



## **Planning Board Draft Plan- MDP Local Jurisdiction Annual Report: Measures and Indicators**

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**Completed: 05-19-2023**

### **Staff Recommendation:**

Approve the attached 2022 Annual Land Use Report for Montgomery County for transmittal to the County Council President and the Maryland State Department of Planning.

### **Summary:**

As per the requirements established recently by SB 280/HB 295, SB 276/HB 295, SB 273/HB 294, this is the eleventh such annual report prepared for approval by the Montgomery County Planning Board. The objective for this request is to monitor growth statewide and to determine if State Smart Growth policies are having beneficial or unanticipated effects.

The requested data was compiled using various sources to include zoning and subdivision approval data from the department's Hansen plan tracking system, permitting records from our digital links to DPS systems, MCPS/MCDOT CIP information, and from other various County GIS data layers.

The State requires this report to be filed with local jurisdiction's legislative body. With Board approval, the document will be transmitted to the County Council President and to the Maryland State Department of Planning.

Attachment

# 2022

## LOCAL JURISDICTION ANNUAL REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

Report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results presented within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.

**Montgomery County Planning Department  
Information Technology & Innovation (ITI)**

**June 2023**

## ACKNOWLEDGEMENTS

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**The Information, Technology & Innovation (ITI) division would like to thank the following people for their contributions to this report:**

### **Montgomery County Planning Department and Parks Department**

Hye-Soo Baek, Countywide Planning & Policy  
Benjamin Berbert, Countywide Planning & Policy  
Steve Cary, Information Technology & Innovation  
Henry Coppola, Park Development Division  
Lisa Govoni, Countywide Planning & Policy  
Meghan Irving, Communications  
Jamey Pratt, Upcounty Planning  
Russell Provost, Countywide Planning & Policy

### **Montgomery County Public Schools**

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### **Montgomery County**

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### **Maryland Department of Planning**

David Dahlstrom, Upper Shore Regional Planner

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## Section I: New Residential Permits Issued (Inside and Outside the PFA) (\$1-208(c)(1)(i) and (c)(3)(ii))

- (A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2021). Enter 0 if no new residential building permits were issued in 2021.

Table 1: New Residential Permits Issued: Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2020	PFA	Non - PFA	Total
# New Residential Permits Issued	619	115	734

**Source:** Montgomery County Department of Permitting Services, 2022

## Section II: Amendments and Growth-Related Changes in Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☒ N ☐

### Completed Master Plans 2022:

#### Area Plans

Silver Spring Downtown and Adjacent Communities Plan (1)

#### Other Plans

Corridor Forward: The I-270 Transit Plan

General Plan: Thrive Montgomery 2050

### In-Progress Master Plans 2022:

#### Area Plans

Advancing the Pike District (1)

Fairland and Briggs Chaney Master Plan (2)

Great Seneca Plan (3)

Takoma Park Minor Master Plan Amendment (4)

University Boulevard Corridor Plan (5)

#### Other Plans

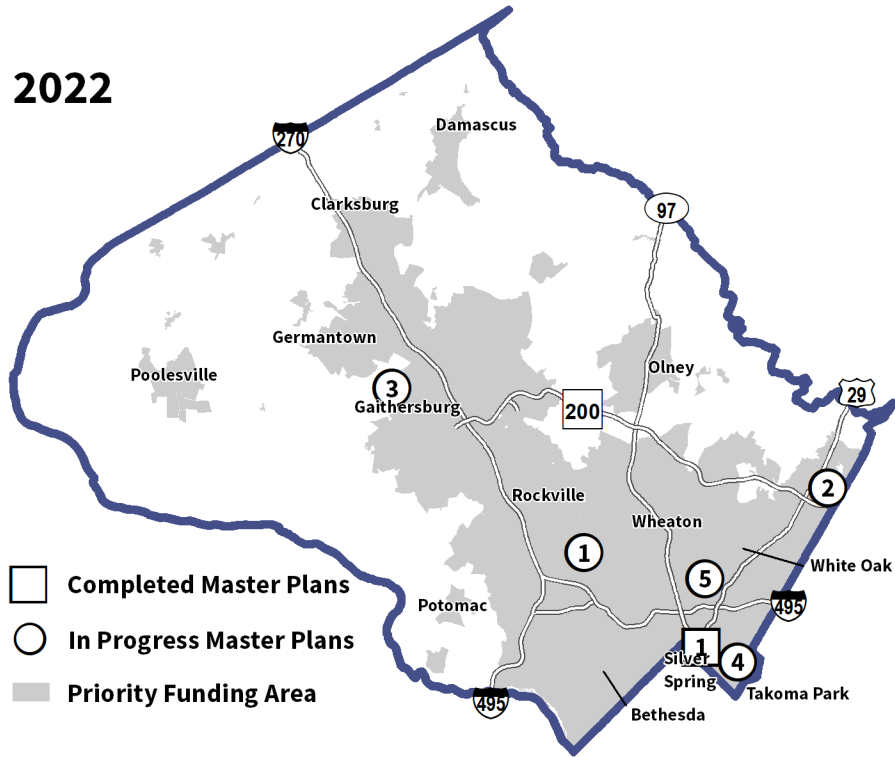
Pedestrian Master Plan

Rustic Roads Functional Master Plan Update

**Note:** Numbers in parenthesis above correspond to numbers on map below

**Source:** Montgomery County Planning Department, 2022





### Thrive Montgomery 2050

Thrive Montgomery 2050 is the new general plan for Montgomery County with a 30-year horizon. It sets a vision for the county and encompasses broad, countywide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources. The Plan provides guidance for future master plans, county and state capital improvement processes, and other public and private initiatives that influence land use and planning in the county. Its recommendations also touch on the objectives and actions of other public and private entities that are responsible for implementing and providing land use related services and amenities. However, while the general plan provides guidance to the entire county, that guidance is not binding upon those municipalities that have independent planning, zoning, and subdivision authority.

Thrive Montgomery 2050 offers a blueprint for new approaches that are needed immediately and will extend over a period of decades. These strategies aim to accommodate growth in ways that make room for approximately 200,000 new residents in the next 25-30 years and improve the quality of life for the people who already live here. The Plan anticipates a county that will become more urban, more diverse, and more interconnected. It proposes to leverage growth and redevelopment to create places that are more economically competitive, foster a stronger sense of trust and inclusiveness among people from different backgrounds, and improve environmental quality and public health in the process.

**(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available** ☒ Y ☐ N

There was a total of 14 zoning text amendments (ZTAs) and two subdivision regulation amendment (SRA) approved during 2022. An additional two ZTAs were introduced in 2022 that were either withdrawn, or not adopted in 2022. The trend in increasing ZTA counts continued with 2022 featuring more activity than

2021, which itself was up from the year prior. Some of the perceived increase in activity may be due to the elections, which effectively end the introduction of new ZTAs during the fall, concentrating the introduction of code changes into the spring. The election will likely produce a natural decrease in the number of ZTAs that will be approved in 2023 because no ZTAs were introduced during the fall of 2022.

2022 was the year of Biohealth for Montgomery County, with two ZTAs and one SRA featuring a process to streamline the review of Biohealth applications, and to create additional height and density incentives for locating Biohealth projects within our most urban portions of the County. In the early part of 2022, a lot of ZTAs were adopted which were introduced in the fall of 2021 including provisions to incentivize additional moderately priced dwelling unit (MPDU) construction, to allow more flexibility in adaptive reuse of certain historic properties, and clarification on how to calculate the size of accessory structures.

Introductions in 2022 which were ultimately approved in the same year included a controversial amendment to code around cell antennas located on existing structures with the intent of matching the development standards to the recently adopted standards for new telecommunications towers the year prior. Other major changes in 2022 included a complete rewrite of the signs division, and a substantial effort to adopt complete streets design principals into the County's Road Code with necessary updates to both Zoning and Subdivision code. Other ZTAs included further expansion of commercial uses allowed in historic properties, clarifications around automobile sales lots and around development review methodology for smaller scale mixed use development, additional incentives to redevelop old residential properties with MPDUs, and allowing certain accessory structures associated with swimming pools to deviate from the normal development standards.

A summary of each ZTA and SRA is provided below.

**ZTAs and SRAs adopted or introduced in 2022 (except where indicated otherwise):**

**ZTA 21-06: Exemptions – Density Transfer and Historic Resources**

**Introduced 9/28/2021**

**Adopted 1/18/2022**

- Establish an exemption allowing certain non-residential land uses in residential zones with historic resources protected through density transfer

**ZTA 21-07: Density and Height – Development with Moderately Priced Dwelling Units**

**Introduced 10/5/2021**

**Adopted 1/18/2022**

- Would exempt applications with 100 percent MPDU projects from mapped FAR limits if the maximum density does not exceed 2.5 FAR and if the underlying zone is CR or CRT.

**ZTA 21-10: Accessory Structure – Use Standards**

**Introduced 11/16/2021**

**Adopted 3/8/2022**

- Clarify the standards for maximum square footage allowed for accessory structures within residential zones



**ZTA 21-11: Overlay Zones - Sandy Spring/Ashton (SSA) Rural Village Overlay - Amendments****Introduced 12/14/2021****Adopted 3/8/2022**

- Amends the existing SSA Rural Village Overlay to generally streamline the zone and remove duplicative requirements, consistent with the recommendations of the Ashton Village Center Sector Plan

**SRA 21-02: Administrative Subdivisions – Biohealth Priority Campus****Introduced 10/26/2021****Adopted 2/15/2022**

- Establishes a new type of Administrative Subdivision for lots to be used for a Biohealth Priority Campus

**ZTA 22-01: Antenna on Existing Structures****Introduced 2/15/2022****Adopted 10/25/2022**

- Amended the required setbacks and location requirements for telecommunications antennas installed on existing structures, to match the setbacks permitted for antennas on new structures with ZTA 19-07 that passed only a year earlier

**ZTA 22-02: Density and Height Limits, Parking – Biohealth****Introduced 3/15/2022****Adopted 7/26/2022**

- Created a provision to allow more flexibility and generally allow increased building heights for certain Biohealth projects within the County's more urban areas, that are near Metrorail stations and along major roadways.

