

June 25, 2002

Memorandum

To: Montgomery County Planning Board

From: Charles R. Loehr, Director of Park and Planning

Re: Update on the Annual Growth Policy Study

Attached report: "Assessing the Effectiveness of Montgomery County's Adequate Public Facilities Ordinance"

Last fall, the Montgomery County Council directed the Montgomery County Planning Board to engage in a "top-to-bottom" review of the Annual Growth Policy over the next two years. This memorandum summarizes current staff activities on the study.

In the first half of 2002, staff has been engaged in background studies and discussion, focusing on three issues:

- What's going on elsewhere (including people and places who are doing something we can learn from)?
- What are the best ways to evaluate the effectiveness of the APFO (including the effectiveness of the entire APFO as well as the effectiveness of specific aspects, such as transit accessibility).
- What do we already know? (including a provision-by-provision review of studies that have been performed over the past two-and-a-half decades since the APFO was implemented).

Please find attached a paper entitled "Assessing the Effectiveness of Montgomery County's Adequate Public Facilities Ordinance." This paper was prepared by staff to document the variety of issues associated with a "top-to-bottom" review of the AGP and to identify potential methods for analyzing those issues. We believe the report helps make the study process more transparent with detailed discussion of the issues to be addressed. However, it is very likely that additional issues will arise that are not covered in the

report. It is also likely that we will learn that some issues identified in the report are not helpful avenues of exploration.

Over the next few months, staff will be working to complete the background research studies. In addition, staff will be broadening the discussion at the staff level with representatives from County government and agencies such as Montgomery County Public Schools, and with representatives from Rockville and Gaithersburg. We are also identifying individuals around the country that have been thinking about these issues – academicians, researchers, planners – and will be inviting them to participate with us in roundtable discussions. This is one more way for us to access the latest thinking in growth management.

Assessing the Effectiveness of Montgomery County's Adequate Public Facilities Ordinance



Prepared by the Montgomery County Department of Park & Planning
Maryland - National Capital Park and Planning Commission
May 2002

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Abstract

- Title: Assessing the Effectiveness of Montgomery County's Adequate Public Facilities Ordinance
- Author: Montgomery County Department of Park and Planning
Maryland - National Capital Park and Planning Commission
- Subject: Status report and discussion of issues related to a comprehensive review of Montgomery County's Adequate Public Facilities Ordinance and Annual Growth Policy.
- Source of Copies: The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, Maryland, 20910
301-495-4700
<http://www.mc-mncppc.org/planning/development/agphome.htm>
- Date: May 2002
- Number of Pages: 56
- Abstract: Last fall, the Montgomery County Council directed the Montgomery County Planning Board to engage in a "top-to-bottom" review of the Annual Growth Policy over the next two years. This report summarizes current staff activities on the study, and seeks to document the variety of issues associated with the review of the AGP and to identify potential methods for analyzing those issues. The report is intended to help make the study process more transparent by providing a detailed discussion of the issues to be addressed. However, it is very likely that additional issues will arise that are not covered in the report. It is also likely that further discussion will determine that some issues identified in the report are not helpful avenues of exploration.

Assessing the Effectiveness of Montgomery County's Adequate Public Facilities Ordinance

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Staff Contacts

County Council Staff

Glenn Orlin, *Deputy Staff Director*

Michael Faden, *Senior Legislative Attorney*

County Executive Staff

Elizabeth Davison, *Director, Department of Housing and Community Affairs*

Scott Reilly, *Assistant Chief Administrative Officer, Office of the County Executive*

Lisa Rother, *Planning Manager, Planning Implementation Section of the Office of the County Executive*

Keith Goodman, *Senior Planner, Planning Implementation Section of the Office of the County Executive*

Albert J. Genetti, *Director, Department of Public Works and Transportation*

Edgar Gonzalez, *Director, Office of Project Development, Department of Public Works and Transportation*

Jean Chait, *Senior Planning Specialist*

Montgomery County Public Schools Staff

Dr. Jerry D. Weast, *Superintendent*

Bruce Crispell, *Senior Planner*

Montgomery County Department of Park & Planning

Charles R. Loehr, *Director*

Joe Davis, *Chief, Development Review*

John Carter, *Chief, Community-Based Planning*

Jeffrey Zyontz, *Chief, Countywide Planning*

Drew Dedrick, *Chief, Research & Technology Center*

Richard Hawthorne, *Chief of Transportation Planning*

Eric Graye, *Transportation Planning Supervisor*

Ron Welke, *Transportation Planning Supervisor*

Karl Moritz, *Research Manager*

Sally Roman, *Research Supervisor*

Margaret Kaii-Ziegler, *Planner/Coordinator*

Ed Axler, *Senior Transportation Planner*

Janet Gregor, *Transportation Planner*

Tom Harrington, *Transportation Planner*

Mary Goodman, *Information Specialist*

Ann Wallas, *Planning Intern*

Robert Ewing, *Planning Intern*

Patricia Epperly, *Administrative Aide*

Charles Coleman, *Administrative Services*

For more information about the Annual Growth Policy,
please contact Karl Moritz at 301-495-1312 or
karl.moritz@mncppc-mc.org



Montgomery County Department of Park & Planning
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910-3760
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