



February 14, 2003

Memorandum

To: Montgomery County Planning Board

From: Karl Moritz, Research Manager, 301-495-1312

Re: Profiles in Growth Management

Part of the Annual Growth Policy's background studies included a survey of communities around the country to get a sense of how they are addressing growth issues. Please find attached a selection of 38 of the profiles that will be included in the report, which we expect to release in about a month.

Staff will be summarizing some of the findings for you in our presentation at the worksession on February 20. These findings include:

- Most communities with adequate public facilities ordinances use them as a means for determining developer contributions toward infrastructure.
- Moratoriums are rare. We identified no County that uses the subdivision moratorium to pace development to the same extent as Montgomery County.
- Communities that have historically avoided traditional growth management programs are taking a second look because of environmental concerns, such as the Clean Air Act, water shortages, and loss of open space.
- Most communities that test for the adequacy of transportation use a test that is closer to our Local Area Transportation Review than to our Policy Area Transportation Review. That is, they rely on testing intersections and place less emphasis on roadway link congestion. However, we did fund several approaches that test link congestion in a variety of ways.

- A number of communities test for the adequacy of many more types of facilities than Montgomery County. Chula Vista, California, for example, tests for 11.
- Impact taxes and fees are common; they are collected for a variety of purposes beyond roads and schools, including parks and recreation, libraries, and public safety.
- Some communities have dismantled or fundamentally changed their growth management systems. These are generally in response to changes in economic conditions that have resulted in a pace of growth the community found manageable.
- Communities have various approaches to the problem of how to maintain APF standards while concentrating growth, but the most common approach is an exemption, rather than graduated standards.
- Some communities have developed growth management goals and objectives but have not yet adopted a regulatory framework for implementing them.

For a quick summary of the most interesting aspects of each community's approach to growth management, please take a look at the "At a Glance" section of each profile.