**ZTA 22-03: Overlay Zone – Downtown Silver Spring****Introduced 4/19/2022****Adopted 10/18/2022**

- This amended the overlay zones section of code, to remove the Ripley/South Silver Spring Overlay Zone, modify standards in the Fenton Village Overlay Zone, and establish a new Downtown Silver Spring Overlay Zone.
- These changes were implementation recommendations of the recently completed Silver Spring Downtown and Adjacent Communities Plan
- The new Downtown Silver Spring Overlay was based around the Bethesda Downtown Overlay established a few years prior.

**ZTA 22-04: Commercial Uses – Light Vehicle Sales and Rental****Introduced 6/14/2022****Adopted 9/20/2022**

- This ZTA provided some clarity in the differences between Light Vehicle Sales and Rental (indoor) vs (outdoor) and allowed the indoor use as a limited use in the NR zone.

**ZTA 22-05: Signs****Introduced 6/14/2022****Adopted 9/20/2022**

- A complete re-write of the signs section of the Code (59.6.7.) to generally streamline the code, provide greater flexibility in review procedures, and implement the recommendations of the County's Speed to Market initiative.

#### **ZTA 22-06: Exemptions – Historic Resources – Uses**

**Introduced 6/14/2022**

**Adopted 9/20/2022**

- Expands upon ZTA 21-07 which reintroduced a previous zoning provision that allowed limited commercial uses for residential properties protected by a density transfer.
- This ZTA expanded the number of commercial uses allowed, and expanded the applicable geography to include properties not involved in a density transfer that are adjacent to major roadways.

#### **ZTA 22-07: Residential Multi-Unit Low Density – MPDU Optional Method**

**Introduced 6/14/2022**

**Adopted 10/11/2022**

- This ZTA modified the development standards for the R-30, Residential Multi-Unit Low Density zone, to provide greater flexibility in coverage, setbacks and building height on projects that provide 30% or more MPDUs.
- Also modified the Common Open Space provisions, to establish a more flexible set of review criteria, for optional method of development projects.

#### **ZTA 22-08: Commercial/Residential Zones – MPDUs**

**Introduced 7/26/2022**

**Adopted 10/11/2022**

- Clarified that properties in the Commercial/Residential Neighborhood (CRN) zone were eligible for density bonuses for providing MPDUs in excess of the regulatory minimum, with a site plan review.

#### **ZTA 22-09: Accessory Structures – Use Standards**

**Introduced 7/26/2022**

**Adopted 10/11/2022**

- Created a special use case for accessory structures to exceed the maximum site coverage limits in residential zones if the structure is translucent or transparent, 8 feet or less in height, and used for enclosing inground swimming pools.

#### **ZTA 22-10: Streets and Roads**

**Introduced 7/26/2022**

**Adopted 10/25/2022**

- Part of a comprehensive rewrite of the County's Road code (Chapter 49) implementing the Complete Streets design guide.
- The ZTA was a comprehensive renaming of street typologies referenced throughout the code, to reflect the new street types approved by Chapter 49.

#### **SRA 22-01: Streets and Roads**

**Introduced 7/26/2022**

**Adopted 10/25/2022**

- Also part of the comprehensive rewrite of Chapter 49 to implement the Complete Streets Design Guide
- Updated the engineering standards for intersection spacing, and horizontal curve radii consistent with the new street types, and added provisions for locating protected intersections for bikes and pedestrians.

## **ZTAs and SRAs Introduced but not approved in 2022**

### **ZTA 22-11: Technical Corrections**

#### **Introduced 12/13/2022**

- A technical set of updates to the code, including alphabetizing the use table, correcting incorrect references to building permit provisions, deleting superfluous code references that do not exist, and updating internal document references for sections of code that have moved and were never properly re-referenced.

### **ZTA 22-12: Overlay Zones – Clarksburg East and West Environmental Overlay**

#### **Introduced 12/13/2022**

- Was recommended for withdraw by the Planning Board, and was subsequently withdrawn January 24, 2023
- Would have clarified which bicycle projects were exempt from the impervious surface limitations within the Clarksburg East and West Environmental Overlay Zones.

## **The following are Map Amendments adopted in 2022:**

### **Local Map Amendment H-141**

#### **Soo Lee-Cho. Esquire. Attorney for the Applicant. White Oak Apartments. LLC**

#### **Resolution: 19-1128**

#### **Adopted: 1/11/2022**

White Oak Apartments, LLC (White Oak or Applicant) filed Local Map Amendment (LMA) Application No. H-141 on May 19, 2021. The LMA seeks to rezone approximately 7.83 acres of property from the CR 0.75, C-0.75, R-0.25, H-75 (Commercial Residential Zone) to the CRF 1.25, C-0.25, R-1.25, H-85 (Commercial Residential Floating Zone). Exhibit 1. The subject property is located at 2220 Broadbirch Drive, White Oak, MD, further identified as Parcel EEEE in the Westfarm Technology Park subdivision (Tax Account No. 05-03268832). Id. Staff of the Montgomery County Planning Department (Planning Staff or Staff) recommended approval of the application on August 27, 2021. Exhibit 33. The Planning Board recommended approval of the LMA on September 10, 2021 and approved a Preliminary Forest Conservation Plan (PFCP) for the proposed development on September 9, 2021. Exhibit 34. OZAH's public hearing proceeded as noticed on September 24, 2021. The Hearing Examiner issued her report recommending approval on November 4, 2021

#### **For Further Information:**

[https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10339\\_1\\_18972\\_Resolution\\_19-1128\\_Adopted\\_20220111.pdf](https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10339_1_18972_Resolution_19-1128_Adopted_20220111.pdf)

### **Sectional Map Amendment H-142**

#### **Shady Grove Minor Master Plan Amendment Sectional Map Amendment**

#### **Resolution: 19-1129**

#### **Adopted: 1/11/2022**

Sectional Map Amendment (SMA) H-142 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Shady Grove Minor Master Plan

Amendment. The SMA application covers approximately 2,000 acres Approximately 514 acres of underlying zoning are proposed for a change in zoning classification. The remaining 1,486 acres are to be reconfirmed in the existing zoning classifications.

**For Further Information:**

[https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10340\\_1\\_18973\\_Resolution\\_19-1129\\_Adopted\\_20220111.pdf](https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10340_1_18973_Resolution_19-1129_Adopted_20220111.pdf)

**Local Map Amendment H-143**

**APPLICATION NO. H-143 FOR AMENDMENT TO THE ZONING ORDINANCE MAP, Erin Girard, Esquire, Attorney for the Applicant, EYA Development LLC and BL Strathmore LLC;**

**Resolution 19-1308**

**Adopted: 6/14/2022**

On August 4, 2021, EYA Development, LLC (“Applicant” or “EYA”) filed Local Map Amendment (LMA) application (H-143) requesting the rezoning of the property located at 4910/4920 Strathmore Avenue (the “Property”) in North Bethesda, Maryland from its current R60 Zone (detached residential) to CRNF 0.75, C 0.25, R 0.75, H 50 (Commercial Residential Neighborhood- Floating). Exhibit 1. The property is currently improved by Garrett Park Academy of the Holy Cross (Parcel B), and Garret Park- Holy Cross Convent, or St. Angela’s Hall (Parcel N875/Parcel A), a vacant and unoccupied retirement home for nuns. If approved, the proposed development of the property will include 125 single-family dwelling units (including a minimum of 15% MPDUs) and a 145-bed residential care facility.

**For Further Information:**

[https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11517\\_1\\_21310\\_Resolution\\_19-1308\\_Adopted\\_20220614.pdf](https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11517_1_21310_Resolution_19-1308_Adopted_20220614.pdf)

**Sectional Map Amendment H-144**

**Ashton Village Center Sector Plan Sectional Map Amendment**

**Resolution 19-1184**

**Adopted: 3/8/2022**

Sectional Map Amendment (SMA) H-144 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Ashton Village Center Sector Plan. The SMA application covers approximately 127 acres in the eastern part of the County. Approximately 27.6 acres of underlying zoning are proposed for a change in zoning classification. The remaining acres are to be reconfirmed in the existing zoning classifications. The SMA also includes revisions to the boundary of the Sandy Spring/Ashton Rural Village Overlay Zone. The revised overlay zone will cover approximately 21.2 acres of properties and will be removed from approximately 47.4 acres of properties

**For Further Information:**

[https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10395\\_1\\_20101\\_Resolution\\_19-1184\\_Adopted\\_20220308.pdf](https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=10395_1_20101_Resolution_19-1184_Adopted_20220308.pdf)

## Sectional Map Amendment H-146

### Silver Spring Downtown and Adjacent Communities Plan Sectional Map Amendment

#### Resolution 19-1412

**Adopted: 10/18/2022**

Sectional Map Amendment (SMA) H-146 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Silver Spring Downtown and Adjacent Communities Plan. The SMA application covers approximately 442 acres in and around downtown Silver Spring. This SMA proposes reclassification of approximately 261.47 acres to the Commercial Residential, Commercial Residential Town, Commercial Residential Neighborhood, and Townhouse High Density zones. The SMA reconfirms the existing zoning for the remainder of the plan area.

#### For Further Information:

[https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11632\\_1\\_22546\\_Resolution\\_19-1412\\_Adopted\\_20221018.pdf](https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11632_1_22546_Resolution_19-1412_Adopted_20221018.pdf)

**Source:** Montgomery County Planning Department & Montgomery County Board of Appeals

- (C) Were there any growth-related changes, including land use changes, annexations, new schools, changes in water or sewer service areas, etc., pursuant to the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans.**

Y ☒ N ☐

The recently adopted General Plan, Thrive Montgomery 2050, provides guidance for future growth pattern in Montgomery County. It proposes redoubling and refining efforts to concentrate context-sensitive growth in centers of activity. Centers of activity range from large downtowns to medium-sized town centers, to rural villages and neighborhoods. The Plan also makes a new commitment to promoting growth along major transportation corridors to maximize the efficient use of land and create Complete Communities. These corridors create a web, connecting residents to existing and future centers of activity and Complete Communities. These corridors either have robust transit service in place or planned or are located close to existing concentrations of jobs, services, and infrastructure in ways that lend themselves to supporting more intensive development to produce the kinds of Complete Communities described in Thrive Montgomery 2050.

