

What direction did the Council provide for the 2016 Subdivision Staging Policy?

Work underway at direction from Council following the 2012 SSP:

- Convert the most recently adopted version of the MWCOG regional transportation model to a more refined tool suitable for application in Montgomery County.
- Update LATR trip generation rates to better reflect the traffic effects of mixed-use development and access to multi-modal travel options (last updated in 1989).
- Identify and assess alternative LATR metrics and procedures (Traffic Impact Study Technical Working Group).
- Refine the transit component of TPAR to reflect the travel implications of bus rapid transit.



What new ideas are being considered for this
Subdivision Staging Policy?

Transportation:

- Expand the pro-rata share concept beyond White Flint and White Oak
- Look at incorporating Vehicle Miles of Travel (VMT) metric into the LATR process
- Consider consolidation of LATR and TPAR into a single transportation test



Schools:

- Work with MCPS to update student generation rates and develop measures of housing turnover.
- Continue collaboration on school design. Cross-agency Work Group on School Design Options report recently released.
- Continue joint community meetings such as the one held Sept. 17th with the Walter Johnson Cluster.



Infrastructure Funding:

- Update school and transportation impact tax rates based on current construction/capital costs
- Consider localized use of school and transportation impact taxes
- Evaluate the proportion of costs covered by impact taxes
- Consider changes in recordation tax rate
- Consider options for public private partnerships



Schedule & Participation

Briefing on New TPAR Transit Adequacy Component and Trip Generation Rate Update	December 2015
Briefing on Advanced Modeling Tool by consultant	January 2016
Work Sessions on Draft LATR/TPAR Recommendations	February and March 2016
Draft Status Report on General Land Use Conditions & Forecasts	February 2016
Draft School Test and Impact Tax Recommendations	March 2016
Working (Staff) Draft	April/May 2016
Public Hearing on the Working (Staff) Draft	May 2016
Work Sessions on the Working (Staff) Draft	June 2016
Planning Board Draft and Resolution	July 2016
Council Public Hearing on the Planning Board Draft	September 2016
PHED Committee Work Sessions	September/October 2016
County Council Work Sessions	October/November 2016
Council Adoption	Required by November 2016