



Montgomery County Plan Maryland Map



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Description

In compliance with State law, the Maryland Department of Planning (MDP) has developed PlanMaryland, the State's first long-range plan for sustainable growth, achieving a vision first laid out by the General Assembly a half century ago. PlanMaryland is a State-wide Plan to better coordinate Smart Growth efforts and programs of State government. MDP issued guidance for local jurisdictions with planning and zoning authority to use in developing local PlanMaryland maps, subject to State review and Smart Growth Subcabinet approval. Local jurisdiction input into the PlanMaryland process is voluntary, but the State will create local maps for jurisdictions that do not elect to do so. Working with the State to create a PlanMaryland map has the benefit of bringing more detailed local information and priorities into the mapping process. Staff has worked closely with MDP, Planning Department Area Divisions, Historic Preservation, and Department of Parks staff as well as the County Agricultural Preservation staff in applying the guidelines to develop a Draft Montgomery County PlanMaryland Map. With the approval of the Planning Board, staff will submit the Draft Map to MDP for review. After MDP review, the Draft Map will be submitted to the Smart Growth Subcabinet for review. Local governments will be informed of the Subcabinet's review and have an opportunity to provide input to the Subcabinet prior to the final Planning Area identification decision.

Staff Recommendation: Review and Comment /Approval to Submit a Montgomery County PlanMaryland Application to MDP for Review

Background

PlanMaryland

PlanMaryland is an executive policy plan that better coordinates the smart growth efforts and programs of state government. The Governor filed the Plan with the Secretary of State, as required by law. The State developed Guidelines for local jurisdictions in preparing local PlanMaryland maps. State agencies will work to identify changes in state funding and policy to achieve the goals of the plan, and to work with local governments on delineating areas for future growth and preservation.

The intent is to provide a State-wide framework to better protect environmentally sensitive areas, such as wetlands, forest and productive farmland that have become fragmented and compromised by decades of sprawl, and to promote growth in cities and towns where people can live, work, shop and play and be less car-dependent to do those things.

PlanMaryland is a plan to:

- Improve the way in which state agencies and local governments work together to accomplish common goals and objectives for growth, development and preservation.
- Stimulate economic development and revitalization in towns, cities and other existing communities that have facilities to support growth.
- Help accommodate a projected 1 million additional residents, 500,000 new households and 600,000 new jobs by the year 2035 without sacrificing our agricultural and natural resources.
- Improve our existing and planned communities without sacrificing our agricultural and natural resources.

PlanMaryland lays out three primary goals:

1. Concentrate development and redevelopment in communities where there is existing and planned infrastructure.
2. Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development.
3. Ensure that a desirable quality of life in Maryland's communities is sustainable.

PlanMaryland includes four benchmarks that the plan seeks to achieve:

1. Achieve 90 percent new dwelling units in Priority Funding Areas between 2010 and 2030;
2. Restore the health of the Chesapeake Bay by 2025;
3. Double transit ridership by 2020; and
4. Reduce Maryland's greenhouse gas emissions by 25 percent by 2020

PlanMaryland is not a substitute for local comprehensive plans, but seeks to work with them. It does not remove local planning and zoning authority. It is a policy plan that works within existing statutory authority and does not create new laws or regulations. PlanMaryland does not supplant existing laws and regulations that State agencies must follow. Through the implementation of PlanMaryland, if State agencies identify the need to amend state laws or regulations to more effectively achieve the desired public outcomes, those laws and regulations will be subject to the legislative process under the General Assembly. The Plan serves as a management and planning tool to improve the efficient use of State resources and better coordinate those resources with local government resources and decision-making.

PlanMaryland seeks to make more efficient use of investment the public has already made in existing communities. PlanMaryland aims to improve a process of stimulating economic development and revitalization in towns, cities and other existing communities that have facilities to support growth. Impediments to creating desirable, compact development centers are directly related to the challenge to protect our resource lands: failure to do one has made it that much harder to do the other. This contributes to the deterioration of older communities and the escalation of public costs.

PlanMaryland seeks to achieve goals and benchmarks that have already been developed with State and local input. They have been identified as vital to the State's future fiscal and environmental well-being.

PlanMaryland Planning Areas

Plan Maryland creates two types of planning areas designations: (1) Planning Area–Places, and (2) Preservation/Conservation Planning Areas.

Planning Areas – Places

Plan Maryland establishes five non-overlapping Planning Area–Place categories for growth, revitalization, land preservation and resource conservation, and maintaining public services and quality of life. These categories are:

1. Targeted Growth and Revitalization Areas
2. Established Community Areas in Priority Funding Areas
3. Future Growth Areas
4. Large Lot Development Areas
5. Rural Resource Areas

Targeted Growth and Revitalization Areas

Targeted Growth and Revitalization Planning Areas will vary in character and intensity of development depending on the region of the State and size of the community. These areas are broadly defined to emphasize mixed-use, higher density residential and business development, historic residential neighborhoods, and employment opportunities, and to better connect residential and business populations to retail, transportation (including public transit), educational, recreational and employment opportunities.

Targeted Growth and Revitalization Areas build on existing Priority Funding Areas (PFAs), which rely heavily on land use and residential density as defining criteria. Sustainable Communities designated under the Sustainable Communities Act of 2010, if identified by a local jurisdiction, will be automatically recognized as part of the jurisdiction’s Targeted Growth and Revitalization Planning Area.