Thrive Montgomery 2050 recommends that the intensity of development along these corridors be aligned with the urban, suburban, and rural context of the surrounding area and calibrated to account for existing or planned transit and other transportation infrastructure. Detailed analysis of each area will come through future planning efforts that includes extensive public engagement. Some corridors, such as Rockville Pike, even now connect several centers of activity, making these corridors appropriate for more intensive development. Other corridors will have less intensive development due to their context and level of transit service.

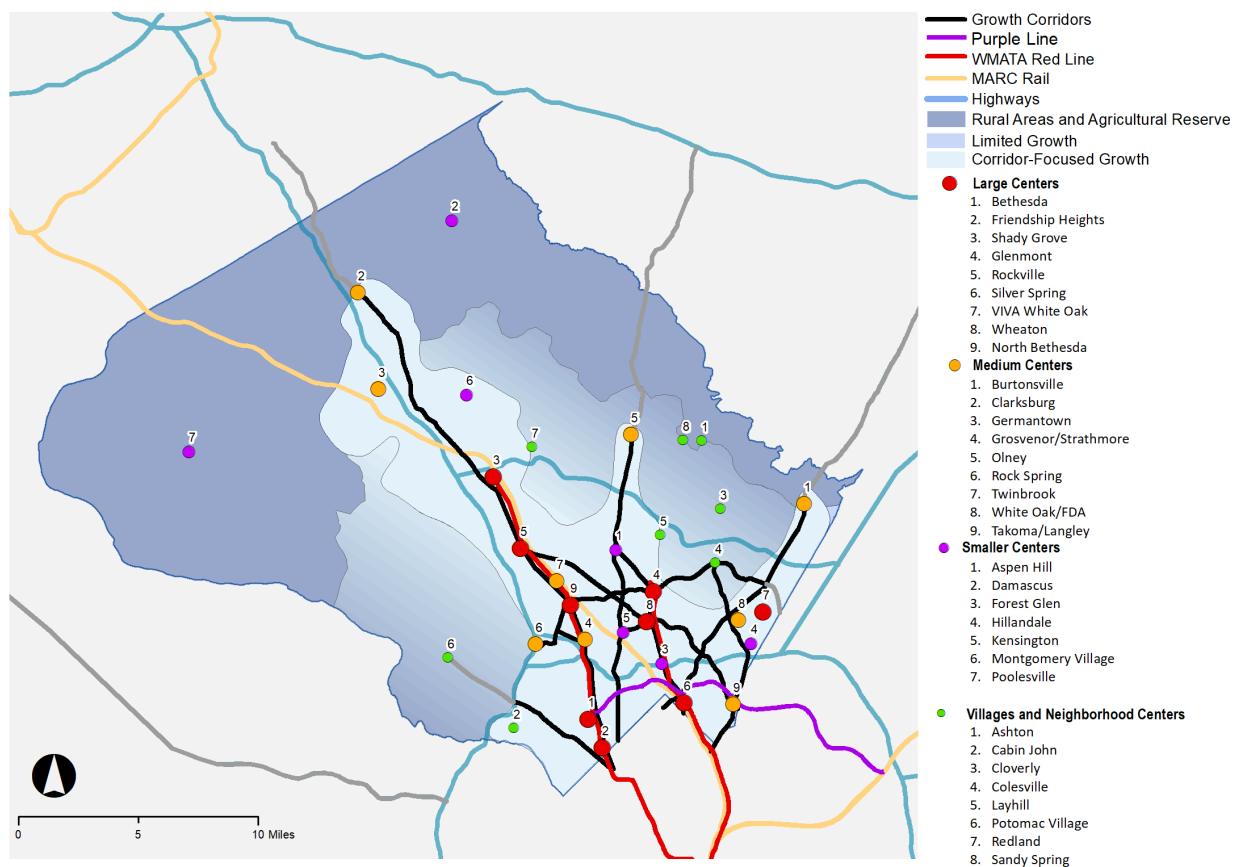
Outside of these corridors, limited, organic growth should be allowed to meet localized needs for services and provide a balanced, diverse, and appropriate range of housing choices; increase racial and

socioeconomic integration; and achieve more Complete Communities in all parts of the county. This limited development must be managed in ways that help to form more Complete Communities without expanding established development footprints or encouraging significant intensification of land uses outside of Complete Communities. Preservation of land for recreation, agriculture and environmental management must be ensured for the benefit of the entire county.

The concept of corridor-focused growth is a fundamental organizing element for Thrive Montgomery 2050, as it recognizes not only that intensively developed centers of activity and preservation of land both play a vital role in our quality of life but that neither pattern can exist without the other. By describing the types of places where context-sensitive growth should be encouraged, the General Plan aims to establish the foundation for Complete Communities, which depend on a compact footprint to give them the coherence, focus, and mix of activities necessary to succeed.

Thrive Montgomery 2050 includes the following growth map to illustrate the concept of compact development and where to focus the bulk of future growth in the county.

See the legend for the Growth Map on the next page.



The Growth Map should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers. Some of the centers listed on the growth map are not subject to Montgomery County zoning authority.



**The Corridor-Focused Growth area** (lightest blue) should have the largest share of new growth. It encompasses the most developed part of the county with highest-density population and employment centers, and the infrastructure to support existing and new development.

**The Limited Growth area** (medium blue) contains the mainly suburban residential communities where limited, organic growth is envisioned to meet localized needs for services, provide a diverse range of housing choices, and increase racial and socioeconomic integration to achieve Complete Communities.

**Rural Areas and the Agricultural Reserve\*** (in dark blue) will continue to be dedicated primarily to agriculture, rural open space, and environmental preservation. It can absorb some growth as agriculture evolves and existing residential communities' needs change over time.

The Growth Map identifies several existing and potential centers of activity at a variety of scales, including Large, Medium, and Small as well as Villages and Neighborhood Centers. The centers identified are not exhaustive of all existing or potential centers, but rather are included to demonstrate that centers of activity, where existing and future compact growth should be concentrated, occur within the county's urban, suburban, and rural areas. While future growth should occur in these centers, the amount of growth and intensity of development should be commensurate with the center's location and context.

The Growth Map reflects current land use and is representative of the location and types of growth expected through 2050; however, the corridors and centers shown on the map or fitting the descriptions provided below may evolve over time through future approved and adopted master plans and functional master plans.

**Large Centers** are envisioned as the highest intensity areas generally characterized by significant residential and/or commercial density either existing or planned and are typically close to high quality transit. They include the county's Central Business Districts, existing and future employment centers, the municipalities of Gaithersburg and Rockville, and most of the Metrorail stations which provide an opportunity for significant redevelopment.

**Medium Centers** would be less intense and cover a smaller geography than Large Centers. The Medium Centers could include significant clusters of existing or planned residential density, as well as clusters of commercial density, including large shopping centers and office campuses. Medium Centers are likely to be close to transit.

**Smaller Centers** are generally characterized by low- to medium-density residential neighborhoods, with clusters of commercial activity, including shopping centers and neighborhood-serving retail.

**Villages and Neighborhood Centers** are the lowest intensity centers containing a small number of neighborhood-serving uses and located in rural areas and low-density residential neighborhoods.

*\* The Rural Areas and Agricultural Reserve are areas of the county substantially zoned for rural or agricultural land use under the Rural, Rural Cluster, Rural Neighborhood Cluster, or Agricultural Reserve zone.*

## **Transportation Capital Improvement Projects:**

### **CIP Transportation Projects by PFA**

<b>Project ID</b>	<b>Project</b>	<b>Category</b>	<b>PFA</b>
P501420	Elmhurst Parkway Bridge (Bridge No. M-0353)	Bridges	IN
P501523	Park Valley Road Bridge	Bridges	IN
P501701	Dennis Ave Bridge M-0194 Replacement	Bridges	IN
P501903	Beach Drive Bridge	Bridges	IN
P501906	Dorsey Mill Road Bridge	Bridges	IN
P502105	Garrett Park Road Bridge M-0352	Bridges	IN
P361902	Salt Storage Facility	Highway Maintenance	IN
P361109	MCPS & M-NCPPC Maintenance Facilities Relocation	Mass Transit (MCG)	IN
P500929	Bethesda Metro Station South Entrance	Mass Transit (MCG)	IN
P500933	Equipment Maintenance and Operations Center (EMOC)	Mass Transit (MCG)	IN
P501912	Bus Rapid Transit: US 29	Mass Transit (MCG)	IN
P501913	Bus Rapid Transit: Veirs Mill Road	Mass Transit (MCG)	IN
P501914	White Flint Metro Station Northern Entrance	Mass Transit (MCG)	IN
P501915	Boyd's Transit Center	Mass Transit (MCG)	IN
P502005	Bus Rapid Transit: MD 355 Central	Mass Transit (MCG)	IN
P502106	White Flint Metro Station Access Improvements	Mass Transit (MCG)	IN
P502201	Bus Rapid Transit: US 29-Phase 2	Mass Transit (MCG)	IN
P502202	Great Seneca Science Corridor Transit Improvements	Mass Transit (MCG)	IN
P502203	Burtonsville Park and Ride Improvements	Mass Transit (MCG)	IN
P509974	Silver Spring Transit Center	Mass Transit (MCG)	IN
P501111	Silver Spring Lot 3 Parking Garage	Parking	IN
P501312	Facility Planning Parking: Wheaton Parking Lot District	Parking	IN
P501313	Facility Planning Parking: Bethesda Parking Lot District	Parking	IN
P501314	Facility Planning Parking: Silver Spring Parking Lot District	Parking	IN
P501551	Parking Lot Districts Service Facility	Parking	IN
P508250	Parking Silver Spring Facility Renovations	Parking	IN
P508255	Parking Bethesda Facility Renovations	Parking	IN
P509709	Parking Wheaton Facility Renovations	Parking	IN
P500119	Bethesda Bikeway and Pedestrian Facilities	Pedestrian Facilities/Bikeways	IN
P500718	MacArthur Blvd Bikeway Improvements	Pedestrian Facilities/Bikeways	IN
P500905	Falls Road Bikeway and Pedestrian Facility	Pedestrian Facilities/Bikeways	IN
P501110	Metropolitan Branch Trail	Pedestrian Facilities/Bikeways	IN
P501118	Frederick Road Bike Path	Pedestrian Facilities/Bikeways	IN

