Subdivision Staging Policy Update
Friends of White Flint
February 4, 2020
What is the Subdivision Staging Policy?

• The County’s Adequate Public Facilities Ordinance (APFO) became law in 1973:

  • “The [Planning] Board may only approve a preliminary plan when it finds that public facilities will be adequate to support and service the subdivision. Public facilities and services to be examined for adequacy include roads and transportation facilities, sewer and water service, schools, police stations, firehouses, and health clinics.” §50.4.3(J) of the County Code
What is the Subdivision Staging Policy?

- The Subdivision Staging Policy (SSP) is the set of policy tools that administer the APFO:
  - guides the timely delivery of public facilities to serve existing and future development
  - defines adequacy and how we measure it
- The policy is updated every four years.
  - The County Council must adopt the new SSP by November 15, 2020.
Slower growth in a maturing Montgomery County

Most populous county in Maryland with over 1 million people since 2012

38% population increase since 1990

Forecasting a 7.2% gain of 76,235 people between 2018 and 2030

Sources of Population Growth
1990-2017

Components of Population Growth

- Net Domestic Migration
- International Migration
- Natural increase
- Population Change

Source: U.S. Census Bureau, Population Estimate Program, 3/2019
Population Change 1990-2016 by Census Tract

Changing Travel Trends (Nationwide)

84 Million Trips on Shared Micromobility in 2018

Shared Micromobility encompasses all shared-use fleets of small, fully or partially human-powered vehicles such as bikes, e-bikes, and e-scooters.

Source: NACTO
Schools
What Does the SSP Do?

• Requires the Planning Board to annually approve the results of a school test evaluating projected school capacity

• Establishes the criteria for enacting development moratoria based on projected school capacity utilization

• Identifies exceptions to the moratoria
Annual School Test Overview

The Annual School Test is a two-tiered test:

- **Cluster** level test of utilization
- **School** level test of utilization
### Moratorium Thresholds

<table>
<thead>
<tr>
<th>Test Level</th>
<th>Moratorium Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cluster</td>
<td>Projected cumulative utilization greater than 120% at any school level (elementary, middle or high school) across the entire cluster.</td>
</tr>
<tr>
<td>Individual Elementary School</td>
<td>Projected utilization greater than 120% and projected capacity deficit of 110 seats or more.</td>
</tr>
<tr>
<td>Individual Middle School</td>
<td>Projected utilization greater than 120% and projected capacity deficit of 180 seats or more.</td>
</tr>
</tbody>
</table>
Current Moratorium Coverage
Current Moratorium Coverage

- Grosvenor - Strathmore: 100%
- Forest Glen: 100%
- Greater Lyttonsville: 50%
- White Oak: 83%
- Veirs Mill: 58%
- Rock Spring: 99%
- White Flint: 77%
Exceptions to the Moratorium

- **Non-residential** projects
- **De minimis** projects of 3 units or less
- **Age-restricted** senior housing
- Certain projects that generate 10 or fewer students at any one school and meet other conditions related to the removal of a condemned structure or provide high quantities of **deeply affordable housing**
How Many Kids Live There?!

Student Generation Rates (SGRs) are an average of the number of students per type of dwelling unit.
Schools: All Aspects Under Review

• The moratorium policy and its thresholds and exceptions
• The Annual School Test procedures
• Estimating enrollment impacts
• Development queue impacts
• Impacts of neighborhood turnover on enrollment
• Impact taxes – how they are applied and calculated
• Potential reintroduction of school facility payments
Schools: Seeking Innovative Solutions

• We are seeking an innovative set of policy tools that:
  • Better ensure school capacity adequacy within the County’s current growth paradigm
  • Support the County’s other policy priorities
• Effort has included an extensive review of policies from other similar jurisdictions across the country
Share of Students and Units by Dwelling Type

