

Subdivision Staging Policy: Draft 2012 Transportation Policy Area Review

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Description

The County Council has asked the Planning Board to develop a new area wide transportation test as part of the 2012 Subdivision Staging Policy. The test currently in force, the Policy Area Mobility Review or PAMR, has been used since 2007 to show where transit and arterial roadway mobility is inadequate and require mitigation in the form of facilities or fees in order to obtain development approval in these areas.

There have been concerns about the PAMR test because it was not easy to understand how a particular policy area was determined to have adequate or inadequate transportation capacity for growth, or what specific solutions would make the situation better. The goal of a new process is to increase the transparency of the adequacy determination and to ensure that solutions are undertaken in time to accommodate growth as prescribed by adopted master plans.

This packet presents the Planning Department draft of the proposed Transportation Policy Area Review, or TPAR process that would be substituted for the PAMR if approved by the County Council. Included in the packet are the staff report, a brief synopsis of the TPAR process with examples of the results, and the consultant study which contains the details of the process, the policy area results and a description of the proposed implementation process.

Summary

Staff recommends that the Planning Board set a public hearing date of April 19, 2012 to hear public testimony on the proposed Transportation Policy Area Review.

Montgomery County's Subdivision Staging Policy (formerly known as the Growth Policy) is the overall approach to ensure that roads, schools, and other public facilities are provided to serve development in a timely way. Until 2009, the Growth Policy has been prepared every 2 years. As part of the 2009 review and adoption, the County Council changed the schedule to fall in the second year of each council term. The first such review falls in 2012, with subsequent reviews every 4 years.

One of the major features of the Subdivision Staging Policy is the area-wide transportation test. This assessment of transit and arterial roadway mobility determines the degree to which transportation in each policy area is constrained. An additional test, the Local Area Transportation Review or LATR, assesses the impact of individual projects on nearby intersections.

While the full Subdivision Staging Policy is still being prepared, the County Council has asked that the development of a new area wide transportation test be accelerated and brought to the Council and County Executive by mid-May. The proposed schedule is as follows:

- April 19, 2012 - Public Hearing
- May 3, 2012 – First Work session
- May 10, 2012 – Second Work session
- May 17, 2012- Final Planning Board review and transmission to County Council and County Executive

This report details the test of the new methodology for assessing transit and arterial roadway mobility and the results of the test. It outlines a process for the Executive to determine the solutions to bring all policy areas up to the adequacy standards, and the cost of such improvements. The actual assessment of those costs and how they might be distributed between the public and private sectors will be completed by the County Executive and County Council before final adoption of this methodology.

EG/MD/kr

Attachment 1: Draft Transportation Policy Area Review 2012: A Synopsis of the Area-wide Transportation Test

Attachment 2: Transportation Policy Area Review 2012 (full report)