Established Community Areas in Priority Funding Areas

Established Communities in PFAs are locations within a jurisdiction’s Priority Funding Area that already provide many Marylanders places to live, work, and play, but for the most part are not intended for substantial growth or revitalization. While PFAs are generally sized for a 20-year planning horizon, the Established Community portion is typically not targeted for State and local government resources to accommodate growth. In some cases State and local government resources may be directed to an Established Community Area to accommodate growth outside of its boundaries or to maintain the existing high quality of life in those areas.

Future Growth Areas

A Future Growth Area is typically undeveloped land that is not ready to be developed, but that the local government has recognized as a logical place for community expansion within an existing Priority

Funding Area or as an addition to it. In municipalities, Future Growth Areas may be parcels identified in the local comprehensive plan's municipal growth element. Local and State resources are not usually allocated to advance development of these areas in the near term, but these areas are included in long-range planning efforts to ensure the continuity of public infrastructure and land-use compatibility.

Large Lot Development Areas

Large Lot Development Areas can be characterized as low density, auto-dependent and single-use, with large lot single-family houses being the most prevalent land use. Typically, these areas are not served by public water and sewer, but may require higher levels of public services than agricultural and other resource-based uses. Some of these areas accommodate significant population.

Rural Resource Areas

Rural Resource Areas are typically those areas in a jurisdiction where land preservation and conservation efforts take place. Generally, these are not located in urban areas. They often have resource-based industries such as agriculture or forestry that need to be protected. Other areas may have natural, historic, or cultural resources that may be endangered by development. In many cases, these Rural Resource Areas also have identified one or more Planning Areas for Preservation/Conservation for added resource protection.

Planning Areas for Preservation/Conservation

PlanMaryland also establishes five Preservation/Conservation Planning Area categories to identify areas to protect and preserve. These are generally locations where State and local resources and/or regulations are devoted to land preservation and resource conservation. The Preservation/Conservation Planning Areas function as overlays to the Planning Area—Places to provide additional information, and may overlap with the Places areas and with each other. The Preservation/Conservation Planning Areas are:

1. Priority Preservation Areas for Agriculture;
2. Natural Resource Areas;
3. Water Resource Areas;
4. Historic and Cultural Areas; and
5. Climate Change Impact Areas

Priority Preservation Areas for Agriculture

Priority Preservation Areas (PPA) for Agriculture are identified by local plans as intended for the conservation of agricultural and related rural resource lands. These (mostly) undeveloped lands lie outside Priority Funding Areas. These areas are recognized by the State Agricultural Certification Program. Consequently, State and local programs are already coordinating in many of the ways conceived by PlanMaryland for this category of Preservation/Conservation Planning Areas.

Natural Resource Areas

Natural Resource Areas support terrestrial and aquatic living resources, habitats, and ecosystem functions of regional or statewide significance, as well as human uses of these areas. They include tidal fisheries, bay and coastal ecosystems; non-tidal fisheries, wetlands, rivers and streams; forests and other lands comprising major hubs and connecting corridors of green infrastructure; wildlife and endangered species habitats; and areas targeted for land conservation, public use and recreation.

Water Resource Areas

Water Resource Areas are integral to safeguarding a sustainable water supply and consist of surface water supply watersheds, outcroppings of confined aquifers used for public water supply, and groundwater recharge areas of other aquifers important as public or private water supply. Water Resource Areas will assist in protecting public and private water supply and associated water quality standards and designated beneficial uses established under the Clean Water Act.

Historic and Cultural Areas

Historic and Cultural Areas are more than the historic preservation efforts associated with a particular building. Historic preservation should be viewed as a broader approach to growth, redevelopment, investment and land-use decisions. Historic and Cultural Areas can be found in places identified for growth, revitalization, preservation or existing communities where no changes are expected. Historic and Cultural Resource Areas should be identified and protected, while also encouraging local governments and private property owners to make full use and appreciation of these resources. The existence and promotion of these resources often enhance areas and make them more attractive for economic development, tourism, and other private investment.

Climate Change Impact Areas

Climate Change Impact Areas are lands likely to experience two feet of relative sea level rise by the middle of the century and as much as four feet or more by the end of the century, as determined by Maryland's Commission on Climate Change. These areas also include lands made more vulnerable to storm surge damage or stormwater flooding from extreme weather events, as well as non-coastal areas sensitive to climate change impacts.

Identification of Planning Areas

With respect to appropriate size and configuration, Planning Areas should correspond to geographic areas that reflect general policy and intent of a jurisdiction for the area. They should not be so fine grained, for example, to create a shotgun pattern that identifies the Area category by parcel. At the other end of the spectrum, in most (but not all) cases, it would be inappropriate to propose that an entire jurisdiction's Priority Funding Area be identified as a Targeted Growth and Revitalization Area.

The Planning Area identification process recognizes that both local and State governments already have targeted areas and may add specific areas in the future for growth, revitalization, or the conservation of one or more priority resources, and that these priorities may change in the future. Accordingly, it is

designed to give the State and local governments the opportunity to coordinate and optimize their efforts.

The Maryland Department of Planning (MDP) will be the Smart Growth Subcabinet's coordinating agency to help local governments identify Planning Areas using the collaboratively developed set of Planning Area Guidelines. MDP will also facilitate the distribution of information that local governments may need, and provide feedback from State agencies on Planning Areas being considered.

