

MCPB Item #5 Correspondence

From: [Rob Robinson](#)
To: [MCP-Chair](#)
Cc: [Tanisha Briley](#); [Dennis Enslinger](#); [Tom Lonergan-Seeger](#); [John Schlichting](#); [Govoni, Lisa](#); [Ricky Barker](#); [Manisha Tewari](#)
Subject: City of Gaithersburg GIP Comments
Date: Tuesday, March 12, 2024 10:13:45 AM
Attachments: [City of Gaithersburg GIP Comments.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chair Harris, please accept the attached staff comments for your consideration related to this Thursday's Planning Board agenda item:
2024 Growth and Infrastructure Policy Update – Preliminary Recommendations.

Thank you,

Rob Robinson III, AICP CEP
FCA Qualified Professional
Long Range Planning Manager
City of Gaithersburg
240-805-1072



March 12, 2024

Mr. Artie Harris, Chair
Montgomery County Planning Board, M-NCPPC
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Re: Changes to Montgomery County Impact Tax Exemptions

Dear Chair Harris,

The City of Gaithersburg staff appreciate that we have again been asked to participate on both the County STAT and TAG committees as your planning staff addresses the latest update to the County Growth Policy (GIP). The City of Gaithersburg faces the same challenges as the greater County and we appreciate the novel approaches being discussed to address the transportation and school impacts of development. While not specifically part of the GIP effort, County Impact Taxes are none-the-less tied to the outcomes of your GIP effort.

To this, City staff are requesting that the Planning Board do not move forward in your recommendations any removal of Impact Tax exemptions for designated Enterprise Zones or Desired Growth and Investment Areas. The City's Enterprise Zone, supported by the County, include designated Equity Emphasis Areas in the City reflecting our most economically challenged households. The City has long held as a policy priority development in Olde Towne and the Frederick Avenue Corridor. Removal of Impact Tax exemptions in the Enterprise Zones, would not only be against the intent of the County's support for designation, but would remove a valuable incentive for investments that would bring housing and jobs to areas most in need.

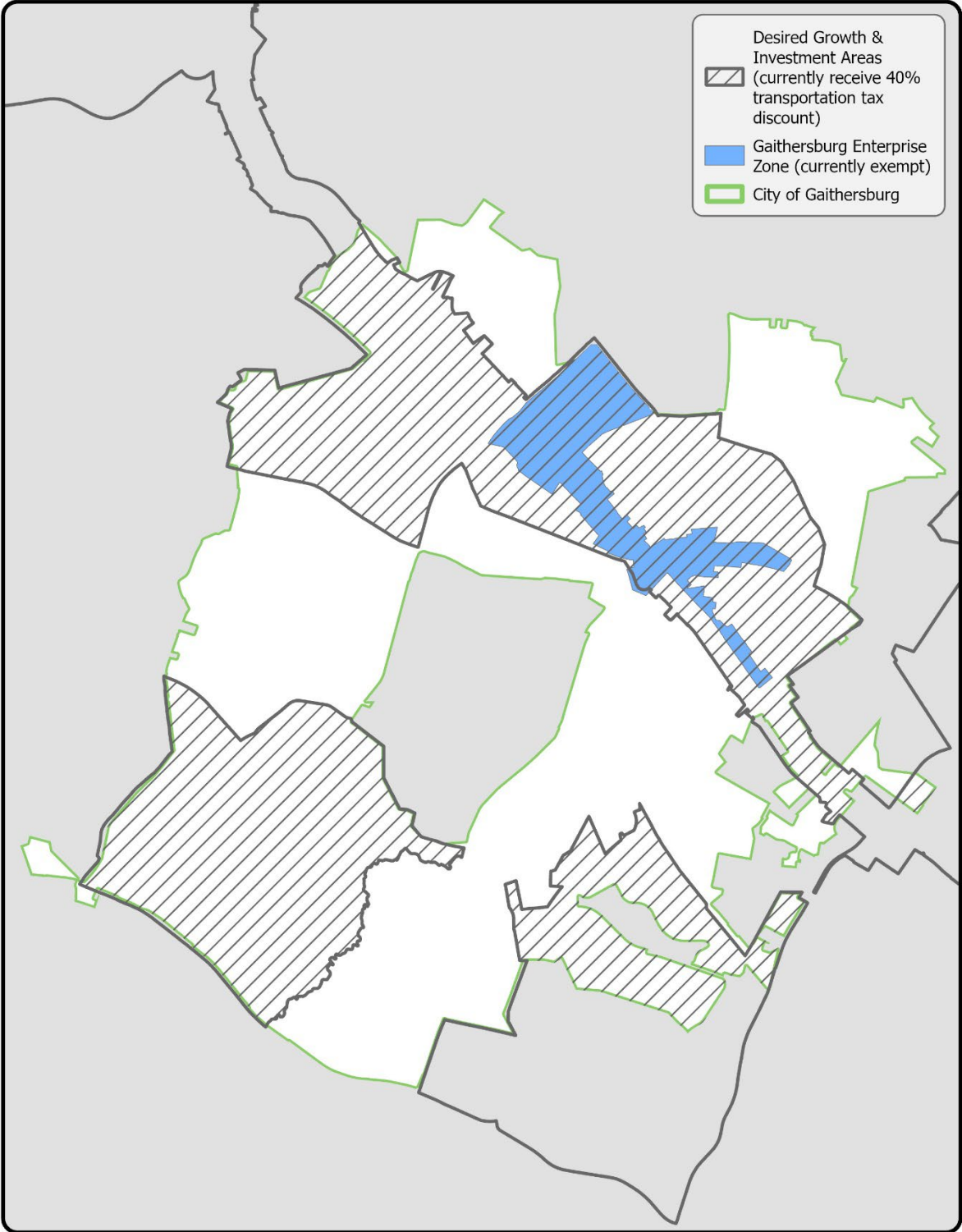
Further, as shown on the following map, removal of exemptions for designated Enterprise Zones or Desired Growth and Investment Areas will have disproportionate impact on the City of Gaithersburg affecting its employment centers, currently designated Infill Impact Areas, and Equity Emphasis Areas. These exemption removals are being coupled with a potential redesignation of the Life Sciences Center, sharing a border and a MWCOG Activity Center designation with the City, to a Red policy area based upon master plan potential and placing the City at a further competitive disadvantage.

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Tanisha R. Briley



We appreciate the Planning Board's consideration of our requests and look forward to continuing our coordination to address the growth challenges facing our county together and in an equitable fashion.

If you should have any further questions about this matter, please feel free to contact me at 240-805-1072.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Robinson', with a stylized flourish at the end.

Rob Robinson, Long Range Planning Manager
City of Gaithersburg

Cc:

Tanisha Briley, City Manager
Dennis Enslinger, Deputy City Manager
Tom Lonergan-Seegar, Assistant City Manager
John Schlichting, Director, Planning and Code
Lisa Govoni, Acting Planning Supervisor, Countywide Planning & Policy Division
Ricky Barker, Director, Rockville Community Planning and Development Services