

## ***2003-2005 Growth Policy Schedule***

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- **Staff Draft: June 15**
- **Board worksessions: July 14 & 21**
- **Planning Board Draft: August 1**
- **County Executive: September 1**
- **Council Public Hearing: September 27**
- **BOE & WSSC comments: October 1**
- **Council action: November 15**



## ***2003-2005 Growth Policy Staff Draft Contents***

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- 1. APF Time Limits**
  - 2. Adequacy of Public Safety Facilities**
  - 3. Highway Mobility Report**
  - 4. White Flint Policy Area**
- **Review of first year under new growth policy**
  - **Additional issues raised by the Planning Board**



## ***Staff Draft 2005-2007 Growth Policy***

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### **Worksession 2:**

- **Review of new growth policy**
- **Public safety**
- **White Flint policy area boundaries**
- **Highway mobility**
- **Other issues**

## ***Review of the new growth policy***

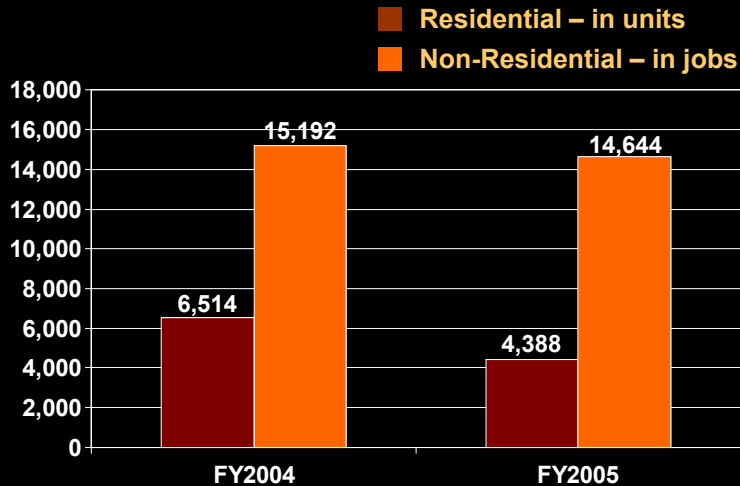
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**The growth policy approved by the County Council in October 2003 went into effect on July 1, 2004.**

- **Eliminated policy area transportation review**
- **LATR standard more stringent**
- **Changed school test**
- **Increased impact taxes**



## Amount of development approved in FY05 less than FY04



Does not include approvals in the cities of  
Rockville and Gaithersburg

## Location of residential approvals

### FY04

1.	Clarksburg	1,826
2.	Twinbrook	1,114
3.	Silver Spring CBD	996
4.	Potomac	736
5.	Bethesda CBD	445
6.	Germantown West	387
7.	Montgomery Village/Airpark	204
8.	R&D Village	196
9.	Germantown East	171

### FY05

1.	White Flint	1,350
2.	Fairland/White Oak	611
3.	Clarksburg	421
4.	Silver Spring CBD	301
5.	Germantown West	261
6.	Rural	240
7.	Kensington/Wheaton	210
8.	R & D Village	196
9.	Derwood	188
10.	Wheaton CBD	182



Total: 6,514

Total: 4,388

## *Location of non-residential approvals*

### FY04

1.	Clarksburg	6,350
2.	Potomac	3,356
3.	Fairland/White Oak	1,488
4.	Wheaton CBD	688
5.	Germantown Town Center	579
6.	R&D Village	407
7.	Twinbrook	350
8.	Bethesda/CC	333
9.	Bethesda CBD	212

### FY05

1.	White Flint	5,657
2.	Montgomery Village/Airpark	3,723
3.	Twinbrook	1,390
4.	Potomac	1,250
5.	North Bethesda	952
6.	Silver Spring CBD	608
7.	Rural	324
8.	Derwood	158
9.	North Potomac	140
10.	Kensington/Wheaton	132



**Total: 15,192 jobs**

**Total: 14,644 jobs**

## *Residential approvals in moratorium areas*

### Capacity    Approved

Aspen Hill	-7,215	14
Clarksburg	-6,628	421
Fairland/White Oak	-3,557	611
Germantown West	161	261
Montgomery Village/Airpark	-5,524	33
Olney	2	29
White Flint	1,233	1,350

- 1,302 housing units approved over the ceilings: 728 single-family detached, 326 townhouse, 169 multi-family, 100 senior housing.