The Smart Growth Subcabinet will initiate the Planning Area identification process upon receipt of a proposal from a local government or State agency, following these steps:

- State agencies will review prospective Planning Areas based on established Planning Area guidelines. If additional information is needed, MDP will coordinate with State agencies to obtain it from the local government or State agency.
- The Subcabinet will consolidate and compare the reviews and recommendations from the State agencies on proposed Planning Areas to address any conflicts or inconsistencies. The Subcabinet review will consider: Consistency with the Planning Area Guidelines. State agencies' assessments and recommendations. Evaluation of consistency in identifying the proposed Planning Area with previously identified Planning Areas. Determination of whether the State and/or the local capital and non-capital plans, policies, ordinances, regulations, and procedures are likely to support achievement of PlanMaryland's goals and objectives for the proposed Planning Area(s).
- Local governments will be informed of the Subcabinet's review and have an opportunity to provide input to the Subcabinet prior to the Planning Area identification decision.
- The Smart Growth Subcabinet will consider the reviews and recommendations, along with any local government input, in making its determination on the Planning Area identification.

It is important to note that the identification of Planning Areas is not a static exercise. If policies change at the local level and an area that was once considered an "Established Community" is no longer stable and is in need of revitalization, a local government can and should propose to change the identification of that area to a "Targeted Growth and Revitalization Area."

MDP has incorporated the Planning Area identification process into its routine Priority Funding Area amendment review process, ensuring an expeditious response to changing conditions at the local level. Once identified, the Planning Areas do not have to change, although MDP would encourage each jurisdiction to re-evaluate the appropriateness of each identified area during the six-year comprehensive plan assessment process.

State Coordination and Implementation

To achieve the goals and objectives of PlanMaryland it is important to align and coordinate State and local capital and non-capital programs, policies, and procedures for growth, revitalization, preservation and sustainability. State agencies will work with the Maryland Department of Planning to develop

Implementation Strategies for PlanMaryland compatible with existing State statutory and public obligations. The Implementation Strategies are also intended to promote coordination and collaboration with local governments to achieve the goals and objectives of PlanMaryland. The Implementation Strategies should utilize the Planning Areas, where appropriate, to strengthen the focus of growth, revitalization and preservation.

As a policy and management tool, PlanMaryland is not intended to articulate the exact programmatic steps that State agencies will take. Rather, each Implementation Strategy contains the conceptual structure of the approach and describes generally the expected benefit from implementing the strategy. The details on how the Strategy is executed will be the responsibility of the lead State agency or agencies.

The Implementation Strategies, themselves, do not supersede existing laws and regulations that State agencies must follow. In those instances where a State agency may have discretionary authority associated with an existing policy, program or procedure, the Implementation Strategies represent a coordinated approach to be more effective in promoting growth and preservation in appropriate areas of Maryland. Through the implementation of PlanMaryland, if State agencies identify the need to amend laws or regulations to more effectively achieve the desired public outcomes, those laws and regulations will be subject to the legislative process under the General Assembly and/or the State's rules regarding new or revised regulations.

State Agency Assessment

Currently, most State programs are not oriented to specific PlanMaryland geographies. An assessment of nearly 300 programs in 11 State agencies found that only 24 percent of the programs have place-based orientations. (A place-based program has eligibility criteria, benefits or other program features that vary depending on area or location.) The rest of the State programs do not vary criteria, benefits or services based on location. Through the Implementation Strategy process, each agency will have the opportunity to evaluate if more State programs should be aligned geographically to better support PlanMaryland goals and objectives.

During the initial development of the Implementation Strategies, State agencies will evaluate their major plans, programs and procedures to determine how they can be better aligned with the goals and objectives of PlanMaryland, and how the Planning Areas could be used.

Analysis

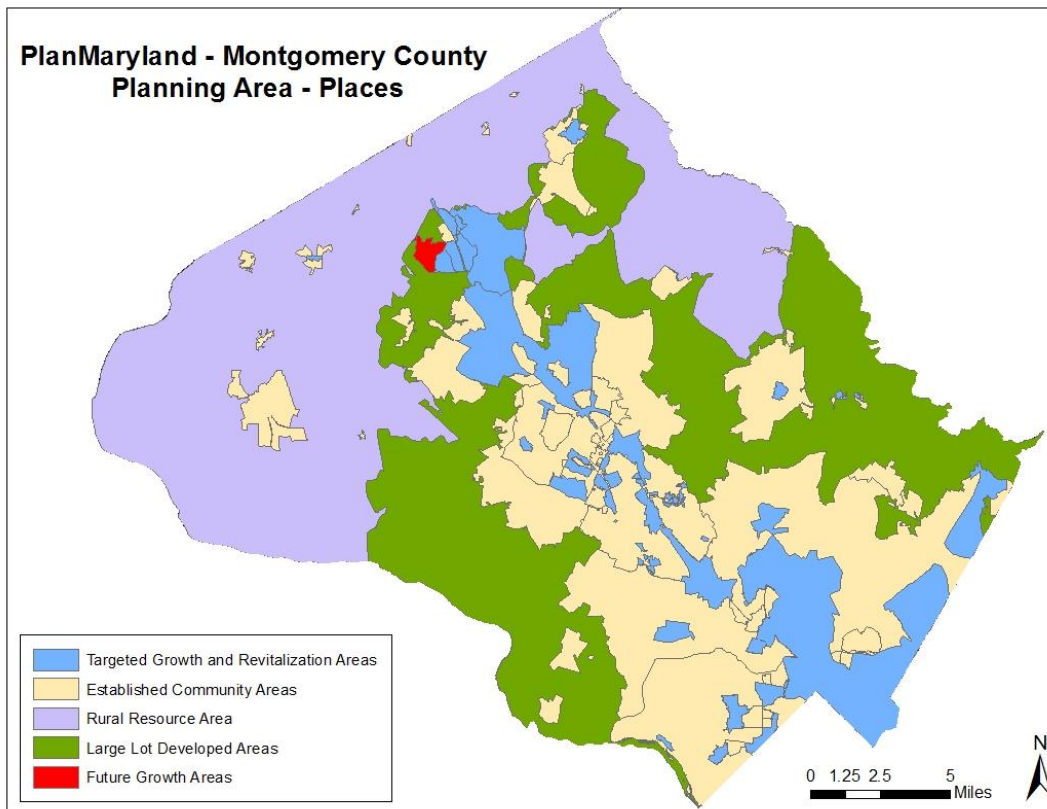
Functional Planning and Policy staff have worked closely with MDP, Planning Department Area Divisions, Historic Preservation, and Department of Parks staff in applying the State's PlanMaryland Guidelines for local jurisdictions in developing a Draft Montgomery County PlanMaryland Map. MDP staff has made a preliminary review of the Draft Map, and has given verbal approval of it.

