

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
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August 1, 2005

The Hon. Tom Perez  
President, Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20910

The Hon. Douglas M. Duncan  
Montgomery County Executive  
101 Monroe Street  
Rockville MD 20910

Dear Mr. Perez and Mr. Duncan:

I am pleased to transmit to you the Montgomery County Planning Board's *Final Draft 2005-2007 Growth Policy for Montgomery County*.

As required by County Code, a staff draft growth policy was released by June 15, 2005 and reviewed by the Planning Board in public worksessions on July 14 and July 21, 2005. The Planning Board's review focused on four issues: two requested by the County Council as "issues to be addressed" in the current growth policy resolution, the annual congestion report required by the growth policy, and a fourth issue raised by a landowner near the White Flint Policy Area. The Planning Board's recommendations on these issues are included in the attached report.

As the Council is aware, the growth policy was substantially revised in late 2003 and the "new" growth policy went into effect on July 1, 2004. The Planning Board received a presentation from Park and Planning staff on development approval activity during the first year of the new policy. That presentation is included in this report as an appendix. The Planning Board has asked staff to prepare a written analysis of the findings in that presentation, which the Board will review in September.

Among the findings of the Planning Board's initial review of development approval activity is that more housing units are being approved in the agricultural reserve. The number of housing units approved in the RDT zone averaged 13 units from 2000 to 2003 but have averaged 39 units per year during the 2004 and 2005 period. The Planning Board is concerned that this trend is evidence of growing development pressure on one of the County's most precious resources. Therefore, the Board has asked staff to review the issue and bring it back in the fall for discussion by the Planning Board. If the Planning Board has any growth policy recommendations as a result of this review, the Planning Board will make those recommendations prior to the County Council's public hearing on the growth policy, currently scheduled for September 27, 2005.

In addition, the Planning Board received a recommendation from the Garrett Park Estates – White Flint Park Citizens’ Association on July 21, 2005 to adjust the northern boundary of the Grosvenor Metro Station Policy Area so that it no longer encompasses the American Speech Hearing Association property. The Planning Board will take up this issue in the fall prior to the Council’s growth policy public hearing.

The Planning Board looks forward to the fall discussion of growth policy issues. As you prepare for that discussion, please do not hesitate to contact us if we can provide data, information and analysis or otherwise support your review of these important issues.

Sincerely,

[original signed]

Derick P. Berlage  
Chairman

DPB:KWM