P501209	MD 355 Crossing (BRAC)	Pedestrian Facilities/Bikeways	IN
P501303	Seven Locks Bikeway and Safety Improvements	Pedestrian Facilities/Bikeways	IN
P501733	Bradley Boulevard (MD 191) Improvements	Pedestrian Facilities/Bikeways	IN
P501734	Franklin Avenue Sidewalk	Pedestrian Facilities/Bikeways	IN
P501742	Life Sciences Center Loop Trail	Pedestrian Facilities/Bikeways	IN
P501744	MD355-Clarksburg Shared Use Path	Pedestrian Facilities/Bikeways	IN
P501911	Forest Glen Passageway	Pedestrian Facilities/Bikeways	IN
P501917	Goldsboro Road Sidewalk and Bikeway	Pedestrian Facilities/Bikeways	IN
P502001	Fenton Street Cycletrack	Pedestrian Facilities/Bikeways	IN
P502002	Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD	Pedestrian Facilities/Bikeways	IN
P502003	Bicycle-Pedestrian Priority Area Improvements - Veirs Mill/Randolph	Pedestrian Facilities/Bikeways	IN
P502004	Bicycle-Pedestrian Priority Area Improvements - Purple Line	Pedestrian Facilities/Bikeways	IN
P502109	Dale Drive Shared Use Path and Safety Improvements	Pedestrian Facilities/Bikeways	IN
P502302	Tuckerman Lane Sidewalk	Pedestrian Facilities/Bikeways	IN
P502304	US 29 Pedestrian and Bicycle Improvements	Pedestrian Facilities/Bikeways	IN
P502314	Cherry Hill Road Bike Facility	Pedestrian Facilities/Bikeways	IN
P509975	Silver Spring Green Trail	Pedestrian Facilities/Bikeways	IN
P500500	Burtonsville Access Road	Roads	IN
P500717	Montrose Parkway East	Roads	IN
P500724	Watkins Mill Road Extended	Roads	IN
P501107	Goshen Road South	Roads	IN
P501109	Snouffer School Road	Roads	IN
P501116	White Flint District West: Transportation	Roads	IN
P501119	Snouffer School Road North (Webb Tract)	Roads	IN
P501200	Platt Ridge Drive Extended	Roads	IN
P501204	White Flint District East: Transportation	Roads	IN
P501307	Seminary Road Intersection Improvement	Roads	IN
P501309	East Gude Drive Roadway Improvements	Roads	IN
P501315	Clarksburg Transportation Connections	Roads	IN
P501317	County Service Park Infrastructure Improvements	Roads	IN

P501405	Maryland/Dawson Extended	Roads	IN
P501506	White Flint West Workaround	Roads	IN
P501507	Observation Drive Extended	Roads	IN
P501202	White Flint Traffic Analysis and Mitigation	Traffic Improvements	IN
P501540	White Oak Local Area Transportation Improvement Program	Traffic Improvements	IN
P501802	Bethesda Transportation Infrastructure Development	Traffic Improvements	IN
P501302	Gold Mine Road Bridge M-0096	Bridges	OUT
P501522	Piney Meetinghouse Road Bridge	Bridges	OUT
P501907	Brighton Dam Road Bridge No. M-0229	Bridges	OUT
P502102	Glen Road Bridge	Bridges	OUT
P502103	Mouth of Monocacy Road Bridge	Bridges	OUT
P502104	Brink Road Bridge M-0064	Bridges	OUT
P501304	Needwood Road Bikepath	Pedestrian Facilities/Bikeways	OUT
P501902	Good Hope Road Shared Use Path	Pedestrian Facilities/Bikeways	OUT
P501908	Oak Drive/MD 27 Sidewalk	Pedestrian Facilities/Bikeways	OUT
P502108	Bowie Mill Road Bikeway	Pedestrian Facilities/Bikeways	OUT
P502306	Sandy Spring Bikeway	Pedestrian Facilities/Bikeways	OUT
P502313	Norwood Road Shared Use Path	Pedestrian Facilities/Bikeways	OUT
P502006	Davis Mill Road Emergency Stabilization	Roads	OUT
P502310	North High Street Extended	Roads	OUT
P502311	Summit Avenue Extended	Roads	OUT

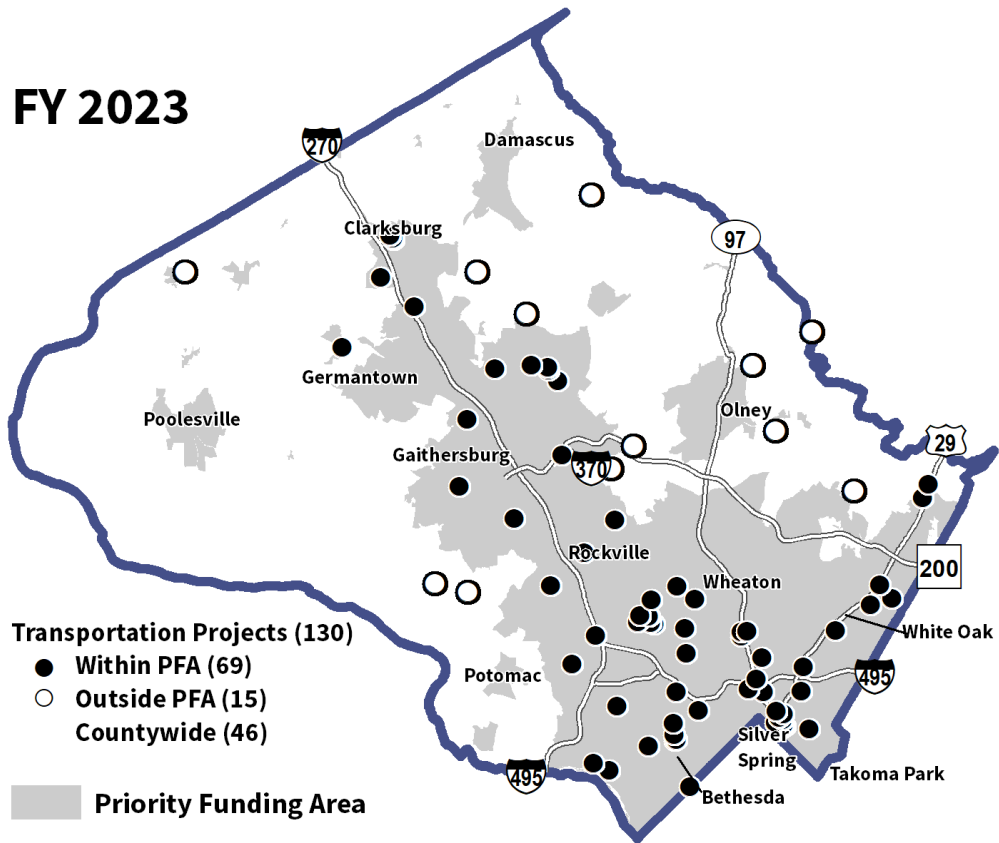
### Countywide Transportation CIP Projects

Project ID	Project	Category
P501316	Capital Crescent Trail (P501316)	Bike Ped
P501532	Bicycle-Pedestrian Priority Area Improvements (P501532)	Bike Ped
P502312	Facility Planning - Pedestrian Facilities and Bikeways (P502312)	Bike Ped
P506747	Sidewalk Program Minor Projects (P506747)	Bike Ped
P507596	Bikeway Program Minor Projects (P507596)	Bike Ped
P509036	Transportation Improvements For Schools (P509036)	Bike Ped
P509325	ADA Compliance: Transportation (P509325)	Bike Ped
P500313	Bridge Preservation Program (P500313)	Bridges
P509132	Bridge Design (P509132)	Bridges
P509753	Bridge Renovation (P509753)	Bridges
P500511	Resurfacing: Residential/Rural Roads (P500511)	Highway Maintenance
P500700	Street Tree Preservation (P500700)	Highway Maintenance
P500720	Resurfacing Park Roads and Bridge Improvements (P500720)	Highway Maintenance

P500914	Residential and Rural Road Rehabilitation (P500914)	Highway Maintenance
P501106	Permanent Patching: Residential/Rural Roads (P501106)	Highway Maintenance
P508182	Sidewalk and Curb Replacement (P508182)	Highway Maintenance
P508527	Resurfacing: Primary/Arterial (P508527)	Highway Maintenance
P500534	Transit Park and Ride Lot Renovations (P500534) *	Mass Transit
P500821	Ride On Bus Fleet (P500821)	Mass Transit
P501318	Bus Rapid Transit: System Development (P501318)	Mass Transit
P501603	Purple Line (P501603)	Mass Transit
P501801	Intelligent Transit System (P501801)	Mass Transit
P502107	Ride On Bus Route Restructuring Study (P502107) *	Mass Transit
P502110	Master Leases: Transit Radio System Replacement (P502110) *	Mass Transit
P502204	Bus Priority Program - Minor Projects (P502204)	Mass Transit
P502308	Facility Planning: Mass Transit (P502308)	Mass Transit
P502309	Bus Rapid Transit: MD 355 South/North (P502309)	Mass Transit
P507658	Bus Stop Improvements (P507658)	Mass Transit
P500112	Advance Reforestation (P500112)	Roads
P500338	Highway Noise Abatement (P500338)	Roads
P500722	State Transportation Participation (P500722) *	Roads
P501117	Dedicated but Unmaintained County Roads (P501117)	Roads
P501404	MCG Reconciliation PDF (P501404)	Roads
P502303	Transportation Feasibility Studies (P502303)	Roads
P507310	Public Facilities Roads (P507310)	Roads
P508000	Subdivision Roads Participation (P508000)	Roads
P509337	Facility Planning-Roads (P509337)	Roads
P500333	Pedestrian Safety Program (P500333)	Traffic Mitigation
P500512	Streetlight Enhancements-CBD/Town Center (P500512)	Traffic Mitigation
P500704	Traffic Signal System Modernization (P500704)	Traffic Mitigation
P507017	Intersection and Spot Improvements (P507017)	Traffic Mitigation
P507055	Streetlighting (P507055)	Traffic Mitigation
P507154	Traffic Signals (P507154)	Traffic Mitigation
P508113	Guardrail Projects (P508113)	Traffic Mitigation
P509399	Advanced Transportation Management System (P509399)	Traffic Mitigation
P509523	Neighborhood Traffic Calming (P509523)	Traffic Mitigation

**Source:** Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2023

**FY 2023**





## New Schools, Revitalization/Expansion and/or Additions to Schools

### **New Schools:**

Harriet R. Tubman ES (2)