The following is a summary of what was included in the Planning Area-Places:

Planning Areas - Places:

- Targeted Growth and Revitalization Areas: Sustainable Communities Boundary that was approved for Montgomery County by MD-DHCD. Additional areas added based on comments from community planners and meeting with state representatives:
 - Ashton commercial area
 - Bethesda Downtown Plan area
 - Chevy Chase Lake
 - Areas of Clarksburg east and west of I-270
 - Lyttonsville Rosemary Hills section not in TGRA
 - Sandy Springs Rural Village Plan area
 - Westbard
- Established Community Areas: The areas which are within the Priority Funding Area but outside of the Targeted Growth and Revitalization Areas and minus any Future Growth Areas
- Rural Resource Areas: The Agricultural Reserve with the PFA removed
- Large Lot Developed Areas: All of the areas which are not in the PFA, Agricultural Reserve or Future Growth Areas
- Future Growth Areas: Pulte Property (west of I-270) with additional areas to Clarksburg Rd

The following map shows the four non-overlapping Planning Areas—Places:



The following is a summary of what was included in the Preservation/Conservation Planning Area overlays:

Planning Areas - Preservation/Conservation:

Priority Preservation Area for Agriculture:

- Agricultural Reserve with the PFA removed (Rural Resource Area)

Water Resources:

- The Patuxent watershed
- Piedmont Sole Source Aquifer (mapped by the US EPA)
- Poolesville Sole Source Aquifer (mapped by the US EPA)
- Little Seneca Reservoir
- Watershed areas that drain into Little Seneca Reservoir
- WSSC Lands
- Dalecarlia Reservoir
- Streams, Rivers, Lakes

Historical and Cultural Resource Areas:

