

2024 - 2028 GROWTH AND INFRASTRUCTURE POLICY PLANNING BOARD APPROVAL

Description

Montgomery Planning is undertaking the quadrennial update of the Growth and Infrastructure Policy (GIP). On Thursday, May 23, 2024, the Planning Board held a public hearing for the 2024 GIP draft. Over five weeks, the Planning Board reviewed and provided policy direction on each recommendation throughout a series of work sessions. During this session, the Planning Board will finalize and approve its recommendations for the 2024-2028 Growth and Infrastructure Policy.

Complete: 07-11-2024

MCPB

Item No. 11

7/18/2024

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Summary

- The GIP addresses the adequacy of public facilities as it relates to the regulatory or development review process. It sets standards for evaluating individual development proposals to determine if the surrounding public infrastructure, such as transportation networks and school facilities, can accommodate the demands of the development. It also outlines requirements for mitigating inadequate infrastructure.
- This staff report outlines outstanding recommendations for transportation, schools and impact taxes in the 2024 – 2028 Growth and Infrastructure Policy (GIP) update.
- The County Code directs the Planning Board to transmit a draft of the GIP to the County Council by August 1, 2024, and for the County Council to adopt the 2024-2028 policy by November 15, 2024.
- **Staff Recommendation:** Finalize and approve the Planning Board’s recommendations for the 2024-2028 Growth and Infrastructure Policy.

2024 – 2028 GROWTH AND INFRASTRUCTURE POLICY WORK SESSION

Overview of Work Sessions

Following the public hearing on May 23, 2024, the Planning Board held five work sessions on the recommendations presented in the Public Hearing draft of the Growth and Infrastructure Policy.

Planning Board work sessions and dates:

- [Work Session #1](#): On May 30, 2024, the Planning Board began its review of the schools element recommendations
- [Work Session #2](#): On Thursday, June 6, 2024, the Planning Board began its review of the transportation element recommendations.
- [Work Session #3](#): On Thursday, June 13, 2024, the Planning Board began its review of the impact tax element recommendations.
- [Work Session #4](#): On Thursday, June 20, 2024, the Planning Board revisited outstanding transportation topics.
- [Work Session #5](#): On Thursday, June 27, 2024, the Planning Board revisited outstanding schools, transportation, and impact tax topics.

On July 18, 2024, the Planning Board will review a marked up version of the Public Hearing Draft (**Attachments 1 and 2**) that reflects decisions made by the Planning Board during the work sessions as well as other minor edits and corrections.

Attachment 3 provides a summary of changes as well as Planning Staff’s responses to comments and testimony.

The Planning Board will transmit its finalized recommendations to the County Council. The transmittal letter will emphasize the Board's desire to work collaboratively to develop new infrastructure funding solutions.

Chapter 33A of the County Code requires a quadrennial review of the GIP, with the current review to be completed in 2024. The Planning Board must transmit its policy recommendations along with a report on the county’s growth context to the County Council by August 1, 2024. The Council will adopt the updated policy via resolution by November 15, 2024. The following table highlights the timeline for GIP milestones and activities.

Milestone	Dates	Notes
Work Session #1	May 30, 2024	Schools
Work Session #2	June 6, 2024	Transportation

Work Session #3	June 13, 2024	Impact Taxes
Work Session #4	June 20, 2024	Outstanding Topics for Transportation and Schools
Work Session #5	June 27, 2024	Outstanding Topics
Work Session #6	July 18, 2024	Finalize and Approve Recommendations Planning Board Approval
County Council Public Hearing	September 2024	
County Council Review and Approval	September – November 2024	Council adoption is required by November 15, 2024

Background

In Montgomery County, development is largely, though not entirely, characterized by infill and redevelopment in our urban core and along our transit corridors. Once dominated by greenfield development that created single-family housing for nuclear families, the county’s growth pattern has shifted to infill development, where multi-family housing and non-family households define residential communities. The 2016–2020 *Subdivision Staging Policy* and the 2020–2024 *Growth and Infrastructure Policy* (GIP) recognized the varying and changing growth contexts throughout the county and created flexible policies that moved the growth policy from a one-size-fits-all approach to one that recognized the need for greater flexibility.

The 2024–2028 GIP further refines and enhances the transformational growth policies of 2016 and 2020. A primary goal of the 2024 GIP update is to ensure the policy aligns with the County’s priorities and the current growth context. The 2024 update of Growth and Infrastructure Policy aims to ensure adequacy while improving development conditions in the county by enhancing predictability, transparency, and proportionality in the approval process.

Attachments

- Attachment 1 – 2024 Growth and Infrastructure Policy Update Report – Tracked Changes
- Attachment 2 – 2024 Growth and Infrastructure Policy Update Report – Appendices – Tracked Changes
- Attachment 3 – Summary of Recommendations, Testimony, and Comment Response Matrix