- 1,200 PM peak-hour trips and 664 school students.

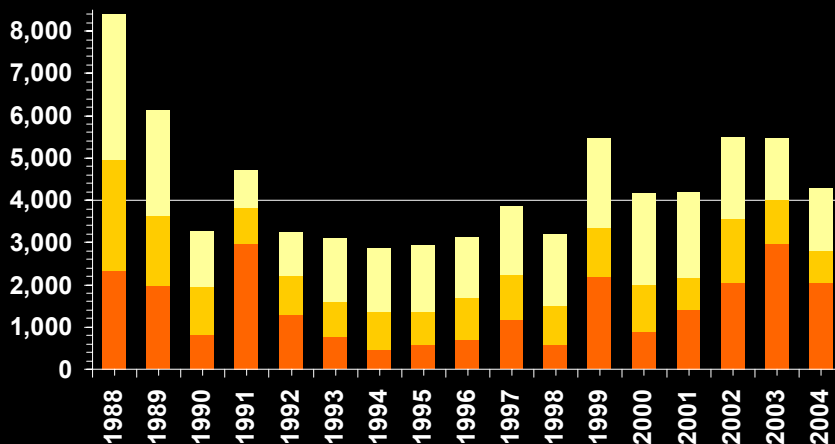
## *Non-residential approvals in moratorium areas*

	Capacity	Approved
Bethesda/Chevy Chase	57	0
Clarksburg:	-811	0
Cloverly	-22	0
North Bethesda	6	952
Montgomery Village/Airpark	37	3,723
R&D Village	-5,925	0

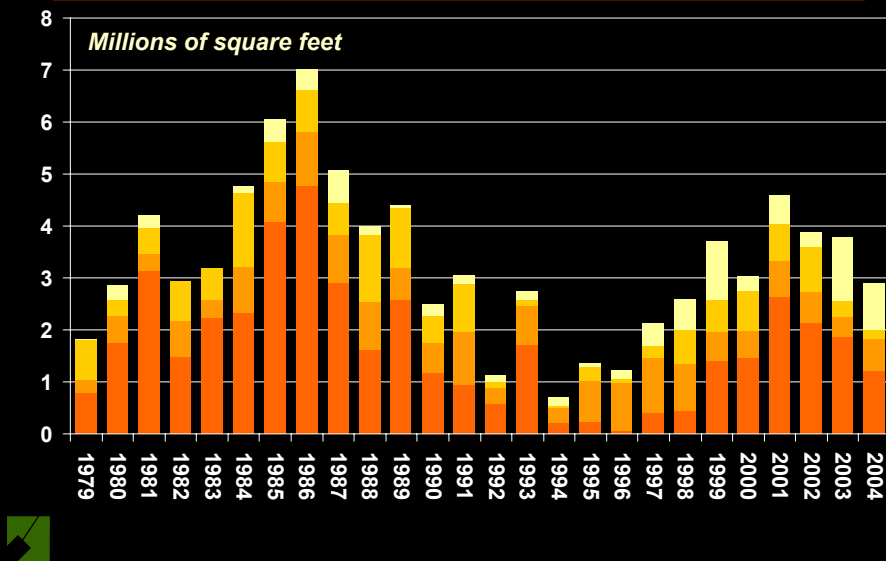
- Two major projects approved in areas that would have been in moratorium: Wilgus East in North Bethesda and Webb Tract in Montgomery Village/Airpark.
- 1,533 trips.



## *Residential Development*



## *Non-Residential Development*



## *Chapter 2: Public safety*

**The Planning Board must “consider potential options for testing the adequacy of public safety (police and fire/rescue) infrastructure.”**

## *Current growth policy*

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***“The Planning Board and staff must consider the programmed services to be adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies...”***



## *Non-local examples*

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- **Town of Moraga, California**
- **Palm Beach County, Florida**
- **Union City, California**
- **Measures/issues**
  - **Response times**
  - **Infrastructure/stations**
  - **Personnel/staffing**
  - **Mitigation**



## *Local examples*

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- **Carroll County**
  - “Available Threshold Capacity”
  - Police staffing/fire& rescue response times/adequate road access
  - Inadequate: development is phased