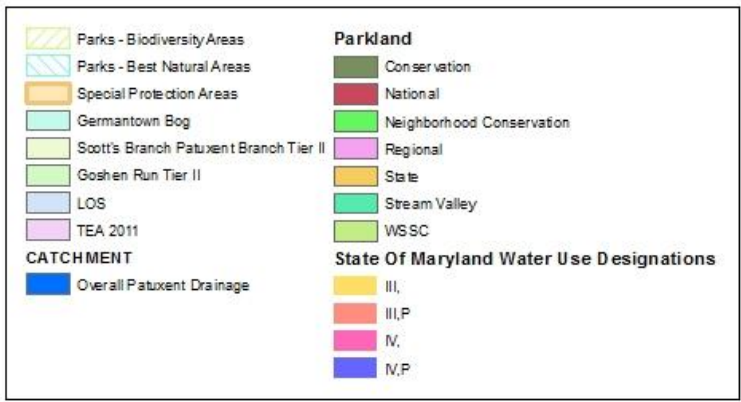
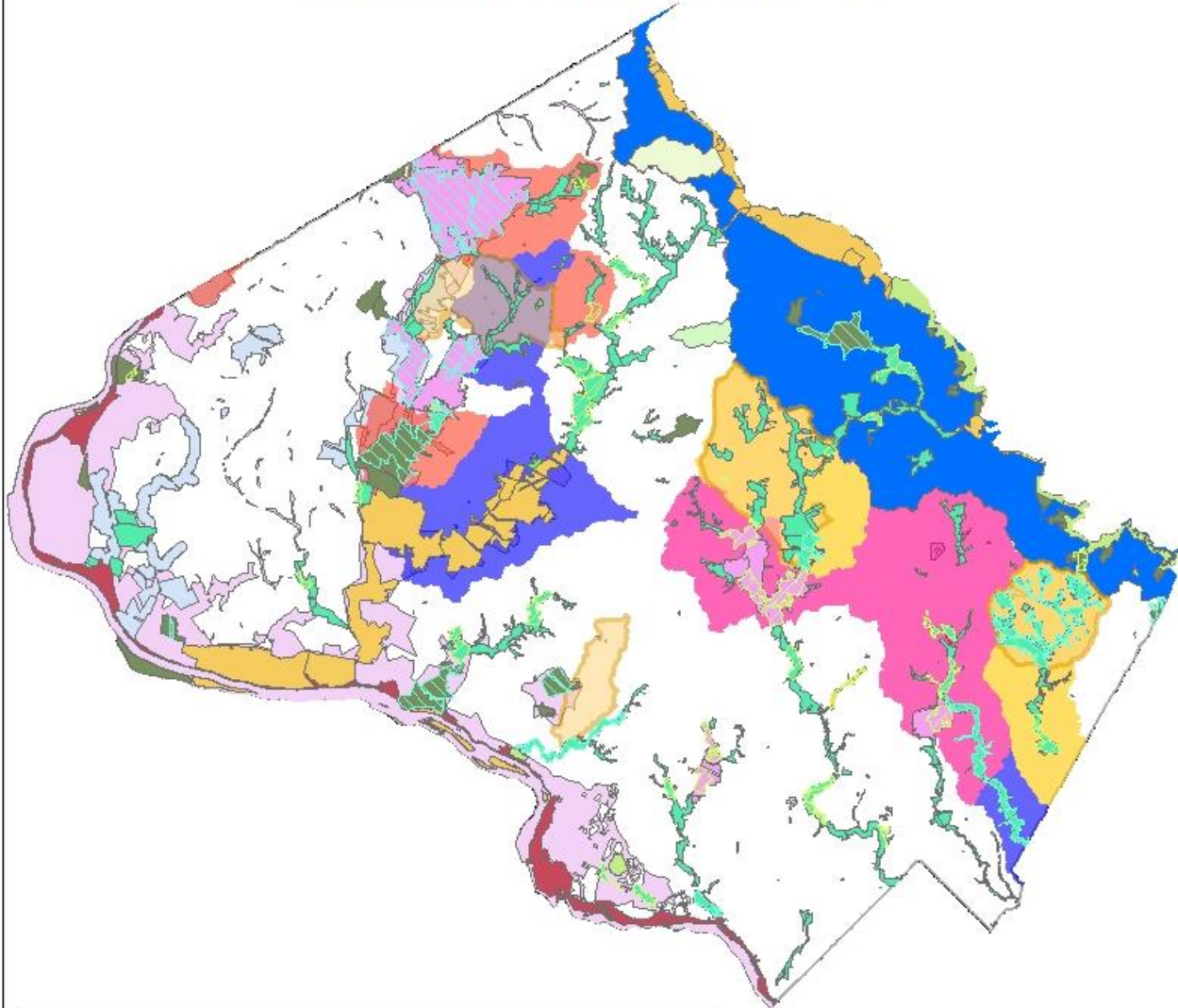
- All areas and properties on the National Register of Historic Places
- Designated park owned historic sites
- Individual sites and historic districts

Natural Resource Areas:

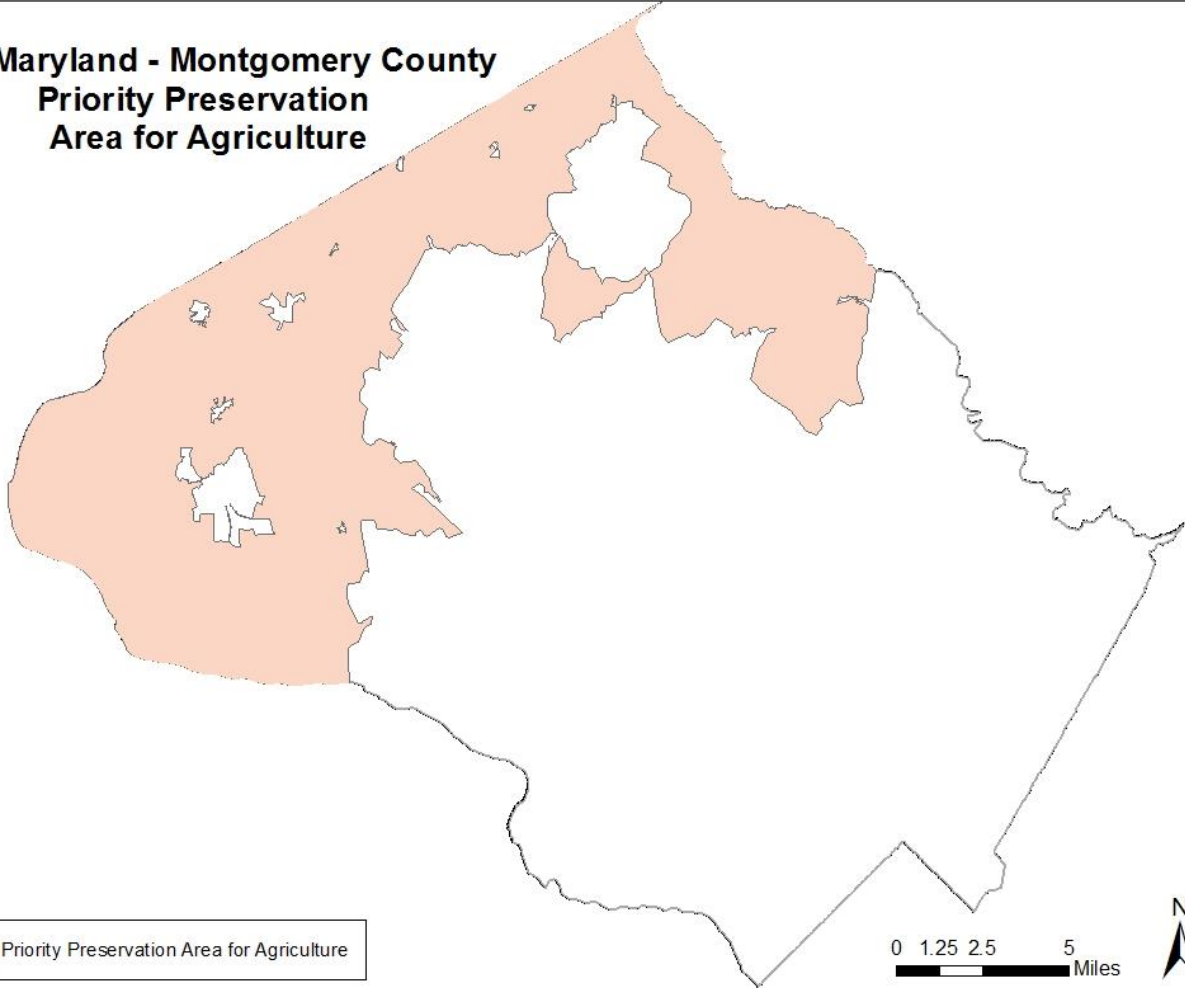
- All State and National parks
- MNCPPC conservation parks
- MNCPPC regional parks
- MNCPPC stream valley parks
- MNCPPC neighborhood conservation parks
- WSSC lands
- Best Natural Areas
- Biodiversity Areas
- Special Protection Areas
- Germantown Bog
- Watersheds of streams designated Tier II in the Anti-Degradation Policy
 - Scott's Branch Patuxent Branch Tier II
 - Goshen Run Tier II
- Tier II Catchments: Overall Patuxent Drainage
- Watershed Use Designation III, III P , IV, IV P
- Additional areas identified by Legacy Open Space staff
- Targeted Ecological Areas 2011

