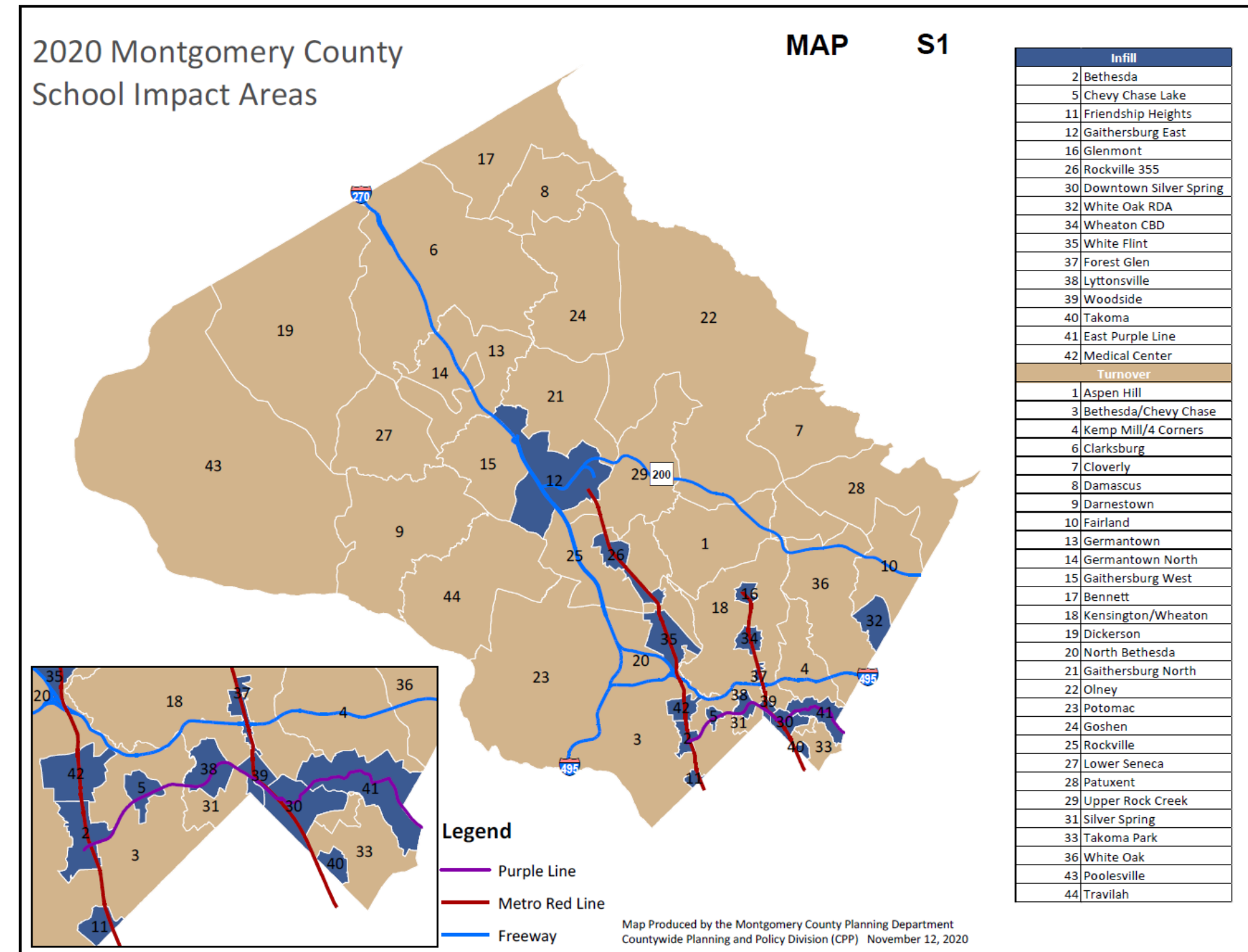
Implementation Guidelines

- The Council-adopted GIP establishes the broad rules for defining adequacy
- The GIP is then implemented through subject-specific guidelines approved by the Planning Board:
 - Annual School Test Guidelines
 - Local Area Transportation Review (LATR) Guidelines