## *Local examples*

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- **Prince George's County**
  - Public safety test established in 1990, recently strengthened.
  - Standards
    - Advanced life support: 10 minutes
    - Basic life support and fire: 8 minutes (rural tier) and 6 minutes elsewhere
    - Police: 10 minutes (emergency) and 25 minutes (non-emergency)
  - Effectively blocked all residential development in County
  - New direction: Surcharge/longer response time





## *Measuring adequacy*

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- **Building codes:**
  - Project-level standards
  - Street widths, Water supply
- **Plans and policies:**
  - Equipment and personnel
  - Needs vary by locality
- **Measure of adequacy**
  - Response times
  - Correlated to stations: Fire & Rescue

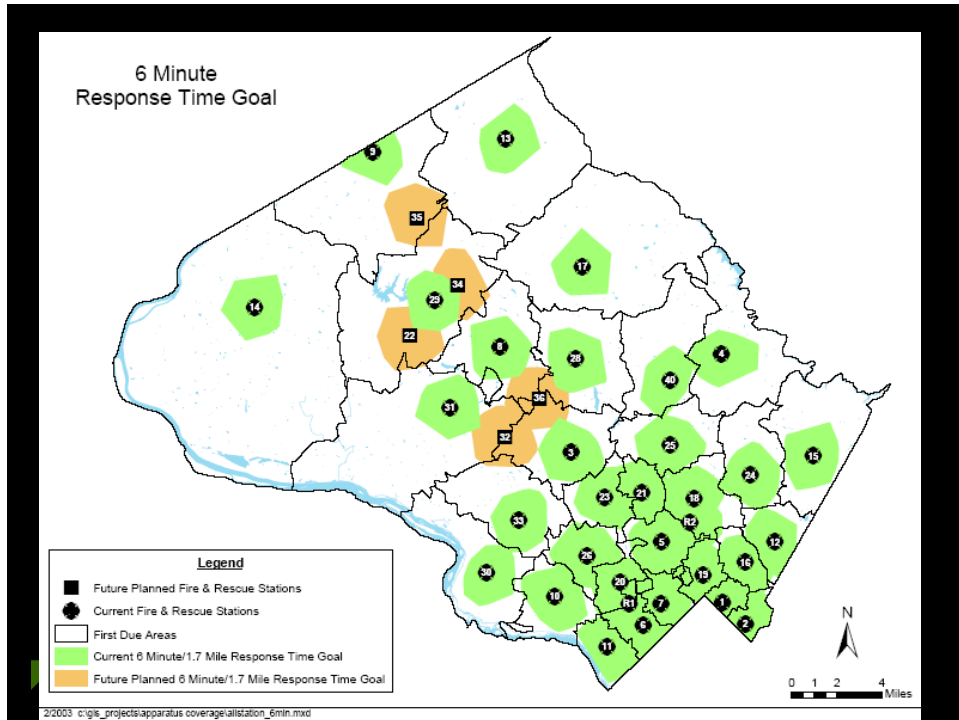


## *Montgomery County Fire and Rescue*

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- **New draft Master Plan under review by the County Council**
- **Goal: achieve 6-minute response times**
- **System is at capacity**
- **Four new stations**
  - Germantown West: FY07
  - Germantown East: FY08
  - Clarksburg: FY09
  - Travilah: FY09
  - Shady Grove: Not programmed.





## *Clarksburg station*

- Identified in staff report as major issue.
- Problem: station location at 355 and Stringtown has “intermittent stream.”
- News: site may work after all.



## *Montgomery County Department of Police*

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- **Seven-minute response time goal.**
- **Staffing level of 1.1 officers per 1,000 population below desired level.**
- **Police response times are not highly correlated to number and location of stations.**



## *Staff considerations*

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- **Fire/rescue stations are key public safety infrastructure.**
- **Planned stations appear to be on track...and “countable.”**
- **Including public safety issues/sites in planning decisions is improving and can improve.**



## *Staff recommendations*

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- **Do not change growth policy's public safety provisions.**
- **Continue to strengthen role of public safety agencies in planning:**
  - **Master plans**
  - **Review of proposed development projects**