The following five maps show four Preservation/Conservation Planning Area overlays, which can overlap with the Planning Areas—Places, and with each other.

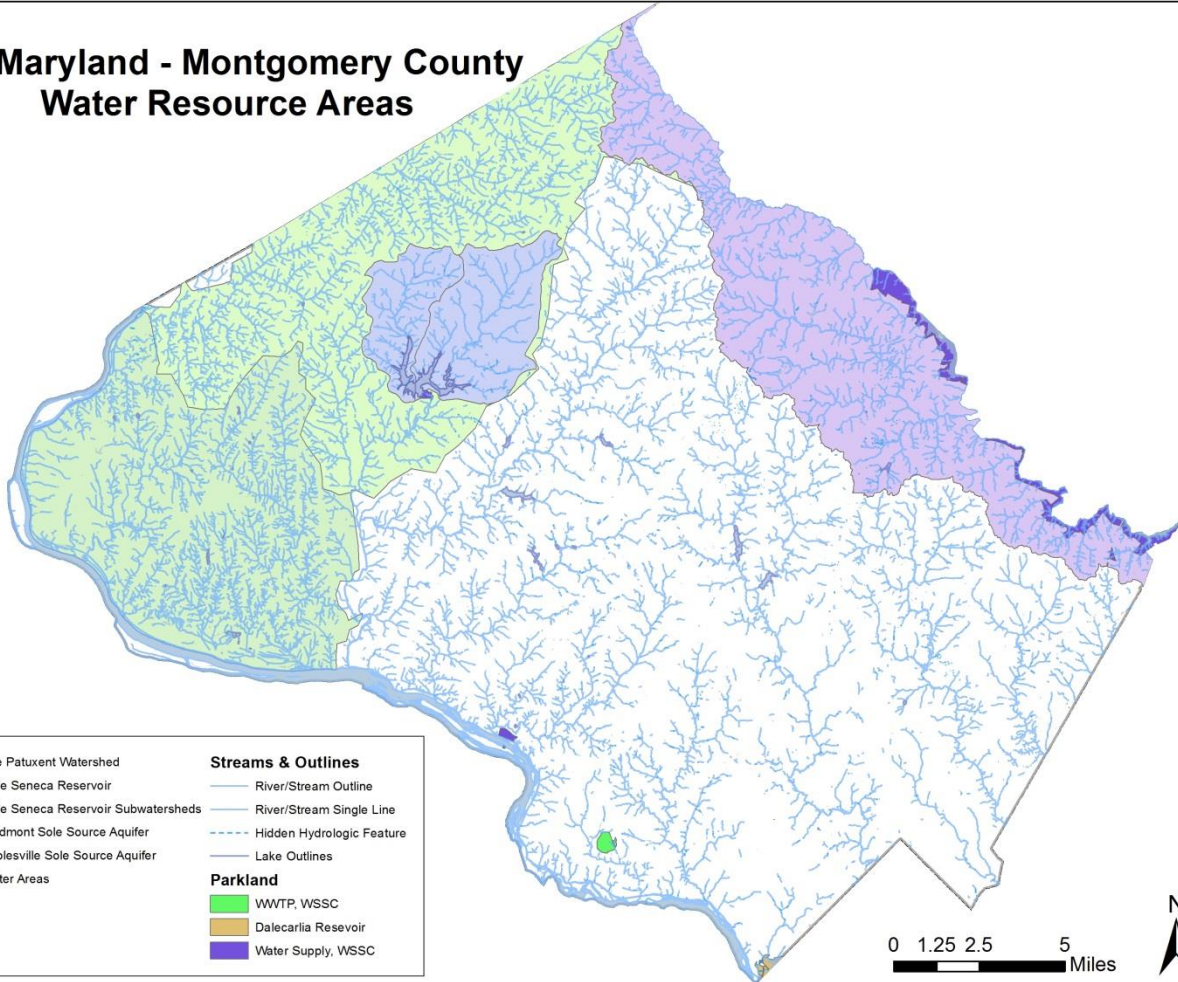
PlanMaryland - Montgomery County Natural Resource Areas

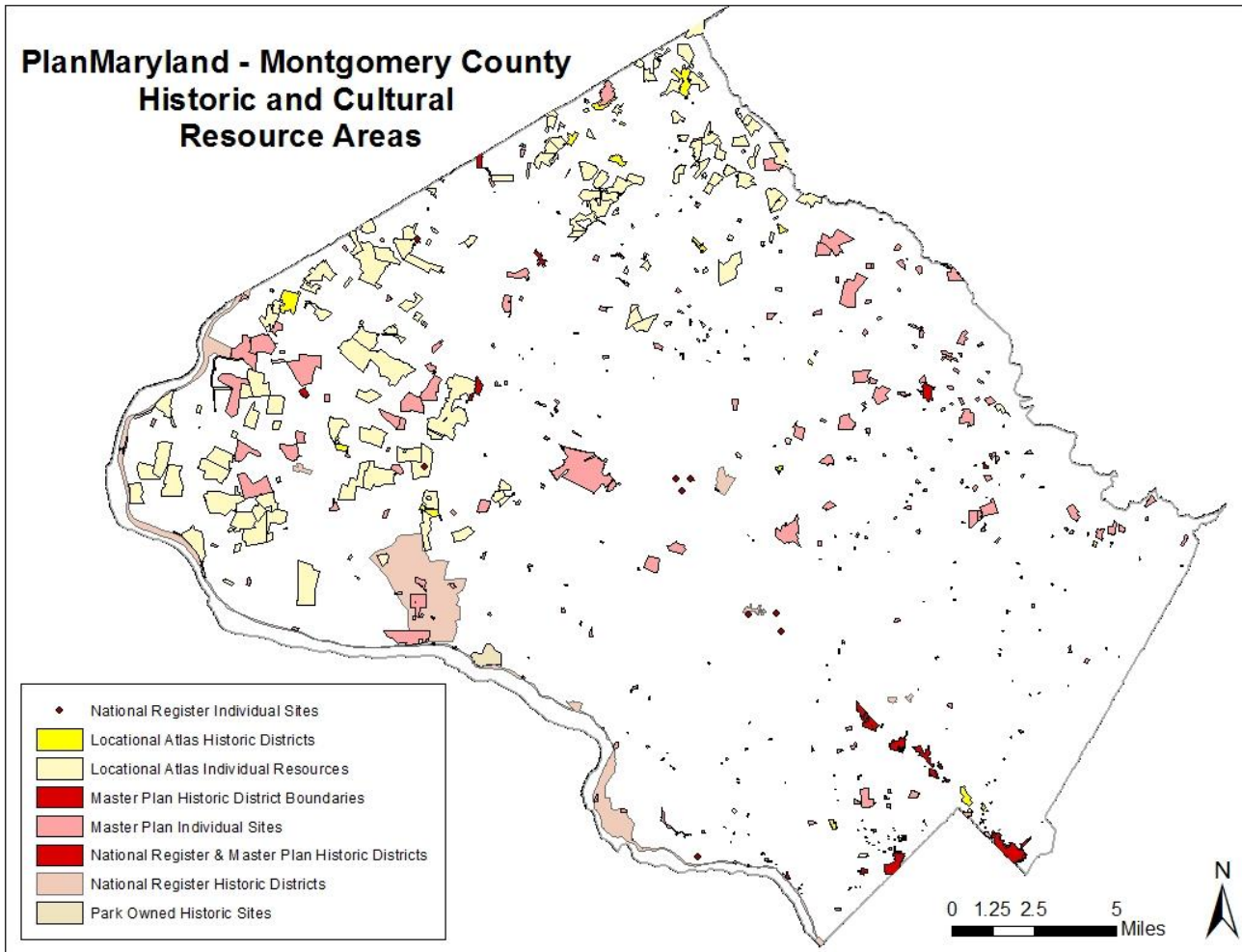


**PlanMaryland - Montgomery County
Priority Preservation
Area for Agriculture**



PlanMaryland - Montgomery County Water Resource Areas





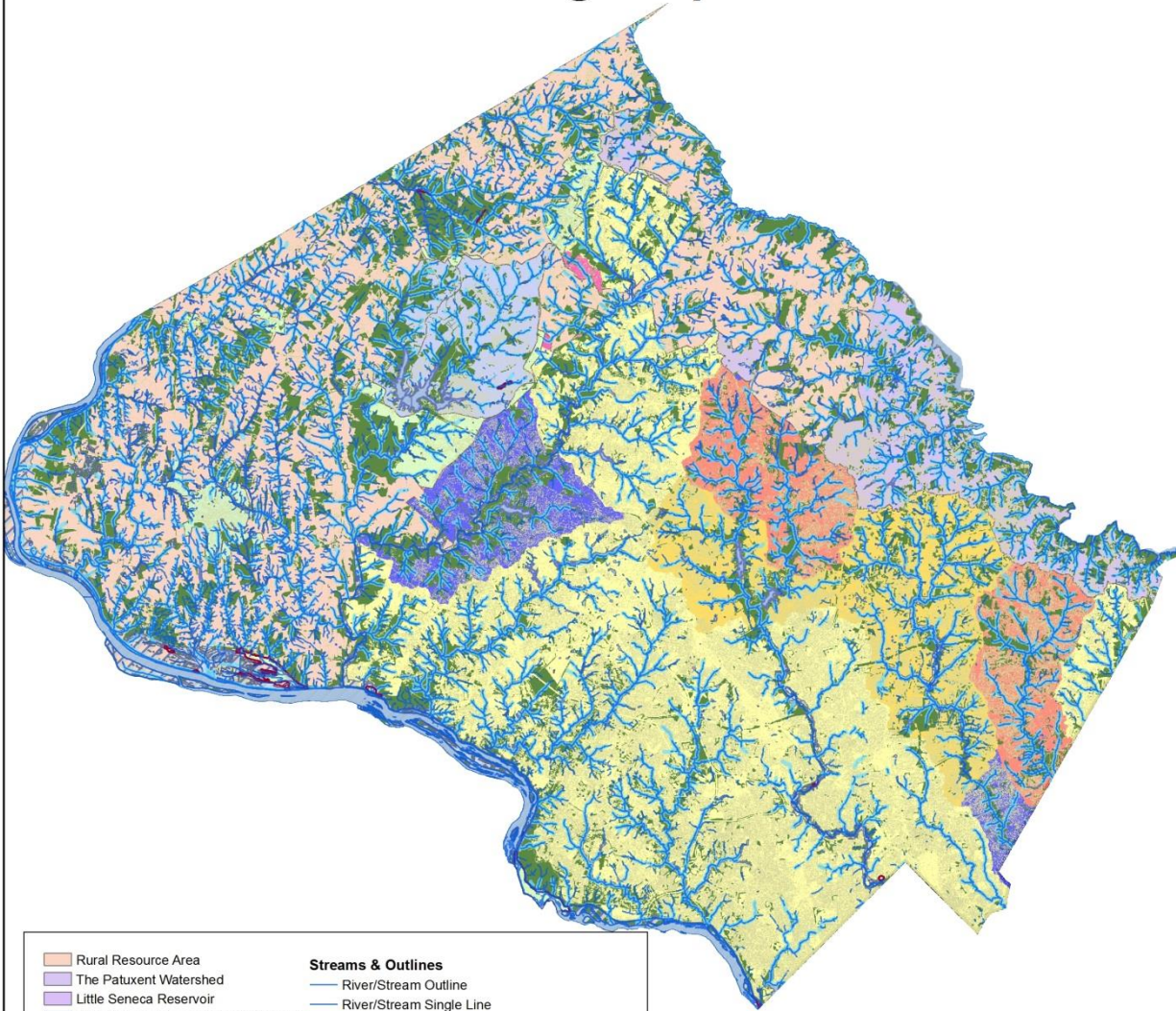
The current focus of the State on Climate Change Impact Areas is on tidal areas, which are subject to sea level rise impacts. As a result, MDP advised Commission staff that the Montgomery County PlanMaryland Map should not at this time include a Climate Change Impact Areas map. Instead, MDP was in favor of staff including a Climate Change Impact Areas Map for informational purposes only that highlights areas and features of the County that may in the future be subject to other kinds of impacts due to climate change. In the future, if areas other than those affected by tidal waters also become the focus of State funding programs, then some of the areas in this informational map may become part of a future Climate Change Impact Areas map for Montgomery County. The following information was incorporated into this overlay map:

Climate Change Impact Areas:

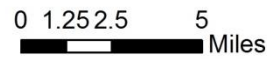
- 100 year floodplains
- Watershed Use Designations I P, III, III P, IV, IV P
- The Patuxent watershed
- Piedmont Sole Source Aquifer (mapped by the US EPA)
- Poolesville Sole Source Aquifer (mapped by the US EPA)
- Little Seneca Reservoir
- Watersheds areas that drain into Little Seneca Reservoir

- Agricultural Reserve with the PFA removed (Rural Resource Area)
- Forests
- Tree Canopy