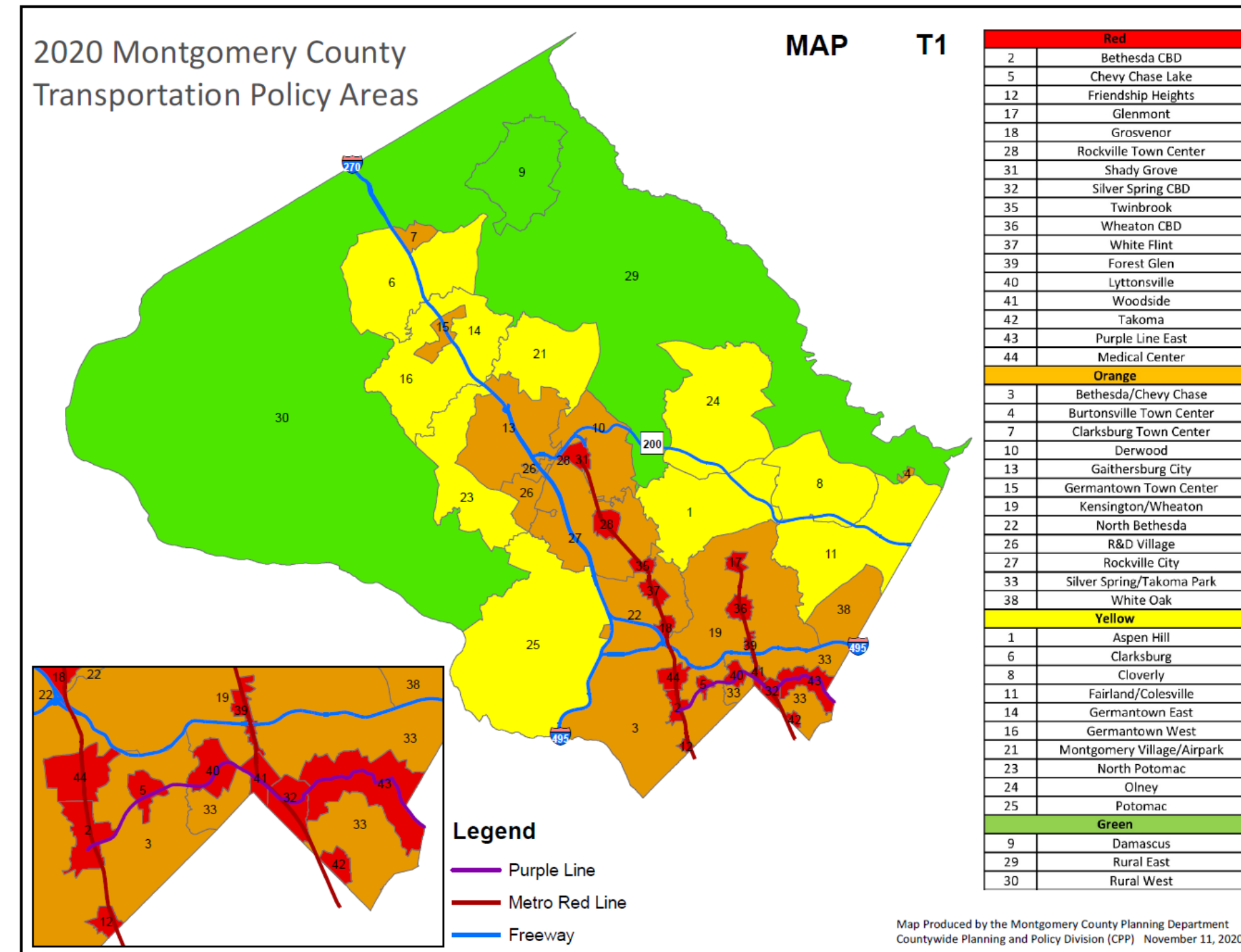
Adequacy – Schools

- Each residential development application is evaluated to forecast its demand for school facilities and to determine if and how the applicant will mitigate inadequacies
 - Annual Schools Test
 - School Utilization Report
 - School Impact Taxes
 - Utilization Premium Payments



Adequacy – Transportation

- Requires forecasting travel demand *and* evaluating the condition of nearby transportation infrastructure
- Local Area Transportation Review (LATR)
 - Multimodal “tests” for any development project expected to generate 50+ net new trips
- Transportation Policy Areas