### **Revitalization/Expansions/Replacement:**

Odessa Shannon MS (3)

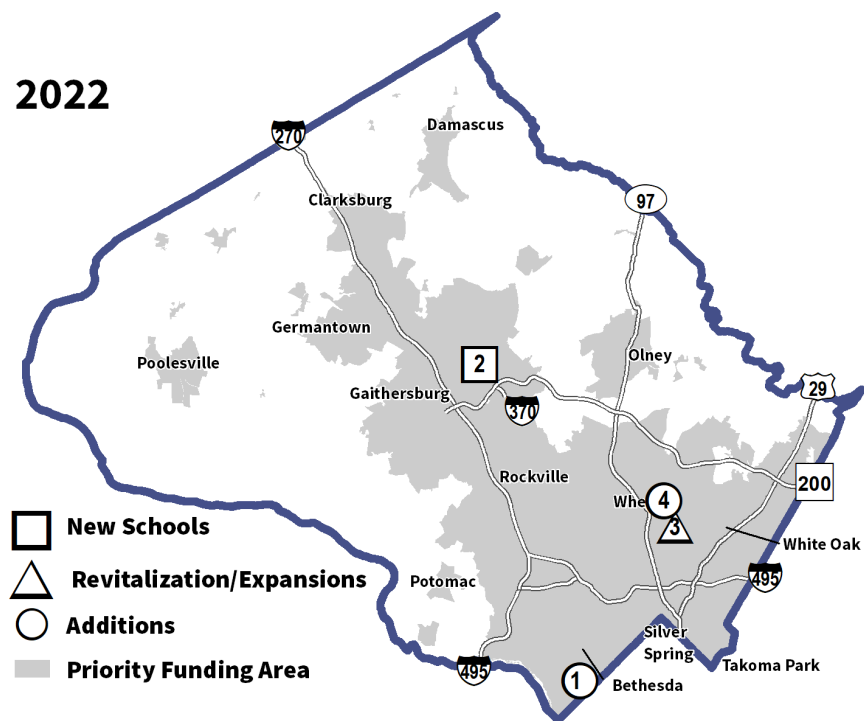
### **Additions:**

John F. Kennedy HS (4)

Westbrook ES (1)

**Note:** Numbers in parenthesis above correspond to the numbers on map below

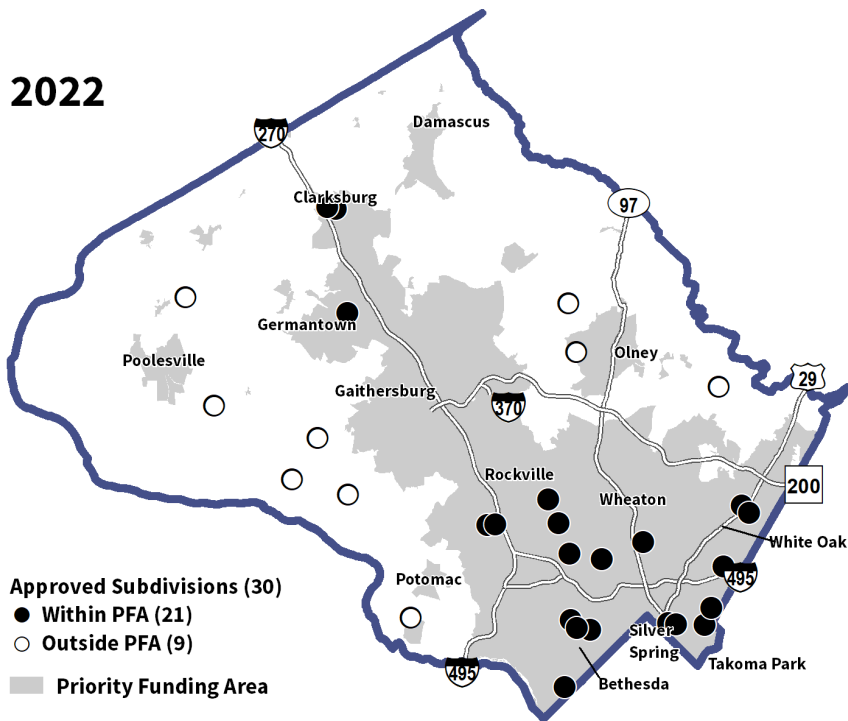
**Source:** Montgomery County Public Schools (MCPS, 2022)



## New Subdivisions

**30** new subdivisions were approved in 2022; **21** (70%) located within the PFA, while **9** (30%) were located outside.

Project Number	Project Name	PFA
120210020	Iglesia Vida Nueva Church	IN
120210160	11801 Seven Locks Road, Willerburn Acres, Section	IN
120210180	Hammer Hill	IN
120210230	1910 University Senior Housing	IN
120210240	Easleys	IN
120220010	Miles Coppola	IN
120220030	Wisteria Business Park - Lidl Germantown	IN
120220060	White Oak Apartments	IN
120220090	MHP - Nebel Street	IN
120220100	4901 Battery Lane	IN
120220110	Sligo Apartments	IN
120220160	4910/4920 Strathmore	IN
120220170	5212 Massachusetts Avenue	IN
620190070	Hillandale Section 2	IN
620220010	Lot 23 Willerburn Acres	IN
620220050	Block F Kilmarock	IN
620220090	Chevy Chase Section 4D	IN
820220010	12710 Twinbrook Parkway	IN
820220020	Park Montgomery	IN
820220030	Crossroads of Kensington	IN
820220060	4725 Cheltenham Drive	IN
120210150	Remembrance Park	OUT
120210250	Seneca Property	OUT
120220070	Olney Acres	OUT
620210140	Boglestone Discovery	OUT
620210170	Ramos Property	OUT
620210180	Belt Property	OUT
620220030	Fawsett Farms	OUT
620220060	Shivacharan	OUT
820220210	Chaberton Solar Santa Rosa	OUT



**Source:** Montgomery County Planning Department, CY 2021

**(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list** Y ☒ N ☐

On December 8, 2022, Montgomery County Planning Board approved a methodology and a template for Montgomery Planning staff to conduct climate assessment of Zoning Text Amendments (ZTAs) and master plans as required by County Bill 3-22. Signed into law by the Montgomery County Council on July 25, 2022, Bill 3-22, "Climate Assessments" requires the Office of Legislative Oversight to conduct climate assessment of introduced county bills starting January 1, 2023, and the Planning Board to conduct climate assessment of proposed ZTAs, and master plans and master plan amendments (collectively called master plans) starting March 1, 2023.

The goal of Bill 3-22 is to enhance the County Council's understanding of the potential impacts of proposed legislation on climate change. While climate assessments for ZTAs and master plans are required to be submitted to the County Council at least seven days prior to the County Council hearing on a bill, ZTA, or master plan, the Planning Department's assessment methodology is designed to incorporate consideration of potential climate impacts of master plan recommendations during the plan development process. This approach will allow planners to develop master plan recommendations to support implementation of the county's *Climate Action Plan* and *Thrive Montgomery 2050*, the new General Plan for the county adopted in 2022. Policies and strategies in both plans support eliminating greenhouse gas emissions and making land use and infrastructure more resilient and sustainable.

Bill 3-22 requires that climate assessment of bills, ZTAs, and master plans must include:

1. the sources of information, assumptions, and methodologies used;
2. a description of variables that could affect the assessment;
3. if a ZTA, master plan or bill is likely to have no climate impact, why that is the case;
4. the potential positive or negative effects, if any, of the ZTA, master plan, or bill upon climate change;
5. quantitative or qualitative evaluations of the identified effects upon greenhouse gas emissions, sequestration, and carbon drawdown;
6. quantitative or qualitative evaluations of the identified effects upon community resilience and adaptive capacity; and
7. each climate assessment must identify amendments or other recommendations, if any, that would reduce or eliminate any anticipated negative effects of the ZTA, master plan, or bill upon carbon dioxide removal, sequestration, carbon drawdown, community climate resilience, and adaptive capacity.

Additional details on the approved methodology and the required templates can be seen at:

<https://montgomeryplanning.org/planning/climate-assessment-of-zoning-text-amendments-and-master-plans/>

## Section III: Development Capacity Analysis (DCA) (§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analyses. Please contact your MDP regional planner for more information.

### (A) Has an updated DCA been submitted with your Annual Report or to MDP with the last three years?

Y ☒ N ☐

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, when was the last DCA submitted? Identify Month and Year:  
Was the DCA shared with the local School Board Facilities Planner?

Y ☒ N ☐

### (B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

**Table 2: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	3,948.2	11,738.4	15,686.6
Residential Parcel & Lots w/Capacity	15,132	1,557	16,689
Residential Capacity (Units)	9,208.7	1,667.7	10,876.4

The Montgomery County Planning Department last undertook a comprehensive Development Capacity Analysis in 2020. It can be accessed here: <https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/>

