



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Roundtable**  
**2/3/11**  
**Item #**

**MEMORANDUM**

**TO:** Montgomery County Planning Board  
**VIA:** *RS* Rollin Stanley, Planning Director  
**FROM:** Dan Hardy, Chief *DKH*  
Functional Planning and Policy Division  
**RE:** Subdivision Staging Policy Update

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The PHED Committee is scheduled to have a briefing on the Subdivision Staging Policy on February 7 that will cover two topics:

- A briefing by the Executive Branch on the Transportation Policy Area Review (TPAR) proposed replacement for Policy Area Mobility Review (PAMR)
- Studies for the Planning Department and/or Executive Branch to conduct during FY 12 in preparation for the 2012-2016 Subdivision Staging Policy

This roundtable discussion provides a brief status report on both topics.

**Transportation Policy Area Review (TPAR)**

The Executive Branch briefed the Planning Board on the TPAR proposal on July 15, 2010. Since that time, the Executive Branch and Planning Department staffs have been working to test the proposal using three of the twenty Policy Areas as a pilot test. These results will not be available for full review by the PHED Committee on February 7, but the briefing will still be a useful opportunity for the PHED Committee to provide their thoughts and any direction on TPAR before it is turned over from the Executive Branch to the Planning Department for further analysis and public outreach efforts in FY 12. Pertinent policy questions, discussed with the Board in July, include returning to a system that is reminiscent of “pay and go”, and extending the County’s time horizon beyond the 6-year CIP.

The Executive’s April 2010 report on the TPAR proposal is provided under separate cover as Appendix A.

## **Studies During FY 12**

During the past decade, it was common for each Growth Policy document to recommend the studies to be conducted during the following iteration of the biennial review. The Planning Board's 2009-2011 Growth Policy (transmitted in August 2009) recommended 12 such studies. During the subsequent conversion of the biennial Growth Policy to a quadrennial Subdivision Staging Policy, the status of those 12 studies were briefly discussed by the PHED Committee and full Council from time to time, but no action has yet been taken to decide whether they should be conducted as proposed.

At a May 27, 2010 roundtable meeting, the Planning Board reviewed the 12 studies as shown in Exhibit 1. Most of them were, as of last May, being deferred from FY 11 to FY 12 in order to adjust to the now-adopted quadrennial Subdivision Staging Policy schedule. The PHED Committee discussed the materials in Exhibit 1 in June 2010 and July 2010 and deferred any decision on the study status at those meetings.

Staff finds that the status of those studies as presented in May 2010 remains relevant; we have submitted our proposed FY 12 budget with the capacity to complete those studies. As noted, many of the transportation related efforts can be standalone analyses or would perhaps more appropriately be wrapped into the TPAR discussion. There are three areas we expect some focused discussion and direction would be productive:

- The manner in which carbon offsets should be considered (study F4)
- The interest in revisiting the 2009 recommendation to develop some level of APF trading that would help promote the extension of APF vesting in transit-served areas but reduce the County's pipeline of APF in areas with lesser accessibility.
- The manners in which the study of non-transportation impact taxes most affects the economic conditions that might be anticipated when legislation is adopted in 2012 (study F8 that the Planning Board proposed for Executive Branch lead).

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Attachment:

Exhibit 1 - May 2010 Status of Proposed Future Studies in July 2009 Planning Board Draft 2009-2011 Growth Policy

**Exhibit 1 - May 2010 Status of Proposed Future Studies in July 2009 Planning Board Draft 2009-2011 Growth Policy**

Study	Lead Agency	Objectives	Current/Proposed Status
F1 – Biennial Growth Policy Report	Planning	Inform both CIP and APF recommendations: <ul style="list-style-type: none"> <li>- pace/pattern of growth</li> <li>- master plan implementation report</li> <li>- highway mobility report</li> <li>- priority facilities for CIP</li> <li>- recommendations for other public actions or policy area boundary changes</li> </ul>	Convert to Report on County Sustainability for purposes of CIP and Council direction on FY 12 development of APF Administration.  Defer policy area boundary changes to FY 12, retain other elements  Recognize that full Highway Mobility Report data collection funding unavailable; report will rely more heavily on data available from external sources  Deferred to FY 12 development of APF Administration
F2 – Compact Subdivision Development	Planning	Propose Low Impact Design (LID) techniques for subdivision regulations	Deferred to FY 12 development of APF Administration
F3 – LEED Classification as a component of Growth Policy	Planning	Revisit basic services element of LEED; linking proximity and accessibility to VMT reduction	Deferred to FY 12 development of APF Administration
F4 – Carbon Offsets	Planning	Develop revised carbon accounting proposal as an APF measure	Deferred to FY 12 development of APF Administration
F5 – Dedicated Transit Revenue	Executive	Report on PAMR funding and transit system implementation	To be determined; discussions expected as part of TPAR review
F6 – Land Use Impact on VMT	Planning	Develop proposal for greater detail on locational correlation with APF transportation requirements	Deferred to FY 12 development of APF Administration
F7 – Retail Impacts on VMT	Planning	Determine whether LATR retail trip generation rates should be adjusted for proximity to transit	Study funded through MWCOC Transportation Land Use Connections grant; results available summer 2010
F8 – Impact Tax Issues	Executive	Complete 2007 Growth Policy recommendation to evaluate relationship between impact fees and mitigation, including the economic feasibility of a linkage fee for affordable housing.	To be determined, discussions expected as part of TPAR review
F9 – Highway Mobility Report Funding	Planning	Expand data collection efforts per T&E Committee direction summer 2009	Deferred. Report will rely more heavily on external data sources.
F10 – Fiscally Sustainable Development	Executive	Consider relationship between impact taxes and other revenue generation during a development's life-cycle.	To be determined, discussions initiated as part of White Flint and Great Seneca Science Corridor plan fiscal impact analyses.
F11 – Options to LATR	Planning	Consider revisions to LATR to improve multimodalism and alternative analysis tools.	Deferred. Consideration in FY 12 subject to requested consultant funding.