Adequacy – Other

- Water and Sewer
- Police, Fire and Health Services



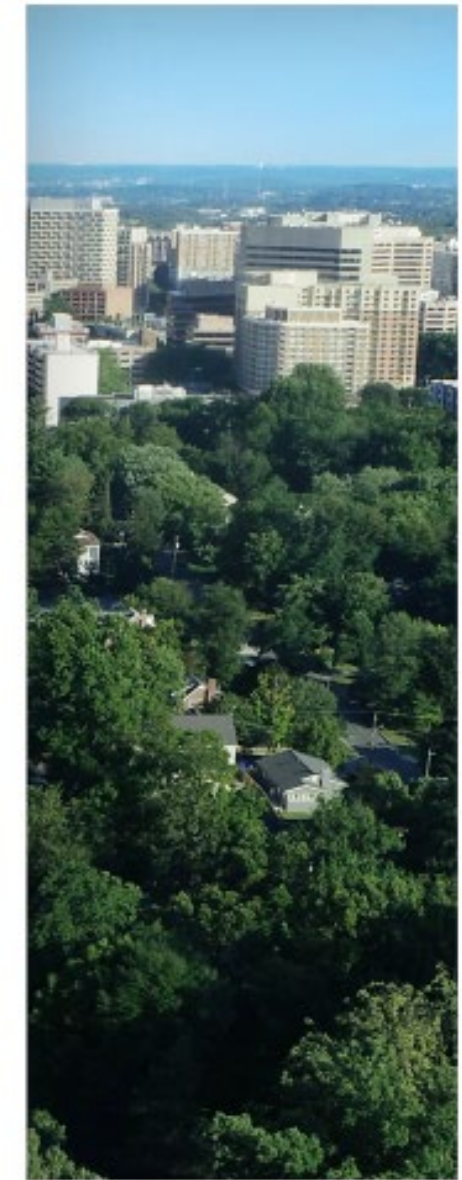
2024 Update Themes to Explore



2024 Update: Themes to Explore

Review the Performance of the 2020-2024 GIP

- Collect data and evaluate the adequacy findings and required mitigations since the previous GIP update
- Recent updates resulted in significant overhauls
- This update will hone existing tools to ensure they are equitable, fair, and effective



2020
2024

 **County Growth Policy**
Montgomery County Planning Board Draft
Montgomery Planning

2024 Update: Themes to Explore

Align with Updated County Priorities

- Examine the adopted General Plan, *Thrive Montgomery 2050*, the Climate Action Plan, and the Racial Equity and Social Justice Act
- Consider how the policy can better align it with the goals stated in these visionary documents



2024 Update: Themes to Explore

Consider the Current Growth Trends

- Prepare a status report on the county's general land use conditions and forecast probable growth trends
- Examine changes from the 2020 analysis
- Consider revisions to policy area classifications



2024 Update: Themes to Explore

Make Policy Implementation Clearer and More Efficient

- Evaluate implementation guidelines and recommend revisions
- Revise the LATR Guidelines document to make it easier to understand and use
- Revised version will address frequently asked questions and include example templates and checklists



2024 Update: Themes to Explore

Review Development Impact Taxes

- Not part of the GIP, but closely related
- Chapter 52 of the County Code requires a new development project to pay its pro rata share of needed infrastructure
- The tax rates are updated biennially and posted on the Department of Permitting Service's website



Community Outreach and Engagement Strategy

Engagement and Outreach Strategy



Technical Working Groups

- Schools Technical Advisory Team (STAT)
- Transportation Advisory Group (TAG)



Community and Stakeholder Group Meetings



Public Meetings

Both in-person and virtual



Videos, explainers, blog posts, social media, e-Letter and Website

Montgomeryplanning.org/GIP

Schools Technical Advisory Team (STAT)