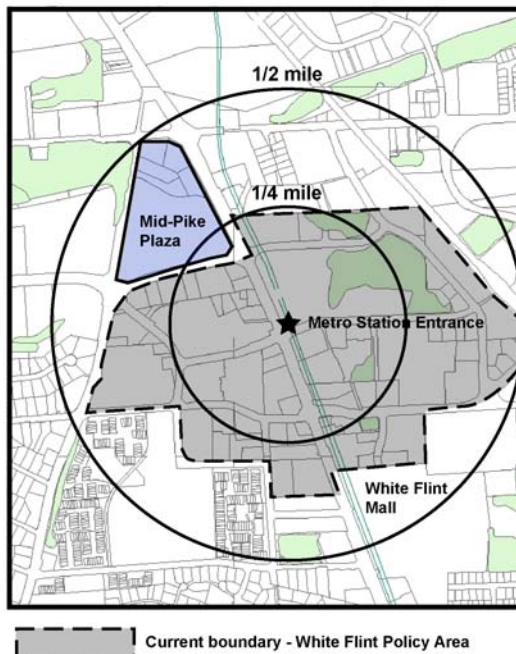
## *Chapter 3: White Flint*

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- **Federal Realty requested that the Board consider changing the boundary of the White Flint policy area to include Mid-Pike Plaza.**