- **K-12 Students**: 55%
- **Dwelling Units**: 47%

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Houses</td>
<td>22%</td>
</tr>
<tr>
<td>Townhouses</td>
<td>20%</td>
</tr>
<tr>
<td>Low-Rise Multi-Family Units</td>
<td>4%</td>
</tr>
<tr>
<td>High-Rise Multi-Family Units</td>
<td>14%</td>
</tr>
</tbody>
</table>

- **K-12 Students**: 55%
- **Dwelling Units**: 47%
Housing Growth, 2015-18 by Cluster

Source: SDAT
SGR by Average Rent per Square Foot
Multifamily dwelling units

NOTE: These are not the SGRs for units at these rent levels. They are the SGRs for units in buildings where the average rent falls in these ranges.
SGR by Average Unit Square Footage
Multifamily dwelling units

NOTE: These are not the SGRs for units at these sizes. They are the SGRs for units in buildings where the average unit size falls in these ranges.
SGR by Share of 3-Bedroom Units
Multifamily dwelling units

NOTE: These are not the SGRs for 3-bedroom units. They are the SGRs for all units in buildings where the share of 3-bedroom units falls into the indicated range.

Source: SDAT/DHCA
SFD Homes by Number of Students

Homes with students on average have 1.7 students each.
Lot Size
Single family detached units

Count of SF Detached Units

Legend
Average Lot Size by Census Tract
- 1/4-Acre and Under
- 1/4-Acre - 1/2-Acre
- 1/2-Acre - 3/4-Acre
- 3/4 Acre - 1-Acre
- Greater than 1-Acre

Lot Size (acres)

Count of SF Detached Units

- Up to 1/4
- 1/4 to 1/2
- 1/2 to 3/4
- 3/4 to 1
- Over 1 acre
SGR by Lot Size
Single family detached units

Lot Size (acres)

- Up to 1/4
- 1/4 to 1/2
- 1/2 to 3/4
- 3/4 to 1
- Over 1
Gross Floor Area
Single family detached units

<table>
<thead>
<tr>
<th>Gross Floor Area (sf)</th>
<th>Count of SF Detached Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>500-999</td>
<td></td>
</tr>
<tr>
<td>1,000-1,499</td>
<td></td>
</tr>
<tr>
<td>1,500-1,999</td>
<td></td>
</tr>
<tr>
<td>2,000-2,499</td>
<td></td>
</tr>
<tr>
<td>2,500-2,999</td>
<td></td>
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<tr>
<td>3,000-3,499</td>
<td></td>
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<tr>
<td>3,500-3,999</td>
<td></td>
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<tr>
<td>4,000-4,499</td>
<td></td>
</tr>
<tr>
<td>4,500-4,999</td>
<td></td>
</tr>
<tr>
<td>5,000-5,499</td>
<td></td>
</tr>
<tr>
<td>≥5,500 (sf)</td>
<td></td>
</tr>
</tbody>
</table>
SGR by Gross Floor Area
Single family detached units

<table>
<thead>
<tr>
<th>Gross Floor Area (sf)</th>
<th>SGR</th>
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</thead>
<tbody>
<tr>
<td>500-999</td>
<td>0.500</td>
</tr>
<tr>
<td>1,000-1,499</td>
<td>0.450</td>
</tr>
<tr>
<td>1,500-1,999</td>
<td>0.400</td>
</tr>
<tr>
<td>2,000-2,499</td>
<td>0.350</td>
</tr>
<tr>
<td>2,500-2,999</td>
<td>0.300</td>
</tr>
<tr>
<td>3,000-3,499</td>
<td>0.250</td>
</tr>
<tr>
<td>3,500-3,999</td>
<td>0.200</td>
</tr>
<tr>
<td>4,000-4,499</td>
<td>0.150</td>
</tr>
<tr>
<td>4,500-4,999</td>
<td>0.100</td>
</tr>
<tr>
<td>5,000-5,499</td>
<td>0.050</td>
</tr>
<tr>
<td>5,500 and higher</td>
<td>0.000</td>
</tr>
</tbody>
</table>
Unit Mix for Highest Housing Growth Clusters (2011-15)