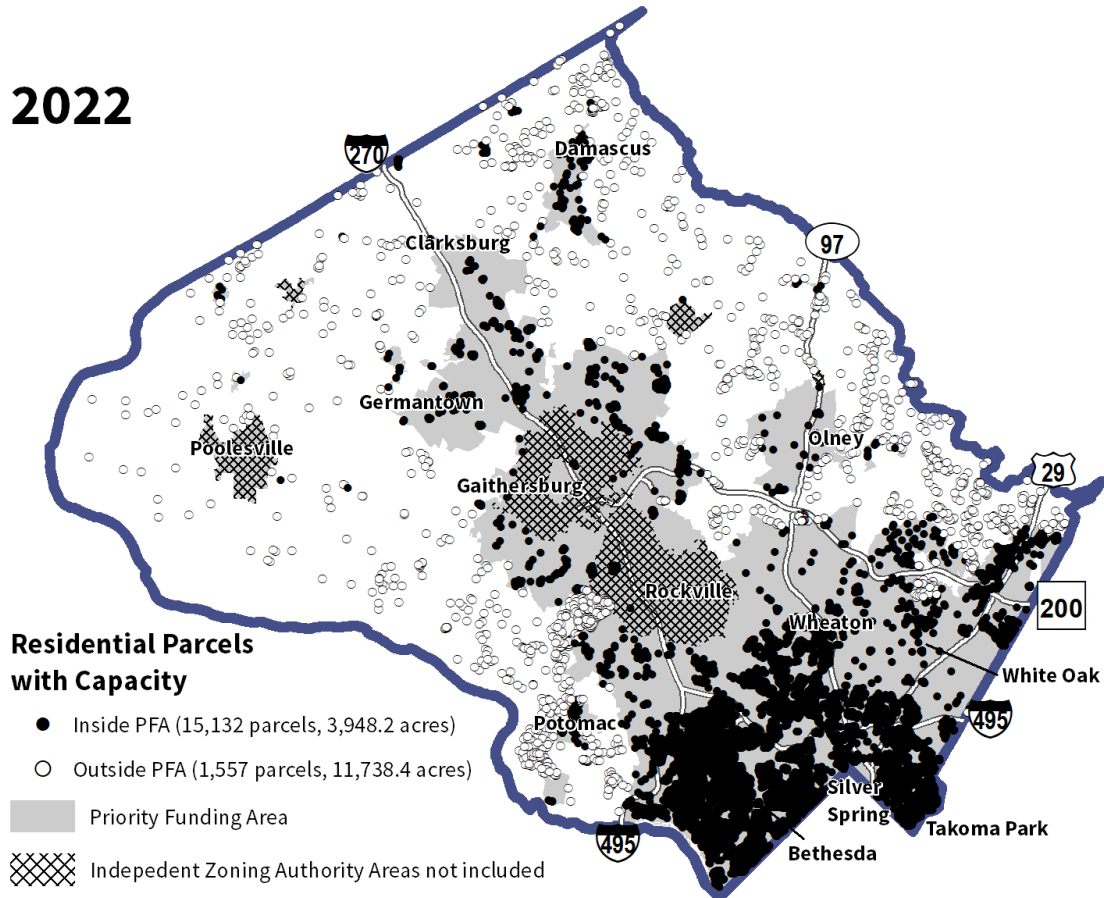
A simplified DCA is performed every year for Montgomery County’s annual contribution to this report. It uses the “Estimating Residential Development Capacity Guidebook” ([https://planning.maryland.gov/Documents/OurWork/dev-cap/Final\\_Guidebook.pdf](https://planning.maryland.gov/Documents/OurWork/dev-cap/Final_Guidebook.pdf)) as a reference.

The above numbers are derived in the following manner. Parcels queried as having capacity are either vacant or are underutilized. Parcels were deemed underutilized if a building value as a percent of total property value is less than 33 percent. Parcels used for the DCA are solely residential parcels (not mixed use) and include parcels within the Montgomery County zoning authority area (parcels within Barnesville, Brookeville, Gaithersburg, Laytonsville, Poolesville and Rockville - municipalities within Montgomery County with their own zoning authority - were eliminated for this analysis).

Parcels that are tax exempt (public land, schools, churches etc.) and HOA (Homeowner Association) land are also subtracted. Parcel areas that fall in environmental sensitive areas, such as wetlands, forest conservation easements, agricultural easements, are not included. Finally, parcels that fall under the minimum lot size limit for their respective residentially zoned area types after excluding environmentally sensitive areas are excluded.

In 2022, **15,132 (90.7%)** vacant residentially zoned parcels with capacity could be found within the PFA consisting of **3,948.2 acres**, resulting in **9,208.7 (94.3%)** additional potential units.

**2022**





## Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1) iv and v)

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

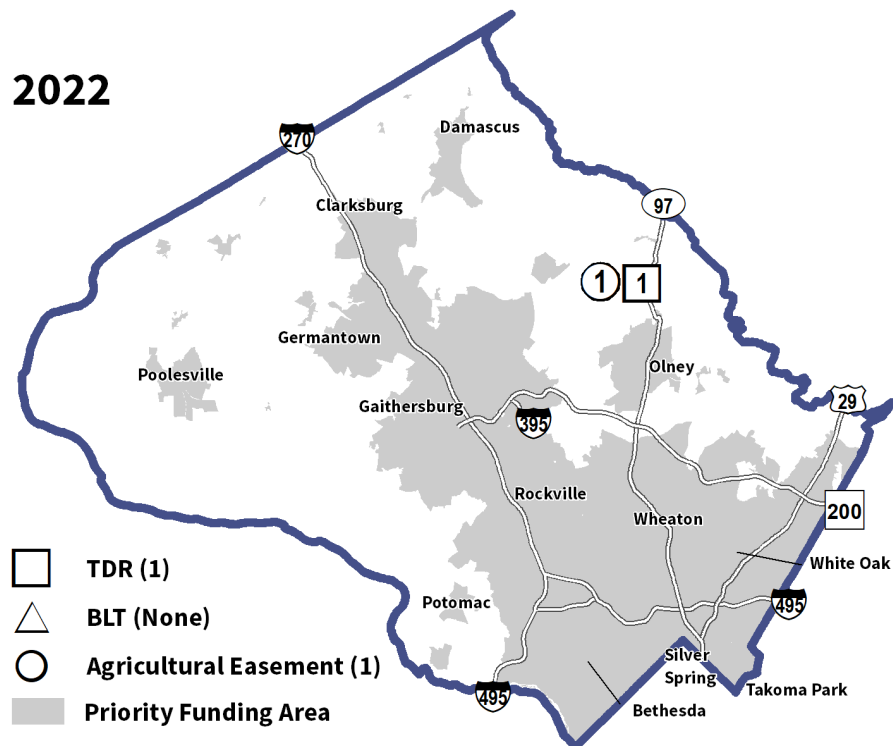
**Table 3: Locally Funded Agricultural Land Preservation**

Local Preservation Program Type	Acres
Example: Transfer of Development Rights	241.5***
Example: Building Lot Retirement	0
Example: Land Purchase	583.2
Example: Local Land Trust	NA*
Example: Easement	82.5
Example: Other (Agricultural Easements)	241.5**
<b>Total</b>	<b>907.2</b>

\* For more information, go to: [www.findalandtrust.org/counties/24031](http://www.findalandtrust.org/counties/24031)

\*\* does not include Local Land Trusts

\*\*\* same lot was acquired for both TDR and RLP Easement



Tax ID	Number of TDRs	Application Number	Acres
00704811 (1)	46	T00704811	241.5

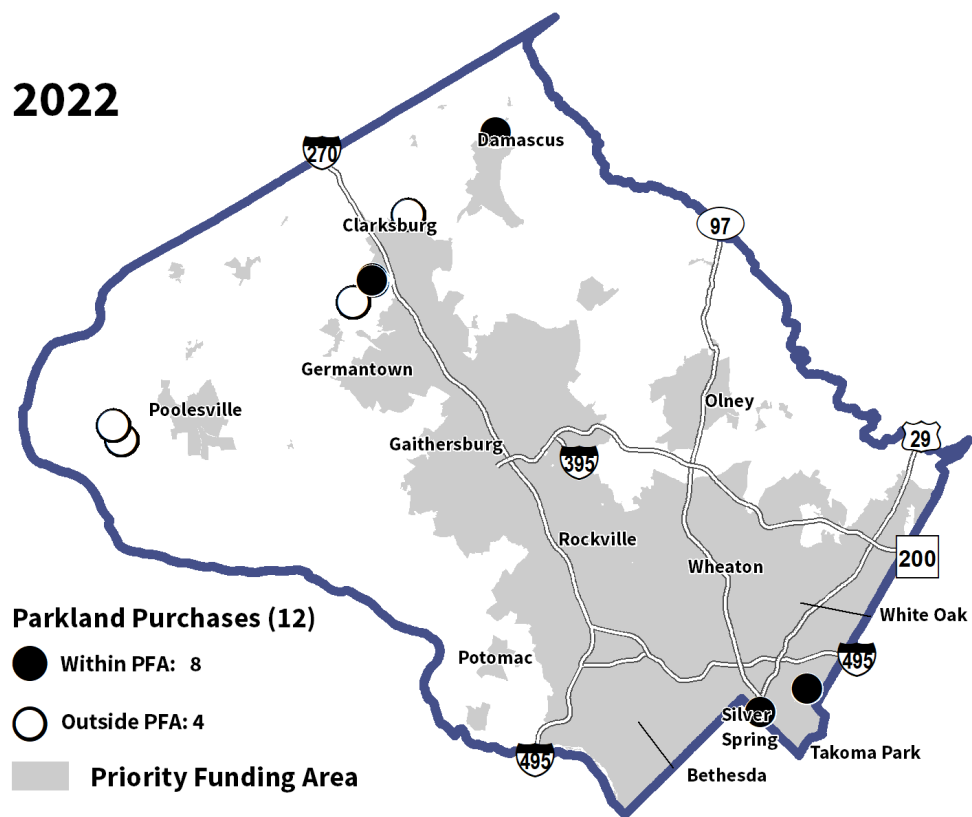
**Note:** Number in parentheses corresponds to number on map

**241.5** Acres, consisting of **46** Transferable Development Rights (TDR), were preserved via the County's TDR program

Tax ID	Easement Type	Date Created	Acres
00704811 (1)	RLP	9/2022	241.5

**Note:** Number in parentheses corresponds to number on map

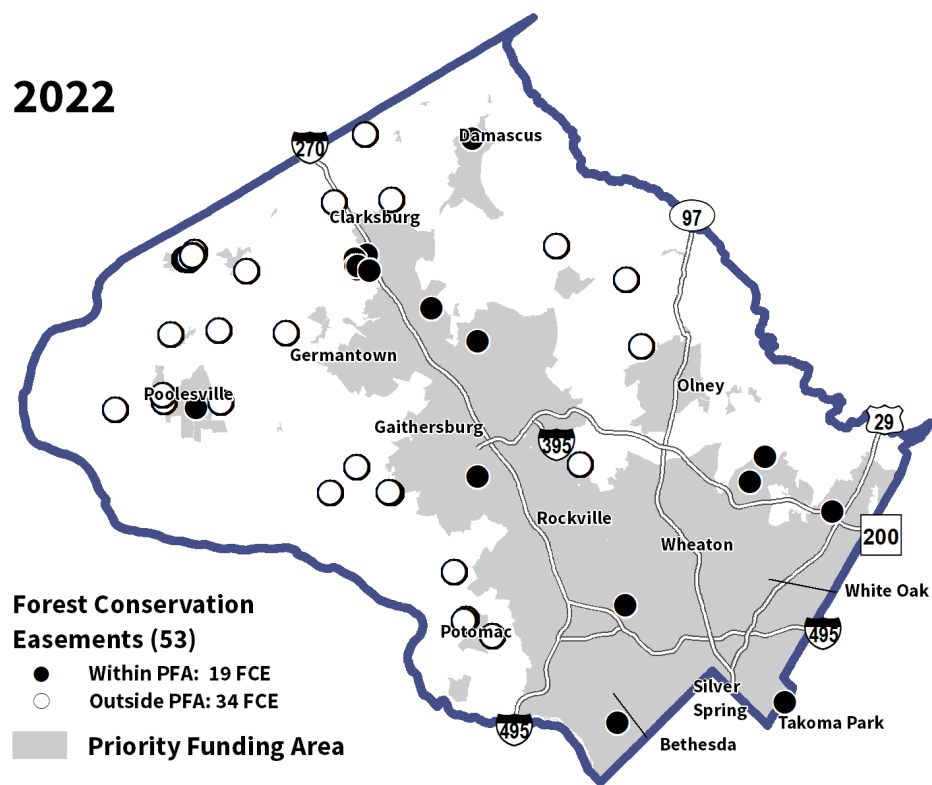
**241.5** Acres, consisting of **1** Agricultural Easements, were preserved in 2022.