Vicinity Map - White Flint Policy Area

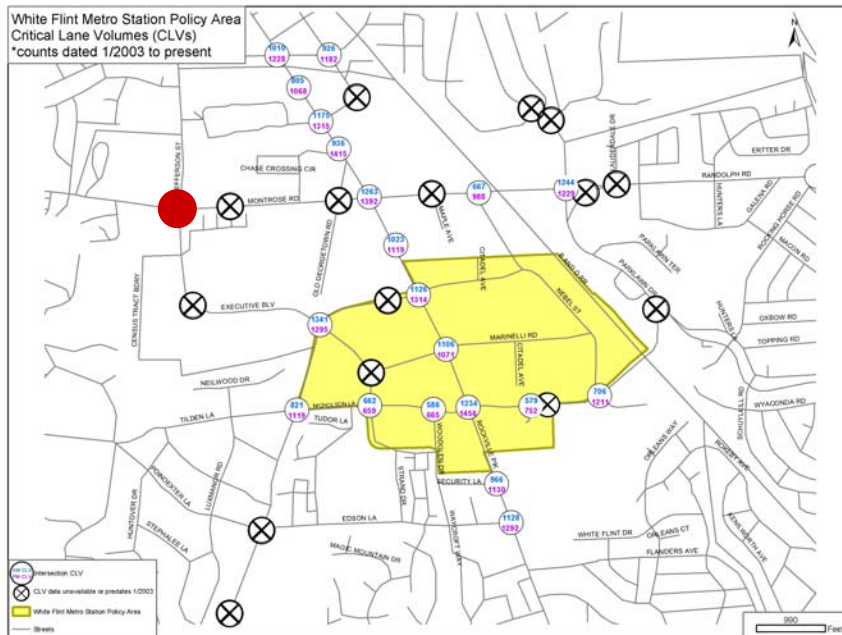


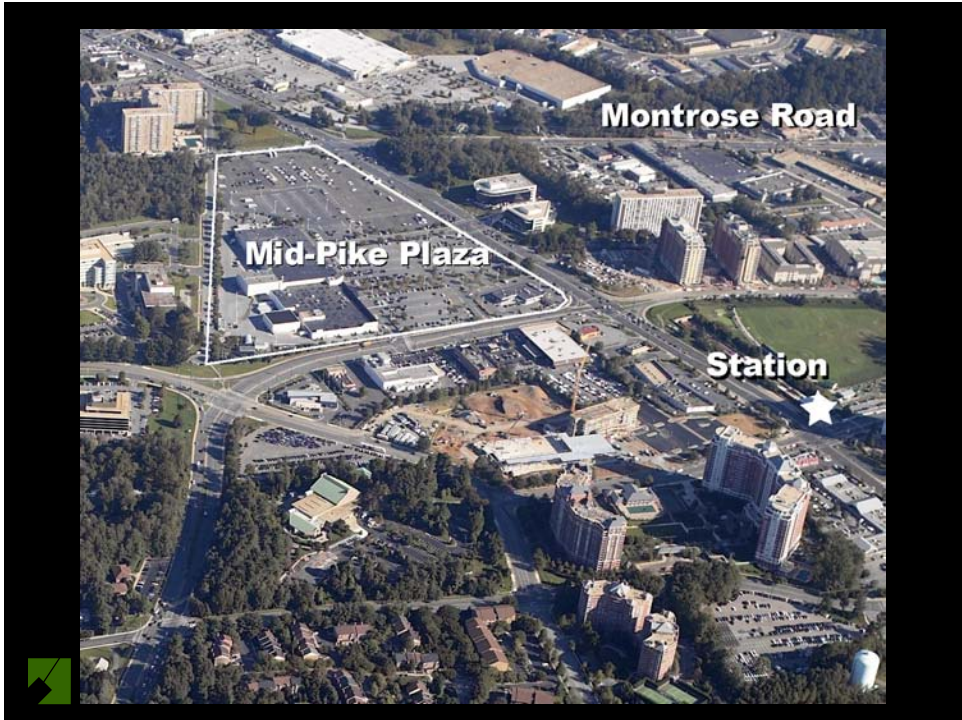
## ***Metro station policy areas***

- **Facilitate planned development near high quality transit.**
  - **Less stringent congestion standards.**
  - **Alternative Review Procedure**
  - **Lowered impact taxes**
- **Boundary changes**
  - **Master plan guidance**
  - **Pedestrian accessibility**
  - **Character of potential development.**

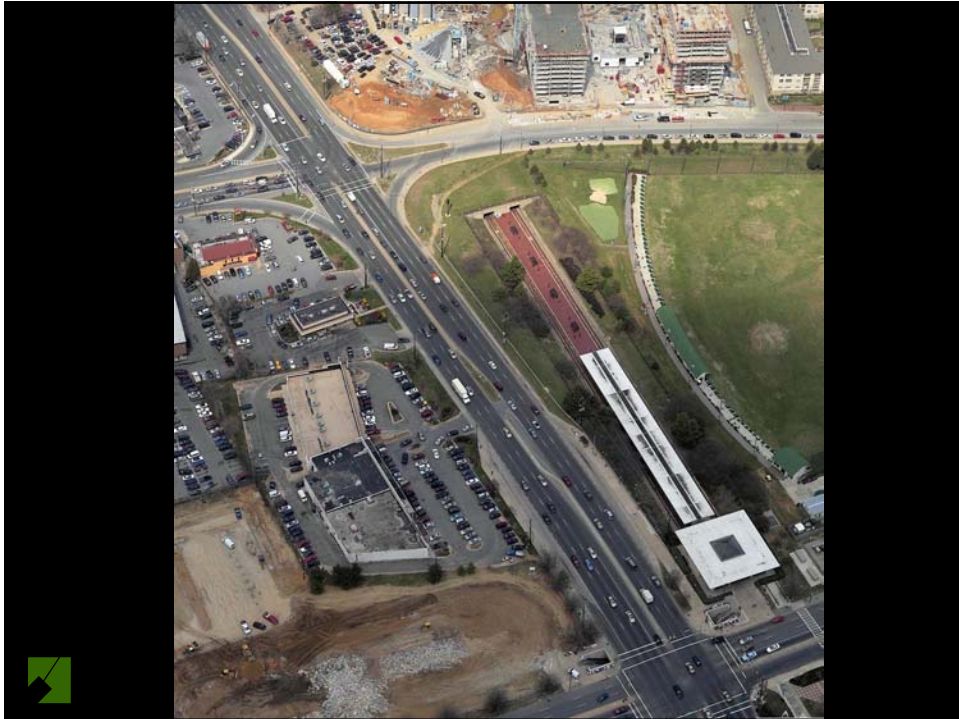
## *Master plan guidance: White Flint and Mid-Pike Plaza*

- Plan recommended confirming existing zoning (C-2).
- In 1992, redevelopment of existing centers rare.
- Plan focused on lack of development on parcels closer to station
- Plan expresses desirability of mixed use projects.









## *Staff considerations*

- Board is recognizing value of mixed-use redevelopment of strip centers
- Desirable transit mode shares are achievable beyond ¼ mile for well-designed mixed-use projects.
- Mid-Pike currently not zoned for mixed-use. Other nearby parcels in same situation.
- Growth policy would require 50% trip mitigation.





## *Staff recommendation*

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- **Do not change boundary now.**
- **Growth policy permit Planning Board to consider boundary changes with submission of preliminary plan.**
- **Minimum requirements**
  - **Adjacent to boundary**
  - **Mixed use, including housing**
  - **Transit-oriented design, meet mode share goals.**
  - **Submit traffic study**