Gaithersburg
- 32% Single Family Detached
- 2% Single Family Attached
- 54% Multifamily Low-rise
- 12% Multifamily High-rise

Walter Johnson
- 55% Single Family Detached
- 25% Single Family Attached
- 12% Multifamily Low-rise
- 8% Multifamily High-rise

Clarksburg
- 57% Single Family Detached
- 24% Single Family Attached
- 25% Multifamily Low-rise
- 19% Multifamily High-rise

Bethesda-Chevy Chase
- 76% Single Family Detached
- 2% Single Family Attached
- 21% Multifamily Low-rise
- 1% Multifamily High-rise

Montgomery Blair
- 87% Single Family Detached
- 11% Single Family Attached
- 2% Multifamily Low-rise
- 1% Multifamily High-rise

Albert Einstein
- 95% Single Family Detached
- 5% Single Family Attached
- 0% Multifamily Low-rise
- 0% Multifamily High-rise
2015 Students Residing in Units Built 2011-15

Total Units Built 2011-2015

SF Share of Units Built 2011-2015

- Bethesda-Chevy Chase
- Blair
- Churchill
- Damascus
- Einstein
- Gaithersburg
- Kennedy
- Magruder
- Magruder
- Northwest
- Northwood
- Paint Branch
- Poole'sville
- Quince Orchard
- Rich Montgomery
- Richard Montgomery
- Rich Montgomery
- Walter Johnson
- Whitman
- Wootton
- Wootton
- Wootton
- Wootton
- Wootton

- 2015 Students Residing in Units Built 2011-15
  - 1,200 students
  - 1,200 students
  - 600 students
  - 300 students
  - 150 students
  - 75 students

- 2020 Subdivision Staging Policy Update
2018 Students Residing in Units Built 2011-15

- Damascus (1,200 students)
- Clarksburg (600 students)
- Gaithersburg (300 students)
- Walter Johnson (150 students)
- Sherwood (75 students)

- Total Units Built 2011-2015
  - 0
  - 500
  - 1,000
  - 1,500
  - 2,000
  - 2,500
  - 3,000
  - 3,500

- SF Share of Units Built 2011-2015
  - 0%
  - 20%
  - 40%
  - 60%
  - 80%
  - 100%
  - 120%
2018 SGRs for Units Built 2011-15
SGR by Year Built and Dwelling Type
Distribution of Census Tracts by: Average Length of Time Since Units were Last Sold

Source: SDAT
Student Generation Rate by:
Year Last Sold (Single Family Detached only)

Source: SDAT
Transportation
What Does the SSP Do?

- Groups our 38 policy areas into **four policy area categories** based on:
  - Current land use patterns
  - The prevalence of different modes of travel
  - The planning vision for the policy area
What Does the SSP Do?

- Establishes a set of multi-modal Local Area Transportation Review (LATR) tests for determining transportation adequacy.

  - Forecasts travel demand generated by existing, pipeline and proposed development and compares it to the capacity provided by existing and programmed roads and transit facilities.
What Does the SSP Do?

- **Unified Mobility Programs (UMPs)** include an area-wide analysis of needed transportation improvements
  - Applicants pay their proportion of the UMP cost
Transportation Update Scope

• Update of the transportation element is focused on two primary tasks:
  • Identifying opportunities to incorporate the County’s Vision Zero travel safety objectives into the Local Area Transportation Review process
  • Reintroducing a policy area-level transportation adequacy test for the purpose of evaluating "balance" between transportation capacity and land use travel demand for master plans /sector plans
Impact Taxes
## Transportation Impact Taxes

