

## **TOD Designation Information + Application Questions**

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**Partnerships:** MC DOT, Urban Districts, Regional Directors

**Jurisdiction:** Montgomery County

### **Proposed TOD Designated Area for Consideration:**

First applications: Bethesda, Silver Spring, Friendship Heights, Wheaton

Other areas and corridors for future consideration:

- Purple Line Corridor
  - Chevy Chase Lake
  - Greater Lyttonsville
  - Long Branch
- Forest Glen Metro
- Germantown
- Kensington
- White Oak
- White Flint/North Bethesda

### **Map of Area/Corridor**

Maps to include: CBD or plan area boundary, zoning, buildings, rail stations, major roads, major environmental features such as streams

### **Transit Station Area Profile** (as applicable):

- Transit and Land Use
- Median Housing Sales Price
- Socioeconomics
- Employment

**Please list and briefly describe any existing incentive designations that apply to the proposed TOD area** (for example: Priority Funding Areas, Sustainable Community, local or national register historic district, Maryland Heritage Area, Enterprise Zone, Main Street, BRAC Zone, Arts and Entertainment District, federal Opportunity Zone, Just Communities, etc.).

**TOD Designation Plan Criteria:** Land Use; Bike, Pedestrian, Complete Streets, Housing, Action Plan, Parking, Transportation Network, Cohesion, Green Infrastructure

### **Land Use Questions:**

**Question 1:** Please describe and provide documentation of the transit-oriented (if applicable) land use plans and policies, existing zoning and other development regulations (e.g., any TOD-favorable design

standards, adequate public facility standards and permitting process), and/or development proposal if applicable for the proposed designation area. The land use plan should include a mix of uses and target densities. If there is any intention for land use or zoning changes for the site area, please share.

**Question 2:** Please explain how and provide documentation showing that proposed developments are transit-oriented and consistent with local and regional land use and comprehensive plans.

**Question 3:** Please describe and provide documentation of a rationalized parking strategy for the proposed designation area. This can include allowable parking under zoning or the amount of parking being proposed through a development proposal.

**Question 4:** Please describe and provide documentation of any plans specific to people biking, walking, or rolling, within and to/from the proposed designation area in local comprehensive, transportation, or pedestrian and bicycle master plans.

**Question 5:** Please describe and provide documentation of a strategy for connectivity to different modes of transit within and to/from the proposed designation area.

**Question 6:** Please describe and provide documentation of goals for housing creation (number of intended units and type) and affordability within the proposed designation area.

**Question 7:** Please describe how current planning and/or planned development supports economic development in the proposed designation area, including any anchor employers, business attraction or expansion efforts, and financial incentives or investment. Describe how any proposed developments and/or placemaking projects will support the revitalization, development or redevelopment of sites within the proposed designation area, and what resources will be necessary to implement proposed developments.

**Question 8:** Please describe and provide documentation of plans, policies, or strategies for developing green infrastructure within the proposed designation area. Examples of green infrastructure include rain gardens, permeable pavement, green roofs and enhanced or restored natural landscape features.

**Question 9:** Please summarize the jurisdiction's action plan for development during the 10-year designation period, including targeted milestones, community engagement strategy, enabling projects, TOD-supportive zoning, and potential funding sources and commitments for proposed development within the proposed designation area. Applicants can include community engagement work that has already occurred.