Park	Former Owner	Closing Date	Acres
South Silver Spring URP	Imperial Investments (Martens)	1/6/2022	0.9
Broad Run CP	Broad Run Creek Farm II LLC	1/13/2022	472.7
Black Hill RP	Dice Investors	1/13/2022	2.4
Bennett Creek CP	Ridgeview Development (Stanley)	2/8/2022	13.8
Piedmont Woods Local Park	Third Try, L.C.	11/4/2022	64.9
Clarkmont Stream Valley Park	NVR, Inc.	11/4/2022	6.9

Clarkmont Stream Valley Park	NVR, Inc.	11/4/2022	6.9
Clarkmont Stream Valley Park	NVR, Inc.	11/4/2022	1.6
Long Branch Local Park	Hue R. Thai and Viet The Luong	11/23/2022	0.2
Clarkmont Stream Valley Park	NVR, Inc.	11/4/2022	10.7
Clarkmont Stream Valley Park	NVR, Inc.	11/4/2022	2.1

**583.2** acres, consisting of **11** park purchases (NOT land exchanges or donations) preserved via the County's Parks Department



**82.5** acres, consisting of **53** Forest Conservation Easements (FCE), preserved via the County's FCE program

**(B) What is the county's established local land use percentage goal?**

**NA\***

Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment and transit-oriented development for a significant period. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the

development approvals are for properties located almost entirely within the PFA of the county. Given restrictions that have been put in place, there is very little developable land outside the PFA. Almost all significant development in terms of new population and employment is within the PFA. On average, over the last 10 years, 87% of the residential units and 89% of the commercial square footage permits being issued were within the PFA.

\* Montgomery County does not have a specific limit for land dedicated to development

**(C) What is the timeframe for achieving the local land use percentage goals?**

Our local land use percentage goal has consistently been exceeded. Our preservation programs and planning principles ensure that we can remain compliant with this goal.

**(D) Has there been any progress in achieving the local land use percentage goal?**

All current and recently adopted master plans have pertained to areas within the PFAs.

This includes the Silver Spring Downtown and Adjacent Communities Plan (completed in 2022), the Shady Grove Sector Plan Minor Master Plan Amendment (completed in 2021), Great Seneca Science Corridor Minor Master Plan Amendment (completed in 2021), the Ashton Village Center Ser Plan (adopted in July 2021), Takoma Park Minor Master Plan (in progress in 2021), the Germantown Plan for the Town Sector Zone (July 2020) the Forest Glen/Montgomery Hills Sector Plan (May 2020), the Veirs Mill Corridor Master Plan (April 2019), the MARC Rail Communities Sector Plan (April 2019), the Grosvenor-Strathmore Metro Area Minor Master Plan (December 2017), the White Flint 2 Sector Plan (December 2017), Rock Spring Master Plan (November 2017), Bethesda Downtown Sector Plan (May 2017). Focusing growth in the areas of these plans will help the County continue to achieve its land use percentage goal within the PFAs.

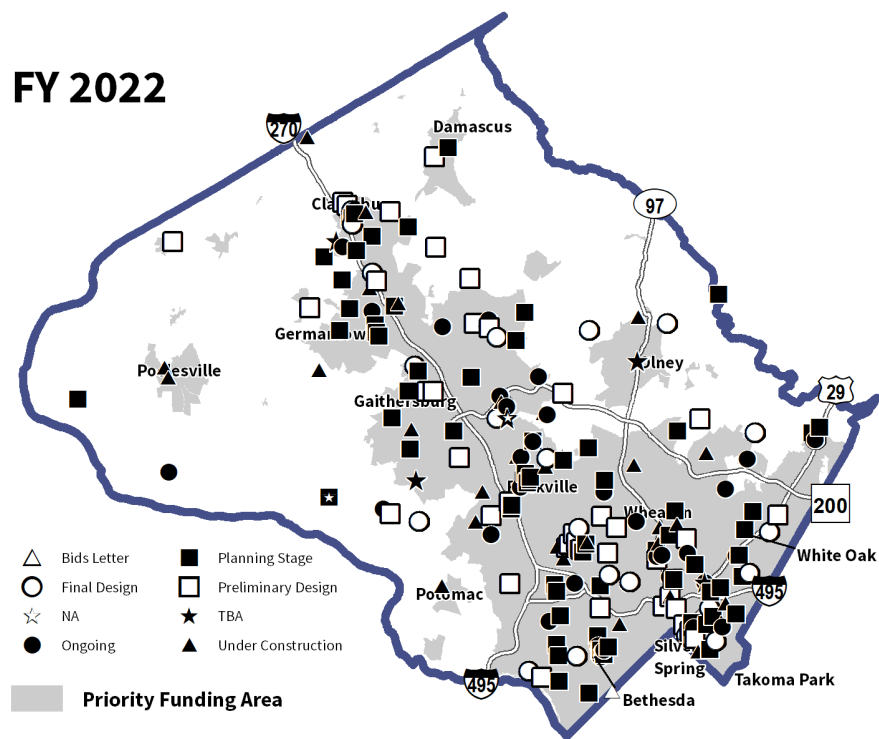
**(E) What are the resources necessary for infrastructure inside the PFAs?**

Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

### Location Specific Montgomery County CIP Projects

Project Status	IN	OUT	Total	Percent in PFA
Bids Letter	0	1	1	0.0%
Final Design Stage	24	4	28	85.7%
NA	1	1	2	50.0%
Ongoing	34	3	37	91.9%
Planning Stage	71	7	78	91.0%
Preliminary Design Stage	32	9	41	78.0%
TBA	5	0	5	100.0%
Under Construction	42	3	45	93.3%
Total	209	28	237	88.2%

**Note:** Only location specific projects were mapped below:



### Countywide Montgomery County CIP Projects

Project Status	Total
NA	2
Ongoing	167
Planning Stage	22
Preliminary Design Stage	7
TBA	10
Under Construction	3
Total	211

**(F) What are the resources necessary for land preservation outside the PFA?**

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural Reserve.

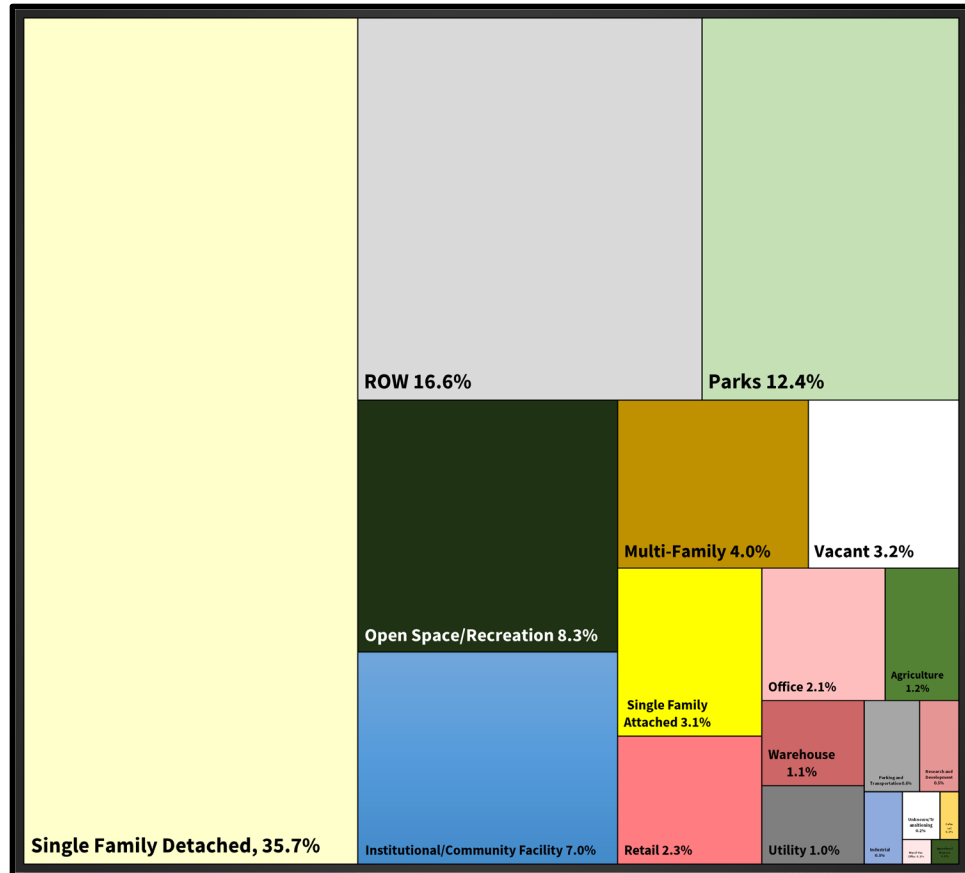
**(G) Is all land within the boundaries of the jurisdiction in the PFA?**