<table>
<thead>
<tr>
<th>Residential (per unit)</th>
<th>Red Policy Areas</th>
<th>Orange Policy Areas</th>
<th>Yellow Policy Areas</th>
<th>Green Policy Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>$7,838</td>
<td>$19,591</td>
<td>$24,490</td>
<td>$24,490</td>
</tr>
<tr>
<td>Single Family Attached</td>
<td>$6,413</td>
<td>$16,030</td>
<td>$20,038</td>
<td>$20,038</td>
</tr>
<tr>
<td>Multifamily Low-rise</td>
<td>$4,986</td>
<td>$12,465</td>
<td>$15,582</td>
<td>$15,582</td>
</tr>
<tr>
<td>Multifamily High-rise</td>
<td>$3,561</td>
<td>$8,904</td>
<td>$11,130</td>
<td>$11,130</td>
</tr>
<tr>
<td>Multifamily Senior</td>
<td>$1,424</td>
<td>$3,562</td>
<td>$4,452</td>
<td>$4,452</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Residential (per square foot GFA)</th>
<th>Red Policy Areas</th>
<th>Orange Policy Areas</th>
<th>Yellow Policy Areas</th>
<th>Green Policy Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>$7.15</td>
<td>$17.90</td>
<td>$22.40</td>
<td>$22.40</td>
</tr>
<tr>
<td>Industrial</td>
<td>$3.60</td>
<td>$8.90</td>
<td>$11.20</td>
<td>$11.20</td>
</tr>
<tr>
<td>Bioscience Facility</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Retail</td>
<td>$6.35</td>
<td>$16.00</td>
<td>$19.95</td>
<td>$19.95</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Private Elementary and Secondary School</td>
<td>$0.55</td>
<td>$1.45</td>
<td>$1.85</td>
<td>$1.85</td>
</tr>
<tr>
<td>Hospital</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Social Service Agency</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other Non-Residential</td>
<td>$3.60</td>
<td>$8.90</td>
<td>$11.20</td>
<td>$11.20</td>
</tr>
</tbody>
</table>
## Schools Impact Taxes

<table>
<thead>
<tr>
<th>Residential (per unit)</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>$26,207</td>
</tr>
<tr>
<td>Single Family Attached</td>
<td>$27,598</td>
</tr>
<tr>
<td>Multifamily Low-rise</td>
<td>$21,961</td>
</tr>
<tr>
<td>Multifamily High-rise</td>
<td>$6,113</td>
</tr>
<tr>
<td>Multifamily Senior</td>
<td>$0</td>
</tr>
</tbody>
</table>
Impact Taxes Exemptions

• All moderately priced dwelling units (MPDUs) are exempt
• Any project that includes 25% or more MPDUs are fully exempt on all units
• Any project in a current or former Enterprise Zone (including Downtown Silver Spring)
Discussion Questions
Discussion Questions

• GENERAL
  • What are the most urgent priorities that need to be addressed as Montgomery County continues to grow?

• SCHOOLS
  • How should we measure the adequacy of school infrastructure?
  • At what point does over-enrollment become excessive? What are the primary issues associated with excessive over-enrollment?
  • Should the residential development moratorium policy continue? Be modified? Be discontinued?
Discussion Questions

• TRANSPORTATION
  • What steps can the county take to improve mobility and transportation systems?
  • What safety features need to be prioritized? What would help improve the safety of our roads?
  • What impact will autonomous vehicles or the growing use of micro-mobility options have on how we evaluate the adequacy of our transportation infrastructure?
Additional Information
SSP Update Schedule

- Major Milestones
  - SSP Working Draft – by June 15
  - SSP Planning Board Draft – by August 1
  - SSP Adoption – by November 15
Additional Resources and Events

• SSP Website: https://montgomeryplanning.org/ssp

• Visit the Outreach Page to:
  • Sign up for our eLetter
  • Send us your detailed thoughts through online questionnaires

• Upcoming Stakeholder Roundtables
  • MCCPTA/MCR-SGA – February 8 @ Richard Montgomery HS
  • Upcounty – February 20 @ Upcounty Regional Services Center
  • East County – February 24 @ East County Regional Services Center
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