



MONTGOMERY COUNTY'S GROWTH AND INFRASTRUCTURE POLICY

Montgomery County wants to make sure that public infrastructure such as schools, transportation systems, and water and sewer services can handle new development. That's where the Growth and Infrastructure Policy (GIP) comes in. The GIP creates a process for analyzing a new development's impact on public infrastructure and sets standards for determining if the infrastructure is adequate to accommodate the proposed development. The policy describes how to identify inadequate infrastructure, how inadequacies should be improved, and the time frame for when those improvements should occur.

Montgomery Planning is currently updating the GIP.

The Planning Board will transmit a draft of the policy to the Montgomery County Council by August 1, 2024. The Council will adopt an updated policy by November 15, 2024.

WHY WE UPDATE THIS POLICY

The County Code requires updating the GIP every four years. The update helps ensure the policy is fair, effective, and aligned with county goals.

HOW DOES THE GIP WORK?

The County Code requires the Planning Board to ensure that new development projects provide adequate public facilities in an appropriate manner and extent before approving a preliminary plan. The Council-approved GIP establishes the broad rules for defining adequacy. If the adequacy tests identify insufficient existing facilities, a development must address this inadequacy by providing infrastructure or paying a fee. The GIP is implemented through subject-specific guidelines approved by the Planning Board.



SCHOOLS

Each residential development application is evaluated to forecast its demand for school facilities and to determine if and how the development project will mitigate inadequacies.



TRANSPORTATION

Any new development expected to generate 50+ new peak-hour trips evaluates adequacy of the surrounding transportation network. The policy also provides a path for the development project to mitigate inadequacies.



THEMES TO EXPLORE IN THE 2024-2028 GIP UPDATE

- Examining policy outcomes to ensure that the tools are equitable, fair, and effective
- Aligning the policy with the goals established in the county’s General Plan, *Thrive Montgomery 2050*
- Analyzing the county’s current growth trends and travel patterns

A NEW NAME

Known at times as the county’s “Growth Policy,” “Annual Growth Policy,” and “Subdivision Staging Policy,” the policy was renamed the “Growth and Infrastructure Policy,” or GIP, in 2020.

GET INVOLVED

Stay informed and sign up for the e-letter by visiting our webpage, montgomeryplanning.org/GIP. E-letters will share information about upcoming events and meetings as well as information about the policy.

Invite us to join your next civic association, homeowners association, or community meeting so we can share information about the policy and get your feedback. Email your invites to Darcy.Buckley@montgomeryplanning.org or Lisa.Govoni@montgomeryplanning.org.



PROJECT SCHEDULE

Scope of Work

September 2023

Community Outreach and Engagement

September 2023 - March 2024

Technical Working Groups

October 2023 - February 2024

Planning Board Updates and Briefings

January - February 2024

Planning Board Working Draft

May 2024

Approval of Planning Board Draft

July 2024

County Council Review

September - November 2024

County Council Adoption

November 2024