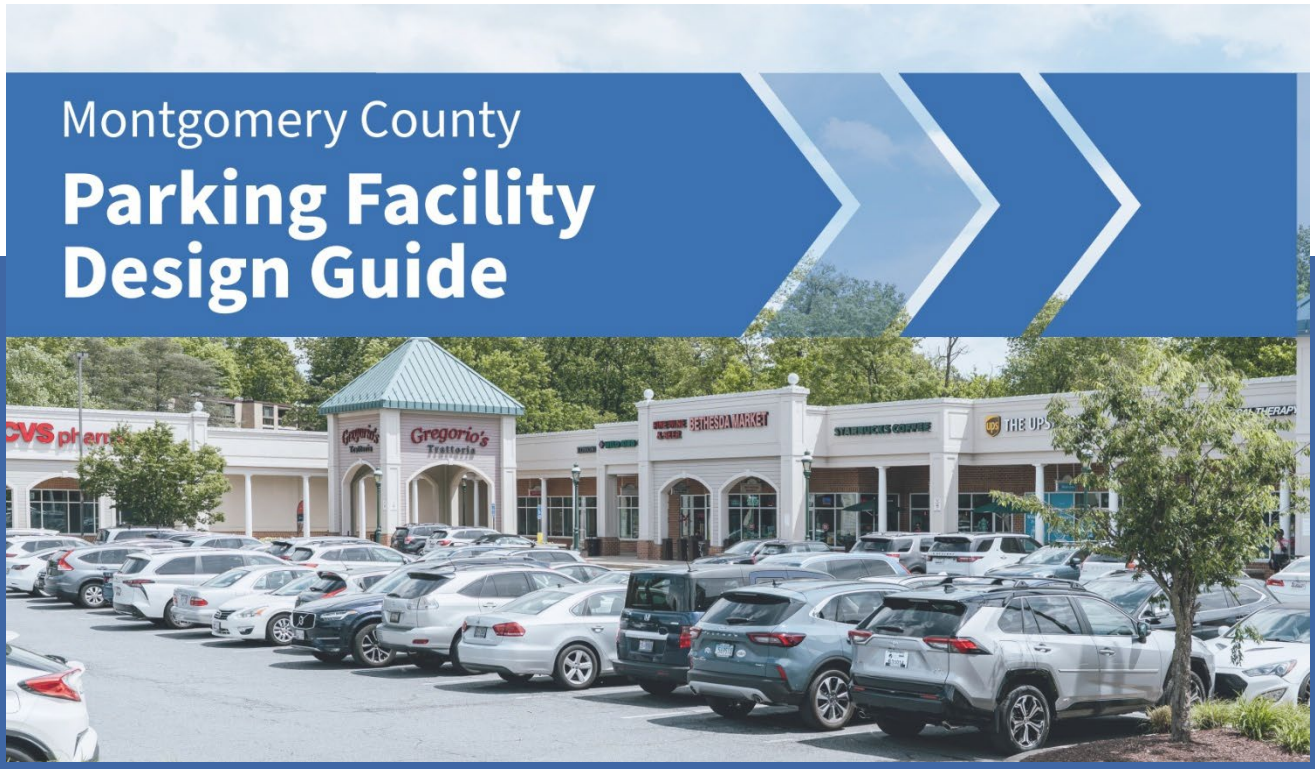
Montgomery Planning

PARKING FACILITY DESIGN GUIDE BRIEFING



Description

Planning Staff and the project consultant will provide an overview of the draft Parking Facility Design Guide. The Planning Board is requested to provide feedback on the draft guide.

COMPLETED: 10/21/2026
PLANNING BOARD HEARING DATE: 11/5/2026
MCPB ITEM NO. 09

Montgomery County Planning Board
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LOCATION

Countywide

MASTER PLAN

2023 *Pedestrian Master Plan*

Summary:

- A significant percentage of crashes involving pedestrians take place in parking facilities
- Development of Parking Facility Design Guide was recommended in 2023 *Pedestrian Master Plan* and in annual Vision Zero Action Plans
- Parking Facility Design Guide funded by Safe Streets for All grant from the United States Department of Transportation

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SECTION 1 – PROJECT DESCRIPTION

Background

Montgomery Planning developed the *Parking Facility Design Guide* as a resource for public agency staff, private-sector developers and contractors, and the general public to understand current requirements and best practices for surface parking lot and parking structure design. The guide was developed with funding from the federal Safe Streets and Roads for All (SS4A) program, the goal of which is to reduce and ultimately eliminate roadway deaths and serious injuries on U.S. roads by funding safety improvements and planning efforts at the local, regional, and Tribal level.

Project Purpose

Parking facilities are important features of Montgomery County's transportation infrastructure. Parking facility design affects the way people access their destinations and influences injury and fatality risk, as well as personal security. The guide aims to:

- Promote safer parking facility designs, helping the county fulfill its commitment to Vision Zero
- Support parking facility designs that are more accessible and comfortable for non-drivers and individuals with disabilities
- Encourage parking facility designs that advance the county's commitment to addressing climate change (including the urban heat island effect), clean water, and quality human-scale design that creates a sense of community and place
- Provide clarity about expectations for on-site parking in private development projects

Project Process

The project involved regular meetings with an interagency stakeholder group, including representatives from various divisions of the Montgomery County Department of Transportation, Montgomery County Department of Permitting Services, Montgomery County Fire and Rescue Services, Montgomery Parks, and Montgomery County Public Schools. Staff from these agencies provided their perspectives about parking lot design best practices and topics of concern, provided comments on the project's literature review, and reviewed the draft design guide. In addition to the stakeholder group, the project team met with the county's Commission on People with Disabilities to understand the challenges people with diverse disabilities encounter in parking facilities.

In addition to engagement, the project team conducted a literature review to understand parking facility crash data and best practices for addressing safety issues that are common in parking facilities. The project team also met with Montgomery Planning regulatory staff and reviewed existing county policies, regulations, and practices to understand how a design guide could be most useful for those reviewing parking facility design on a daily basis.

Next Steps

During this session, Planning Staff and the project consultant will provide a briefing on the guide. The Planning Board is encouraged to provide feedback on the document. After briefing the Planning Board, Planning Staff will brief the County Council. Planning Staff will compile feedback and make necessary changes before publishing the final version on the Montgomery Planning website.

After the guide is finalized, Planning Staff will explore potential changes to incorporate recommended best practices into the County Code and associated policies.

ATTACHMENTS

Attachment A: Draft Parking Facility Design Guide