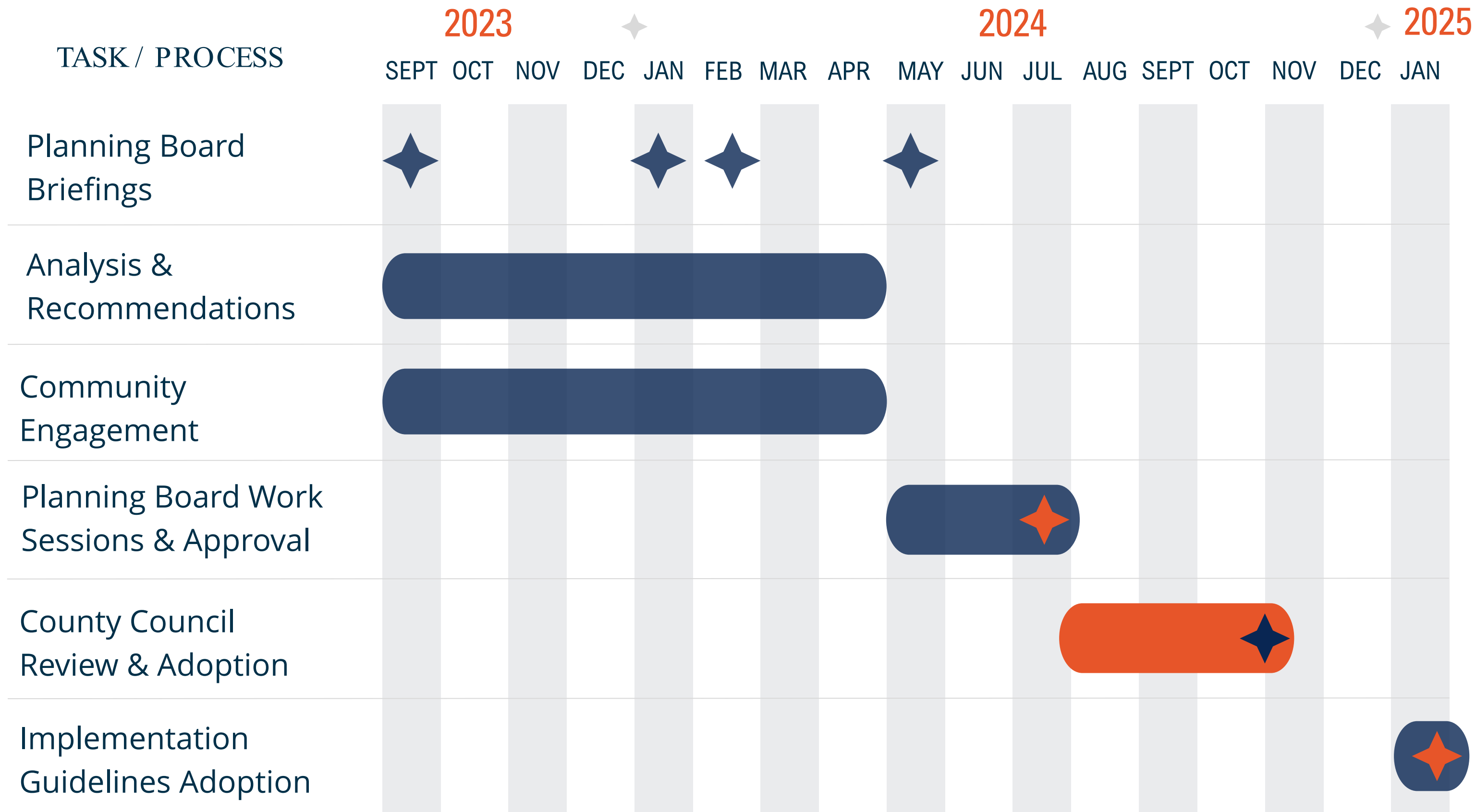
- City of Gaithersburg
- City of Rockville
- City of Takoma Park
- Montgomery County Council of PTAs
- Montgomery County Public Schools
- Regional Student Government Association
- Coalition for Smarter Growth
- Maryland Building Industry Association
- National Association for Industrial and Office Parks
- Housing Opportunities Commission
- Montgomery County Economic Development Corporation
- Latino Economic Development Center
- Montgomery County MD Branch of National Association for the Advancement of Colored People

Transportation Advisory Group (TAG)

Stakeholders and technical experts, including representatives from:

- Montgomery County Department of Transportation (MCDOT)
- Maryland Department of Transportation (MDOT)
- City of Gaithersburg
- City of Rockville
- City of Takoma Park
- Maryland Building Industry Association (MBIA)
- NAIOP, the Commercial Real Estate Development Association

Project Schedule



Public Testimony

Public Testimony

- Continue to be exempt red policy areas from the motor vehicle adequacy test and ensure SHA is fully engaged in the implementation of this policy
- Evaluate and expand the applicability of Transportation Impact Tax credits
- Review policy to ensure opportunities for affordable housing developments are maximized
- Provide clear guidelines for regulatory reviewers for amendments to approved applications

Next Steps

Community Meeting

- Tuesday, October 17, 2023, from 6:00 PM to 8:00 PM on Microsoft Teams
- Staff will provide an overview of the Growth and Infrastructure Policy, including the approved scope of work for the 2024 update.
- [RSVPs required](#)

Next Steps

- Planning staff recommends the Planning Board approve the Scope of Work.