Y ☐ N ☒

Montgomery County totals **318,566.6 Acres**

Montgomery County PFA is **125,046 acres**

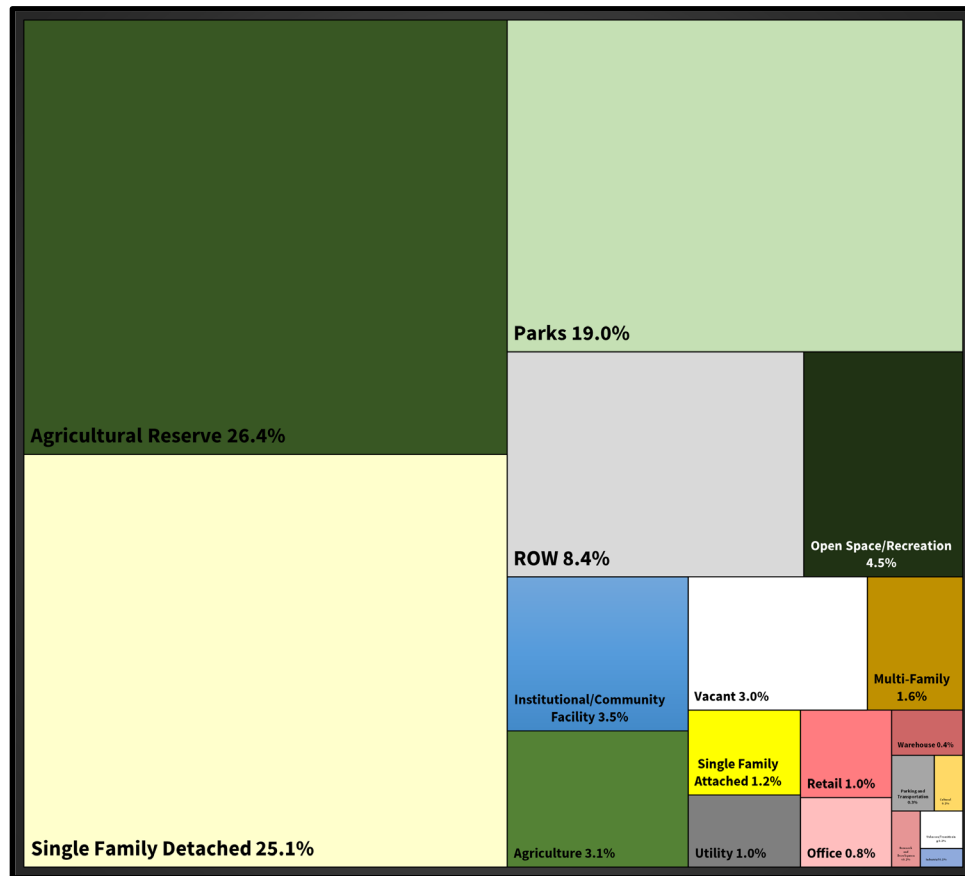
Share of estimated land use percentages within PFA only:



LAND USE	PERCENT	LAND USE	PERCENT
Single Family Detached	35.7%	Agriculture	1.2%
Road Right-of-Way (ROW)	16.6%	Warehouse	1.1%
Parks	12.4%	Utility	1%
Open Space/Recreation	8.3%	Parking and Transportation	0.6%
Institutional/Community Facility	7%	Research and Development	0.5%
Multi-Family	4%	Industrial	0.3%
Vacant	3.2%	Unknown/Transitioning	0.2%
Single Family Attached	3.1%	Cultural	0.1%
Retail	2.3%	Mixed-Use Office	0.1%
Office	2.1%	Agricultural Reserve	0.1%



Share of current countywide (PFA + Non-PFA) estimated land percentages:



LAND USE	PERCENT	LAND USE	PERCENT
Agricultural Reserve	26.4%	Utility	1.0%
Single Family Detached	25.1%	Retail	1%
Parks	19%	Office	0.8%
Road Right-of-Way (ROW)	8.4%	Warehouse	0.4%
Open Space/Recreation	4.5%	Parking and Transportation	0.3%
Institutional/Community Facility	3.5%	Cultural	0.2%
Agriculture	3.1%	Research and Development	0.2%
Vacant	3.0%	Unknown/Transitioning	0.2%
Multi-Family	1.6%	Industrial	0.1%
Single Family Attached	1.2%	Mixed-Use Office	0.1%

## Section V: Measures and Indicators (§1-208(c)(1))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

**Table 4A: Amount of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non - PFA	Total
# New Residential Permits Issued	619	115	734
# New Residential Permits Issued (Units)	1,530	115	1,645

Source: Montgomery County Department of Permitting Services, 2022

Residential	PFA	Non – PFA	Total
# Units Approved	2,564	11	2,575
# Units Constructed	1,001	115	1,116
# Subdivisions Approved	14	3	17
Total Approved Subdivision Area (Gross Acres)	144.9	328.3	473.2
# Lots Approved	292	11	303
Total Approved Lots Size (Net Acres)	137	327.9	464.9
# Units Demolished	NA	NA	NA
# Units Reconstructed/Replaced	NA	NA	NA

Source: Montgomery County Department of Permitting Services, 2022

**Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non – PFA	Total
# Units Approved	2,564	11	2,575
Total Approved Lots Size (Net Acres)	137	327.9	464.9
Net density (units/acre)	13.42	0.038	5.1

**Table 4C: Share of Residential Growth (Inside and Outside the PFA)**

Residential	PFA	Non – PFA	Total
# Units Approved	2,564	11	2,575
% of Total Units (# Units/Total Unitsx100)	99.6%	0.4%	100%

**Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non - PFA	Total
# Permits Issued	38	6	44
# Lots Approved	8	2	10
Total Building Square Feet Approved (Gross)	255,038	12,870	267,908
Total Square Feet Constructed (Gross)	609,426	16,843	626,269

\*Source: Montgomery County Department of Permitting Services, 2022

**Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	255,038	12,870	267,908
Total Lots Size (Net Acres)	53.8	45.1	98.8
Net commercial density (sf/acres)	4,740.5	285.4	2,711.6

**Table 4F: Share of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	255,038	12,870	267,908
% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)	95.2%	4.8%	100%

## Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2020 and 2020 are due July 1, 2021. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

**(A) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)**

Montgomery County's Growth and Infrastructure Policy (previously called the Subdivision Staging Policy) is a growth management tool that helps guide the timing of development in concert with the provision of adequate public facilities. This policy implements the county's Adequate Public Facilities Ordinance, which was adopted in 1973. The policy provides guidelines that govern how infrastructure adequacy is defined and how development projects must mitigate their impacts on infrastructure. The current policy primarily focuses on school facilities and multimodal transportation infrastructure, but also addresses water and sewer facilities and emergency services. The current version of the Growth and Infrastructure Policy (GIP) was adopted by the County Council on November 16, 2020 and became effective on January 1, 2021. Staff will begin working on the 2024 update of the Growth and Infrastructure Policy in summer of 2023.

**(B) Where is each restriction located? (Identify on a map, including PFA boundary.)**

Under the current Growth and Infrastructure policy, there are no APFO restrictions based on school or transportation inadequacies.

**(C) Describe the nature of what is causing each restriction.**

**Schools:**

The Growth and Infrastructure Policy became effective in Montgomery County on January 1, 2021, replacing the previous Subdivision Staging Policy. Under the new policy, residential development moratoria are no longer used as a tool to manage growth in areas projected to have inadequate school capacity. Instead, development applications are assessed Utilization Premium Payments according to their estimated impact on an overutilized facility. Therefore, there are no APFO restrictions related to schools to report in Montgomery County from 2021 and beyond.

**Transportation:**

No restrictions based on transportation inadequacy.

**(D) What is the proposed resolution of each restriction?**

Funds for capital improvements are limited resources, and each year the school system requests money for capital programming to meet as much of the capacity need as possible.

**(E) What is the estimated date for the resolution of each restriction?**

All school-based restrictions were eliminated when the new Growth and Infrastructure Policy took effect on January 1, 2021.

**(F) What is the resolution that lifted each restriction?**

In the case of some schools, funding for additional capacity, an estimated decrease in enrollment or a change to school boundaries could have resulted in the removal of a restriction (moratorium). In other cases, the restriction was lifted when the new Growth and Infrastructure took effect on January 1, 2021. In the case of transportation, construction of additional roadway, transit, bicycle or pedestrian capacity, or a change in travel demand, can result in a restriction (mitigation payment) being removed.

**(G) When was each restriction lifted?**

As demonstrated in the response to Section VI Question C, most school restrictions were lifted on July 1, 2020. The school restrictions in effect for the second half of 2020 were all lifted effective January 1, 2021. For transportation, capacity is evaluated on a project-by-project approval basis. Thus, any restriction will be in the form of mitigation that will occur in conjunction with new development.

## Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

**(A) Does your jurisdiction have a bicycle and pedestrian plan?**

Y ☒ N ☐

1. Plan name: The Bicycle Master Plan and the Pedestrian Master Plan
2. Date Completed (MM/DD/YR) Bicycle Master Plan (11/27/2018), Pedestrian Master Plan (anticipated in 2023)
3. Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (forthcoming)  
Y ☒ N ☐
4. Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (forthcoming)  
Y ☒ N ☐
5. How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan, but a monitoring report is required every two years. The first biennial monitoring report was released in 2021)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☒ N ☐

**(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?**

Y ☐ N ☒

We have several transportation functional master plans (the Countywide Transit Corridors Functional Master Plan adopted in 2013, the Master Plan of Highways and Transitways adopted in 2018, the Purple Line Functional Plan adopted in 2010, Corridor Forward: The I-270 Transit Plan adopted in 2022, the Pedestrian Master Plan currently ongoing, and the Rustic Roads Functional Master Plan currently in progress), though no comprehensive transportation plan other than our general plan.

1. Plan name
2. Date completed (MM/DD/YY)
3. Has plan been adopted?
4. Is the plan available online?
5. How often do you intend to update it? (Every \_\_\_\_ years)

Y ☒ N ☐  
Y ☒ N ☐

## Section VIII: Submitting Annual Reports and Technical Assistance

- (A)** Annual Reports may be submitted via email (preferred) to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) or one copy may be mailed to:

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

- (B)** Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.
- (C)** You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.
- (D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at:  
[Planning.Maryland.gov/OurWork/local-planning-staff.shtml](http://Planning.Maryland.gov/OurWork/local-planning-staff.shtml)
- (E)** Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website:  
[Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml](http://Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml)
- (F)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov).