



Subdivision Regulation Amendment (SRA) No. 15-01, Validity period extensions: APF & Preliminary Subdivision Plans



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Completed: 03/26/15

Description

SRA 15-01 would extend the standard validity period for a determination of adequate public facilities for certain developments. The amendment would also extend by 2 years the validity period of any preliminary subdivision plan already approved or that is approved in the next 2 years. SRA 15-01 follows the process established under SRAs 09-01 and 11-01 and 13-01 adopted by the District Council in 2009, 2011 and 2013, respectively.

Summary

Staff recommends disapproval of SRA 15-01, as introduced, which would extend the validity period for Adequate Public Facilities (APF) and Preliminary Plans for another two years. Although the original SRA was intended to help the development industry make it through a very difficult downturn in the economy, further extensions may actually have a negative impact on both the industry and the economic vitality of the county.

SRA 15-01 would continue the previously adopted extension of the standard minimum validity period for a determination of adequate public facilities under the subdivision regulations from 5 to 7 years and the standard minimum validity period of a preliminary subdivision plan from 3 to 5 years. SRA 13-01 (Ordinance 17-31—see Attachment 2), adopted by the County Council on March 19, 2013, provided these same extensions with a sunset two years after the effective date of the legislation, which would end on April 1, 2015. SRA 15-01 extends the previously adopted legislation for two more years.

The subject SRA also grants an additional 2-year automatic extension of all previously granted preliminary plan and APF approvals that remain valid as of April 1, 2015. SRA 13-01 also provided these same extensions.

Staff has supported this legislation each of the last three times it was put forward in 2009, 2011 and 2013 because it was viewed as an important measure to assist developers and builders during an economic downtown. However, continuing to grant such extensions means that projects in our development pipeline never die, even if the developers no longer have any intention of exercising the entitlements they have achieved. Yet, the trips generated by these approved projects are now considered part of the “background” traffic that must be taken into account by new projects when they do their traffic studies, which could significantly skew the results of these studies. Likewise, the students that would be generated by any approved residential project become a part of MCPS’

projections of future student enrollment, again creating unrealistically high numbers if these projects are not going to be built. For those projects that were approved in clusters where school facility payments were due, OMB counts on revenue that they will never receive if the developers do not ever move forward. Likewise, decisions regarding clusters where new school facilities appear to be necessary may be based on faulty numbers.

Clearly, today's economy is not particularly robust, but it is also not in the dire shape that it was in for several years immediately following the severe downturn in 2008, so it is quite possible that some of the projects in the pipeline could, in fact, obtain financing and move forward. However, given the ongoing, automatic extensions that have been granted since 2009, there is no reason for any developer to analyze whether or not their project is still viable. As a result, the pipeline continues to be bloated and this unbuilt square footage could affect a new project's ability to move forward.

Background/Analysis

In Montgomery County, proposed development is tested for the adequacy of public facilities that will serve that development. Typically, the testing occurs at the time of the Planning Board's review of a preliminary plan of subdivision. Chapter 50 of the Montgomery County Code addresses the testing for adequate public facilities, as does the Subdivision Staging Policy (aka Growth Policy) resolution adopted by the County Council every four years (previously this occurred every two years).

When the Planning Board finds that public facilities are adequate to support a subdivision, the finding has a limited validity period. Prior to July 25, 1989, there were **no time limits** on a finding of adequate public facilities. However, it soon became obvious that allowing the pipeline to continue to grow had negative impacts since available capacity for both roads and schools was being absorbed by projects that had received approval but were never going to move forward. From July 25, 1989 until October 19, 1999, projects were given an APF validity period of 12 years. Even this was recognized to be a problem however, so beginning October 19, 1999, the time limits were changed to no less than 5 years for smaller projects and no more than 12 years for larger, more complex projects, as determined by the Planning Board at the time of subdivision. Beginning in August 1, 2007, these time limits were further adjusted downward to be no less than 5 and no more than 10 years, as determined by the Planning Board at the time of subdivision.

Section 20 of Chapter 50 contains the language setting the time limits of a finding for adequate public facilities by the Planning Board. Once the APF validity period has been established through the preliminary plan process, all building permits for a development must be issued within these time limits or a new test for adequate public facilities must be done. Section 20 also contains the language that determines the conditions under which the Planning Board may grant an extension of the validity period for a finding of adequate public facilities.

In addition, Chapter 50 establishes time limits for the validity of an approved preliminary plan of subdivision. Prior to the temporary extension granted under Ordinance No. 16-35, an approved preliminary plan for a single phase project remained valid for 3 years from its Initiation Date, which is 30 days from the date of mailing of the Planning Board's written opinion. This meant that a final record plat for all of the property delineated on the approved preliminary plan must have been recorded among the County Land Records before the validity period expired. For a more complex, multi-phase project, the Planning Board can establish a validity period for each phase. However, for any phase the validity period was not to exceed 3 years. Validation of a preliminary plan for each phase occurs upon

the recordation of a final record plat for all property delineated in that particular phase of the approved preliminary plan. As a result of the three extensions approved in 2009, 2011, and 2013, the three year validity period has become nine years or longer.

Section 35 of Chapter 50 contains the language setting the time limits for the preliminary plan validity period. It also contains the language that determines the conditions under which the Planning Board may grant an extension of the preliminary plan validity.

Conclusion:

As introduced in SRA 15-01 (consistent with the language as adopted in Ordinance Nos. 16-35, 17-04 and 17-31), the proposed legislation would automatically extend the standard validity period for a determination of adequate public facilities for a new plan from a minimum of 5 years and maximum of 10, to a minimum of 7 years and a maximum of 12 years, respectively. The standard validity period of a new preliminary subdivision plan would be extended from 3 to 5 years. More importantly, the validity periods for all currently approved and valid preliminary subdivision plans and APF determinations would be automatically extended by another 2 years, for a total of eight additional years. In the past, applicants who, for valid reasons established in the Subdivision Regulations, could not meet the established times could apply to the Planning Board for an extension (although it should be noted that economic feasibility is not considered a valid reason to grant an extension). If they chose not to apply for an extension, their plans expired and were removed from the pipeline. The SRA's approved in 2009, 2011, and 2013 automatically extended every plan, creating a pipeline that is not reflective of the development that should be expected going forward. This in turn impacts the County's ability to plan for needed transportation and school infrastructure and may actually deter or prevent other, more viable projects, from going forward. Even if this SRA isn't approved, projects will not immediately disappear from the pipeline because many still have several years remaining in their validity period as a result of the prior extensions. Moreover, applicants would still be able to apply for an extension from the Planning Board. For these reasons, **Staff does not support the proposed SRA.**

Attachments

1. SRA No. 15-01
2. Ordinance No. 17-31
3. Development Pipeline through March 2015

ATTACHMENT 1

Subdivision Regulation Amendment No.: 15-01
Concerning: Adequate Public Facilities –
Preliminary Subdivision Plans –
Validity Period
Draft No. & Date: 1 – 2/19/15
Introduced: March 3, 2015
Public Hearing:
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Council President Leventhal and Councilmembers Floreen, Navarro, Rice and Katz

AN AMENDMENT to:

- (1) extend the validity period for a determination of adequate public facilities for certain developments;
- (2) extend the validity period for certain preliminary subdivision plans; and
- (3) otherwise revise the validity period for certain developments.

By amending

Montgomery County Code
Chapter 50, Subdivision of Land
Section 50-20 “Limits on the Issuance of Building Permit”
Section 50-35 “Preliminary Subdivision Plan-Approval Procedure”

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by introduced Subdivision Regulation Amendment.</i>
[Single boldface brackets]	<i>Deleted from existing law by introduced Subdivision Regulation Amendment.</i>
<u>Double underlining</u>	<i>Added to the Subdivision Regulation Amendment by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the Subdivision Regulation Amendment by amendment.</i>
* * *	<i>Existing law unaffected by Subdivision Regulation Amendment.</i>

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following Ordinance:

Sec. 1. Section 50-20 is amended as follows:

50-20. Limits on issuance of building permits.

* * *

(c) * * *

(3) (A) A determination of adequate public facilities made under this Chapter is timely and remains valid:

(i) for 12 years after the preliminary plan is approved for any plan approved on or after July 25, 1989, but before October 19, 1999;

(ii) for no less than 5 and no more than 12 years after the preliminary plan is approved, as determined by the Planning Board at the time of approval, for any plan approved on or after October 19, 1999, but before August 1, 2007;

(iii) for no less than 7 and no more than 12 years after the preliminary plan is approved, as determined by the Planning Board at the time of approval, for any plan approved on or after April 1, 2009, but before April 1, [2015] 2017; and

(iv) for no less than 5 and no more than 10 years after the preliminary plan is approved, as determined by the Board at the time of approval, for any plan approved on or after August 1, 2007, and before April 1, 2009, or on or after April 1, [2015] 2017.

* * *

(4) The Planning Board may extend a determination of adequate public facilities for an exclusively residential subdivision beyond the

28 otherwise applicable validity period if the Department has issued
29 building permits for at least 50 percent of the entire subdivision before
30 the application for extension is filed. The Board may approve one or
31 more extensions if the aggregate length of all extensions for the
32 development does not exceed:

33 (A) for a preliminary plan approved before April 1, 2009, or on or
34 after April 1, [2015] 2017:

35 (i) 2 ½ years for a subdivision with an original validity
36 period of 5 years; or

37 (ii) 6 years for a subdivision with an original validity period
38 longer than 5 years; and

39 (B) for a preliminary plan approved on or after April 1, 2009, and
40 before April 1, [2015] 2017:

41 (i) 2 ½ years for a subdivision with an original validity
42 period of 7 years; or

43 (ii) 6 years for a subdivision with an original validity period
44 longer than 7 years.

45 * * *

46 **Sec. 2. Section 50-35 is amended as follows:**

47 **50-35. Preliminary Subdivision Plan-Approval Procedure.**

48 * * *

49 (h) Duration of Validity Period and Actions Required to Validate the Plan.

50 * * *

51 (2) Duration of Validity Period.

52 (A) An approved preliminary plan for a single phase project
53 remains valid for 60 months after its Initiation Date for any
54 preliminary plan approved on or after April 1, 2009, but before

55 April 1, [2015] 2017, and for 36 months after its Initiation Date
56 for any preliminary plan approved on or after April 1, [2015]
57 2017. Before the validity period expires, the applicant must
58 have secured all government approvals necessary to record a
59 plat, and a final record plat for all property delineated on the
60 approved preliminary plan must have been recorded in the
61 County land records.

62 (B) An approved preliminary plan for a multi-phase project remains
63 valid for the period of time allowed in the phasing schedule
64 approved by the Planning Board. The Planning Board must
65 assign each phase a validity period on a case-by-case basis, the
66 duration of which the applicant must propose as part of an
67 application for preliminary plan approval, revision, or
68 amendment, after considering such factors as the size, type, and
69 location of the project. The time allocated to any phase must
70 not exceed 60 months after the initiation date for that particular
71 phase for any preliminary plan approved on or after April 1,
72 2009, but before April 1, [2015] 2017, and 36 months after the
73 initiation date for that particular phase for any preliminary plan
74 approved on or after April 1, [2015] 2017. The cumulative
75 validity period of all phases must not exceed the APFO validity
76 period which begins on the date of the initial preliminary plan
77 approval, including any extension granted under Section 50-
78 20(c)(5). A preliminary plan for a phase is validated when a
79 final record plat for all property delineated in that phase of the
80 approved preliminary plan is recorded in the County land
81 Records.

82 * * *

83 **Sec. 3. Effective Date.**

84 This amendment takes effect nunc pro tunc on March 31, 2015.

85 **Sec. 4. Automatic Extensions.**

86 (a) Notwithstanding any provision of Section 50-20(c) to the contrary, the
87 validity period of any determination of adequate public facilities that was
88 valid on March 31, 2009, or for which a timely application for an extension
89 of the validity period was pending on March 31, 2009 is automatically
90 extended for 8 years after the date when the validity period would otherwise
91 have expired. This 8-year extension includes any extension granted
92 automatically by any previous subdivision amendment and must be treated
93 for all purposes as part of the validity period that was extended.

94 (b) Notwithstanding any provision of Section 50-35(h) to the contrary, the
95 validity period of any preliminary subdivision plan that was valid on March
96 31, 2009, or for which a timely application for an extension of the validity
97 period was pending on March 31, 2009, including any separate phase of a
98 multi-phase plan, is automatically extended for 8 years after the date when
99 the validity period would otherwise have expired. This 8-year extension
100 includes any extension granted automatically by any previous subdivision
101 amendment and must be treated for all purposes as part of the validity period
102 that was extended.

103 (c) Notwithstanding any provision of Section 50-20(c) to the contrary, the
104 validity period of any determination of adequate public facilities that was
105 valid on March 31, 2011, or for which a timely application for an extension
106 of the validity period was pending on March 31, 2011, is automatically
107 extended for 6 years after the date when the validity period would otherwise
108 have expired. This 6-year extension includes any extension granted

109 automatically by any previous subdivision amendment and must be treated
110 for all purposes as part of the validity period that was extended.

111 (d) Notwithstanding any provision of Section 50-35(h) to the contrary, the
112 validity period of any preliminary subdivision plan that was valid on March
113 31, 2011, or for which a timely application for an extension of the validity
114 period was pending on March 31, 2011, including any separate phase of a
115 multi-phase plan, is automatically extended for 6 years after the date when
116 the validity period would otherwise have expired. This 6-year extension
117 includes any extension granted automatically by any previous subdivision
118 amendment and must be treated for all purposes as part of the validity period
119 that was extended.

120 (e) Notwithstanding any provision of Section 50-20(c) to the contrary, the
121 validity period of any determination of adequate public facilities that was
122 valid on March 31, 2013, or for which a timely application for an extension
123 of the validity period was pending on March 31, 2013, is automatically
124 extended for 4 years after the date when the validity period would otherwise
125 have expired. This 4-year extension includes any extension granted
126 automatically by any previous subdivision amendment and must be treated
127 for all purposes as part of the validity period that was extended.

128 (f) Notwithstanding any provision of Section 50-35(h) to the contrary, the
129 validity period of any preliminary subdivision plan that was valid on March
130 31, 2013, or for which a timely application for an extension of the validity
131 period was pending on March 31, 2013, including any separate phase of a
132 multi-phase plan, is automatically extended for 4 years after the date when
133 the validity period would otherwise have expired. This 4-year extension
134 includes any extension granted automatically by any previous subdivision

135 amendment, and must be treated for all purposes as part of the validity
136 period that was extended.

137 (g) Notwithstanding any provision of Section 50-20(c) to the contrary, the
138 validity period of any determination of adequate public facilities that was
139 valid on March 31, 2015 or for which a timely application for an extension
140 of the validity period was pending on March 31, 2015, is automatically
141 extended for 2 years after the date when the validity period would otherwise
142 have expired. This 2-year extension must be treated for all purposes as part
143 of the validity period that was extended.

144 (h) Notwithstanding any provision of Section 50-35(h) to the contrary, the
145 validity period of any preliminary subdivision plan that was valid on March
146 31, 2015, or for which a timely application for an extension of the validity
147 period was pending on March 31, 2015, including any separate phase of a
148 multi-phase plan, is automatically extended for 2 years after the date when
149 the validity period would otherwise have expired. This 2-year extension
150 must be treated for all purposes as part of the validity period that was
151 extended.

152 **Sec. 5. Repeal of prior uncodified provisions.**

153 The uncodified provisions of Ordinance Numbers 16-35, 17-04, and 17-31 are
154 repealed.

155 *Approved:*

156

157

158 _____
Isiah Leggett, County Executive

_____ Date

159 *This is a correct copy of Council action.*

160

Linda M. Lauer, Clerk of the Council

Date

Ordinance No: 17-31
Subdivision Regulation Amendment No.: 13-01
Concerning: Adequate Public Facilities –
Preliminary Subdivision Plans –
Validity Period
Draft No. & Date: 1 – 1/29/13
Introduced: February 5, 2013
Public Hearing: March 12, 2013
Adopted: March 19, 2013
Effective: April 1, 2013

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmembers Floreen and Ervin, Council President Navarro, Council Vice President Rice, and Councilmembers Berliner, Leventhal, and Riemer

AN AMENDMENT to:

- (1) extend the validity period for a determination of adequate public facilities for certain developments;
- (2) extend the validity period for certain preliminary subdivision plans; and
- (3) otherwise revise the validity period for certain developments.

By amending

Montgomery County Code
Chapter 50, Subdivision of Land
Sections 50-20 and 50-35

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

OPINION

Subdivision Regulation Amendment 13-01 was introduced on February 5, 2013 at the request of Councilmembers Floreen and Ervin, Council President Navarro, Council Vice President Rice, and Councilmembers Berliner, Leventhal, and Riemer, to temporarily extend the validity period of a finding of adequate public facilities and an approval of a preliminary plan of subdivision by the Planning Board.

The Council held a public hearing on March 12, 2013 to receive testimony concerning the proposed amendment. The Council's Planning, Housing, and Economic Development Committee considered this SRA at a worksession on March 11, 2013 and recommended that it be enacted as introduced.

The District Council reviewed Subdivision Regulation Amendment 13-01 at a worksession held on March 19, 2013 and enacted the Amendment as recommended by the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this Amendment will assist in the coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District located in Montgomery County, Subdivision Regulation Amendment No. 13-01 will be approved.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following Ordinance:

Sec. 1. Section 50-20 and Section 50-35 are amended as follows:

50-20. Limits on issuance of building permits.

* * *

(c) * * *

(3) (A) A determination of adequate public facilities made under this Chapter is timely and remains valid:

(i) for 12 years after the preliminary plan is approved for any plan approved on or after July 25, 1989, but before October 19, 1999;

(ii) for no less than 5 and no more than 12 years after the preliminary plan is approved, as determined by the Planning Board at the time of approval, for any plan approved on or after October 19, 1999, but before August 1, 2007;

(iii) for no less than 7 and no more than 12 years after the preliminary plan is approved, as determined by the Planning Board at the time of approval, for any plan approved on or after April 1, 2009, but before April 1, [2013] 2015; and

(iv) for no less than 5 and no more than 10 years after the preliminary plan is approved, as determined by the Board at the time of approval, for any plan approved on or after August 1, 2007, and before April 1, 2009, or on or after April 1, [2013] 2015.

* * *

(4) The Planning Board may extend a determination of adequate

27 public facilities for an exclusively residential subdivision
28 beyond the otherwise applicable validity period if the
29 Department has issued building permits for at least 50 percent
30 of the entire subdivision before the application for extension is
31 filed. The Board may approve one or more extensions if the
32 aggregate length of all extensions for the development does not
33 exceed:

34 (A) for a preliminary plan approved before April 1, 2009, or
35 on or after April 1, [2013] 2015:

36 (i) 2½ years for a subdivision with an original validity
37 period of 5 years; or

38 (ii) 6 years for a subdivision with an original validity
39 period longer than 5 years; and

40 (B) for a preliminary plan approved on or after April 1, 2009,
41 and before April 1, [2013] 2015:

42 (i) 2½ years for a subdivision with an original validity
43 period of 7 years; or

44 (ii) 6 years for a subdivision with an original validity
45 period longer than 7 years.

46 * * *

47 **50-35. Preliminary subdivision plan-Approval procedure.**

48 * * *

49 (h) *Duration of Validity Period and Actions Required to Validate the Plan.*

50 * * *

51 (2) *Duration of Validity Period.*

52 (A) An approved preliminary plan for a single phase project

53 remains valid for 60 months after its Initiation Date for any
54 preliminary plan approved on or after April 1, 2009, but
55 before April 1, [2013] 2015, and for 36 months after its
56 Initiation Date for any preliminary plan approved on or
57 after April 1, [2013] 2015. Before the validity period
58 expires, the applicant must have secured all government
59 approvals necessary to record a plat, and a final record plat
60 for all property delineated on the approved preliminary
61 plan must have been recorded in the County land records.

62 (B) An approved preliminary plan for a multi-phase project
63 remains valid for the period of time allowed in the phasing
64 schedule approved by the Planning Board. The Planning
65 Board must assign each phase a validity period on a case-
66 by-case basis, the duration of which the applicant must
67 propose as part of an application for preliminary plan
68 approval, revision, or amendment, after considering such
69 factors as the size, type, and location of the project. The
70 time allocated to any phase must not exceed 60 months
71 after the initiation date for that particular phase for any
72 preliminary plan approved on or after April 1, 2009, but
73 before April 1, [2013] 2015, and 36 months after the
74 initiation date for that particular phase for any preliminary
75 plan approved on or after April 1, [2013] 2015. The
76 cumulative validity period of all phases must not exceed
77 the APFO validity period which begins on the date of the
78 initial preliminary plan approval, including any extension

79 granted under Section 50-20(c)(5). A preliminary plan for
80 a phase is validated when a final record plat for all
81 property delineated in that phase of the approved
82 preliminary plan is recorded in the County land records.

83 * * *

84 **Sec. 2. Effective Date.** This amendment takes effect on April 1, 2013.

85 **Sec. 3. Automatic Extensions.**

86 (a) Notwithstanding any provision of Section 50-20(c) to the contrary, the
87 validity period of any determination of adequate public facilities that
88 was valid on March 31, 2009, or for which a timely application for an
89 extension of the validity period was pending on March 31, 2009, is
90 automatically extended for 6 years after the date when the validity
91 period would otherwise have expired. This 6-year extension includes
92 any extension granted automatically by any previous subdivision
93 amendment and must be treated for all purposes as part of the validity
94 period that was extended.

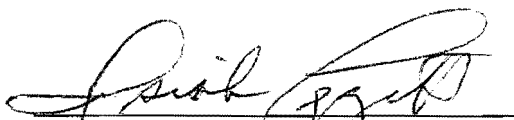
95 (b) Notwithstanding any provision of Section 50-35(h) to the contrary, the
96 validity period of any preliminary subdivision plan that was valid on
97 March 31, 2009, or for which a timely application for an extension of
98 the validity period was pending on March 31, 2009, including any
99 separate phase of a multi-phase plan, is automatically extended for 6
100 years after the date when the validity period would otherwise have
101 expired. This 6-year extension includes any extension granted
102 automatically by any previous subdivision amendment and must be
103 treated for all purposes as part of the validity period that was extended.

104 (c) Notwithstanding any provision of Section 50-20(c) to the contrary, the

105 validity period of any determination of adequate public facilities that
106 was valid on March 31, 2013, or for which a timely application for an
107 extension of the validity period was pending on March 31, 2013, is
108 automatically extended for 2 years after the date when the validity
109 period would otherwise have expired. This 2-year extension must be
110 treated for all purposes as part of the validity period that was extended.


111 (d) Notwithstanding any provision of Section 50-35(h) to the contrary, the
112 validity period of any preliminary subdivision plan that was valid on
113 March 31, 2013, or for which a timely application for an extension of
114 the validity period was pending on March 31, 2013, including any
115 separate phase of a multi-phase plan, is automatically extended for 2
116 years after the date when the validity period would otherwise have
117 expired. This 2-year extension must be treated for all purposes as part
118 of the validity period that was extended.

119 *Approved:*

120
121 
122 Isiah Leggett, County Executive

3/29/13
Date

123 *This is a correct copy of Council action.*

124
125 
126 Linda M. Lauer, Clerk of the Council

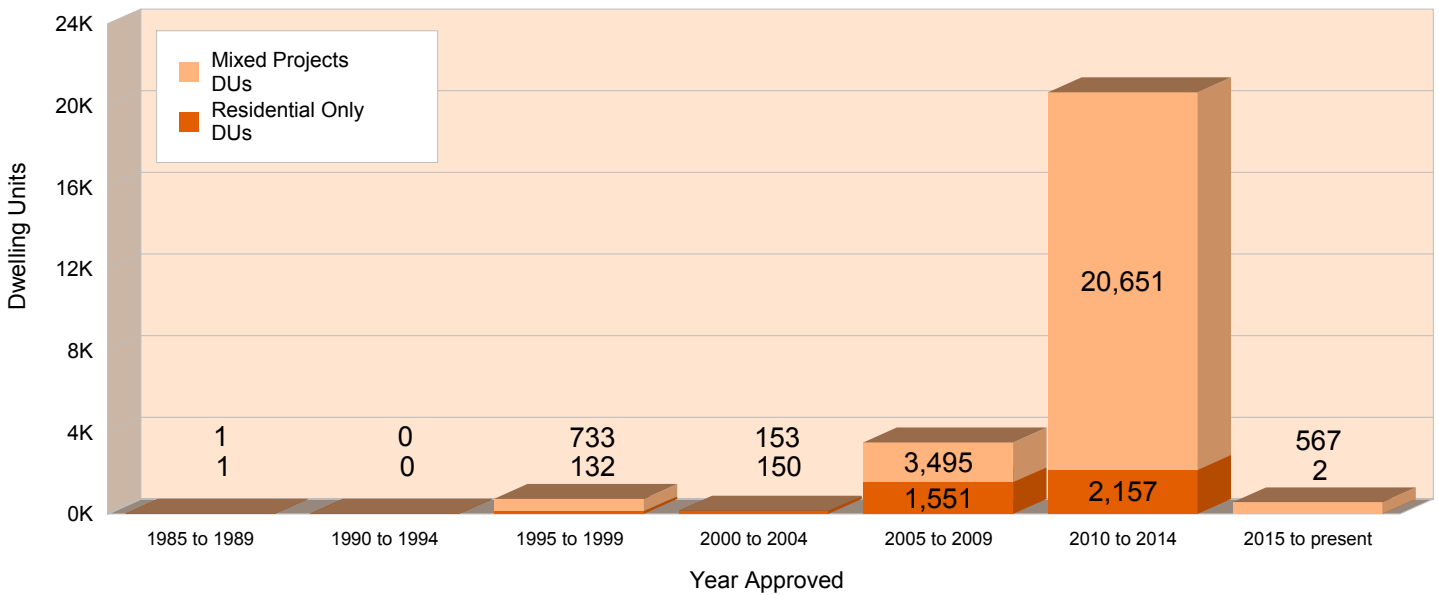
4/1/13
Date

February 2015 Pipeline*

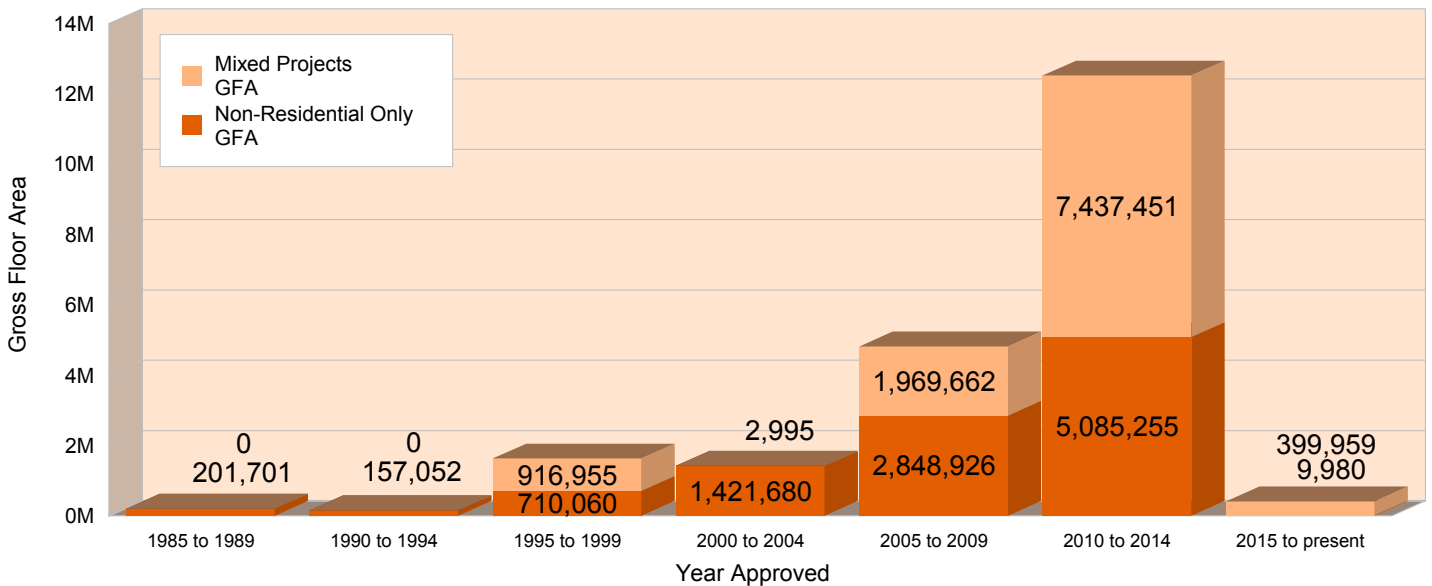
	<u># of Plans</u>	<u>Residential Unbuilt DUs</u>	<u>Mixed Unbuilt DUs</u>	<u>NonResidential Unbuilt GFA</u>	<u>Mixed Unbuilt GFA</u>
1985 to 1989	2	1	0	201,701	0
1990 to 1994	1	0	0	157,052	0
1995 to 1999	26	132	601	710,060	916,955
2000 to 2004	42	150	3	1,421,680	2,995
2005 to 2009	152	1,551	1,944	2,848,926	1,969,662
2010 to 2014	146	2,157	18,494	5,085,255	7,437,451
2015 to present	4	2	565	9,980	399,959
Total	373	3,993	21,607	10,434,654	10,727,022

Mixed developments contain residential DUs and non-residential GFA

Residential (dus)



Non-Residential (sq.ft.)



* does not include Rockville or Gaithersburg Pipeline data

Source: Montgomery County Planning, Information Technology and Innovation Division