




MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

NANCY FLOREEN
COUNCILMEMBER AT-LARGE

MEMORANDUM

October 16, 2014

TO: Councilmembers

FROM: Nancy Floreen,  Councilmember

SUBJECT: White Oak Local Transportation Review

I ask for your support for Subdivision Staging Policy Amendment 14-02, White Oak Local Area Transportation Review, and I support the modifications proposed by the Planning Board as reflected in the attached draft of the bill. Proportionality is the key to a fairer, more equitable system that still results in new infrastructure.

The Council voted in July to approve the White Oak Science Gateway Master Plan as a way to bring economic renewal to an area of the County that has waited a long time for its turn. SSP 14-02 is a necessary step in the implementation of the plan. It creates an alternative path through the Local Area Review process. Proposed development will continue to operate within our existing Adequate Public Facilities Ordinance system and meet its responsibility to provide infrastructure. However, development will not be stopped by a disproportionate and unsustainable financial burden. The change will be particularly significant for smaller projects.

Our existing system fails to recognize that smaller projects are less able than their larger counterparts to construct intersection improvements and other transportation-related infrastructure. As modified by the Planning Board, SSP 14-02 would allow projects to pass LATR by making a financial contribution that reflects the scope of the project. The County continues to control our transportation system and also receives resources to construct the infrastructure.

Smaller neighborhood-serving projects are just as important as the mega projects on the horizon. As we did with White Flint, we should create a unique process to ensure timely production of infrastructure in an equitable fashion in White Oak.

Let's give White Oak a chance to thrive sooner rather than later. I hope that I can count on your support.

Attachment
cc: Joy Nurmi, Steve Silverman and Greg Ossont

Resolution No: _____
Introduced: September 16, 2014
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Floreen

SUBJECT: Amendment to the 2012-2016 Subdivision Staging Policy regarding the White Oak Science Gateway Policy Area

Background

1. On November 13, 2012 the County Council approved Resolution 17-601, the 2012-2016 Subdivision Staging Policy.
2. County Code §33A-15(f) allows either the County Council, County Executive, or the Planning Board to initiate an amendment to the Subdivision Staging Policy.
3. On (date), 2014, the Council approved the White Oak Science Gateway Master Plan.

Action

The County Council for Montgomery County, Maryland, approves the following Resolution:

The 2012-2016 Subdivision Staging Policy is amended as follows:

* * *

TL Local Area Transportation Review (LATR)

* * *

TL4 Unique Policy Area Issues

* * *

TL4.7 White Oak Science Gateway Master Plan

[[In the White Oak Science Gateway Policy Area, as used in TL Local Area Transportation Review, background traffic must be calculated as only approved but unbuilt development for which a building permit has been issued.]]

If the Planning Board finds that:

- (a) the need for a local area transportation improvement is attributable to traffic to be generated by a development proposed by the applicant, combined with existing traffic and traffic from previously-approved but unbuilt development proposed by other property owners; and

(b) a public agency is able to place the local area transportation improvement in service within 6 years after the applicant subdivision is approved;
the Board may approve the subdivision conditioned on the applicant paying a fee to the County that the Board finds is commensurate with the applicant's proportional share of the cost of the required local area transportation improvement. The fee must be paid at a time and manner consistent with Transportation Mitigation Payments as prescribed in Section 52-59(d) of the Montgomery County Code.

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This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council