- Streams, Rivers, Lakes
- Wetlands

Montgomery County Potential Future Climate Change Impact Areas



<ul style="list-style-type: none"> Rural Resource Area The Patuxent Watershed Little Seneca Reservoir Little Seneca Reservoir Subwatershed Piedmont Sole Source Aquifer Poolesville Sole Source Aquifer Tree Canopy Wetlands (M-NCPPC) Forests (2008) 	<p>Streams & Outlines</p> <ul style="list-style-type: none"> River/Stream Outline River/Stream Single Line Hidden Hydrologic Feature Lake Outlines Water Areas <p>Wetlands of Special State Concern (outlines)</p> <ul style="list-style-type: none"> <p>Wetlands of Special State Concern (polygons)</p> <ul style="list-style-type: none"> <p>NWI Wetlands (outlines)</p> <ul style="list-style-type: none"> <p>NWI Wetlands (polygons)</p> <ul style="list-style-type: none"> <p>Floodplains (DNR, source FEMA)</p> <ul style="list-style-type: none"> <p>State Of Maryland Water Use Designations</p> <ul style="list-style-type: none"> I,P III, III,P IV, IV,P
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An additional informational only map of parkland of all types in Montgomery County was also prepared to accompany the formal PlanMaryland application for Montgomery County. A parkland map was not specified in the PlanMaryland guidelines for local jurisdictions, but conversations with MDP indicated that such a map would provide useful additional Preservation/Conservation overlay information for the State, and MDP was in favor of its inclusion in the County's PlanMaryland application.

