Empowering Places of Worship
with Information to Successfully Build, Expand or Otherwise Locate in Montgomery County

November 9, 2016 · 9 a.m. – 2 p.m.
Nancy H. Dacek North Potomac Community Recreation Center
13850 Travilah Road, Rockville, MD 20850
Building or Expanding a Faith-Based Institution in Montgomery County

Gwen Wright
Director
Montgomery County Planning Department

November 9, 2016
Why Do We Plan?: Activities of the Montgomery County Planning Department

• Provide for the orderly growth of communities throughout Montgomery County – rural, suburban, and urban

• Develop master plans for specific geographic areas, as well as functional plans that address Countywide issues and networks

• Implement plan goals and visions through the review of regulatory cases. Goals of development review:
  ➢ Efficiency (reasonable review times, understandable overall process)
  ➢ Coordination (work with other agencies, development community, and the public to assure full analysis and streamline efforts)
  ➢ High Quality Results (create livable, attractive, sustainable new buildings and communities)
Environmental + man-made constraints

Environmental
- Hydrological
  - Streams
  - Wetland Buffers
- Erodible soils
- Parks & Biodiversity areas
- Agricultural Reserves
- Special Protection Areas
- Forest Conservation Easements

Man-made
- Utility Sites
  - WSSC
  - Transmission Lines
- Transportation Infrastructure
  - Metro
  - Rail
  - State Roads
  - Federal Highways
- Government Ownership
- Rustic Roads
- Historic Preservation
- TDR Exhausted
- Rock Quarries
- Regulated Affordable Housing, Private Institutional
- HOA Common Ownership
- Single Family Dwellings

Area Constrained area = 263,260 Acres 81%
Unconstrained area = 61,059 Acres 19%
Faith-Based Institutions and Planning

• Integral to the creation and ongoing life of strong communities
• Permitted in all zones throughout the County: a best practice
• Planning rules and ordinances are created to protect overarching public interests: for example, the environment, safe and adequate infrastructure, and compatibility with surrounding neighborhoods
• As institutions get larger, the need for careful planning and coordination increases
Examples of Planning Reviews that apply to some Faith-Based Institutions

- **Preliminary Plan** – creation of a legally recorded and platted lot
- **Forest Conservation Law** – required for 1.) properties that need a sediment control permit and are over 40,000 square feet in size and/or 2.) require a preliminary plan of subdivision
- **Special Protection Areas** – limits on imperviousness
Plan Type: Pre-Preliminary

Definition:
A pre-preliminary plan is a concept plan for a proposed subdivision or re-subdivision, submitted by an applicant prior to preparation of a preliminary plan of subdivision.

Purpose:
A pre-preliminary plan provides an opportunity for applicants to seek advice from and confer with planning staff, the Development Review Committee, and in some instances, the Planning Board regarding a subdivision proposal prior to submitting the more detailed preliminary plan.

Aspects included in a pre-preliminary plan:
- Location Map
- Concept Plan, including proposed lots and access
- Other information, as necessary to address specific issues
- Narrative of the items on which the applicant is seeking advice
Plan type: Preliminary Plan

Definition:
A preliminary plan is a proposed plan for subdivision or resubdivision of a tract of land, submitted for Planning Board approval prior to submission of a subdivision record plat.

Purpose:
The preliminary plan graphically depicts all facts needed for the Planning Board and other public agencies to determine whether the proposed layout of the land in question meets applicable regulations, ordinances and laws, and is satisfactory from the standpoint of public health, safety and welfare.

Aspects included in a preliminary plan:
- Existing natural features
- Lot and block layout
- Adequacy of existing and proposed roads and site access
- Required public improvements
- Public sites and adequate open spaces
- Fire and rescue access
- Stormwater management/water quality plan
- Protection of environmentally sensitive areas
- Approval of Preliminary Forest Conservation plans
- Density calculations, including moderately priced dwelling units and transfer development rights, if applicable
- Development standards per zoning ordinance
- Adequate public facilities review, including staging schedules for phased projects
Application Process:
• Pre-submission meeting with staff and community
• Preparation of an Inventory of Natural Resources
• Application, including sign posting and notice to citizens
• Agency Review/Development Review Committee (DRC)
• Plan Revisions and Coordination (applicant responses and agency review)
• Staff Report
• Planning Board Hearing
• Resolutions
• Certified Plans
Outreach in Planning & Regulatory Processes
Development Process Improvements

• 120 day time frame per new Subdivision Regulations

• Make a schedule for every project - give all stakeholders a written copy of the schedule for each project when the application is officially accepted.

• Revitalized DRC - work to have the DRC function as a team that solves problems and empower members to make decisions that stick.

• Concept Plans – voluntary concept plans identify and work out major issues that can “make or break” projects before the applicant invests in the development of a full-blown engineered application.

• Record Plats – work out issues prior to record plat submission so that approval of plats is straightforward.
Resources

• http://mcatlas.org/zoning/
• http://mcatlas.org/devfinder/
• http://mcatlas.org/daic/
• www.montgomeryplanning.org/resources/historic-preservation/
Questions?

- Email: gwen.wright@montgomeryplanning.org
- Follow me: @GwenLMWright
- Follow Planning: @montgomeryplans
- Facebook: facebook.com/montgomeryplanning
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Places of Worship
Objective to
Successfully and safely locate or expand

• Common goals
  • Caring for community — well being of individuals, families and community
  • Coming together — place to assemble
  • Safety
  • Stewardship

DPS
Montgomery County Department of Permitting Services
Psalm 24 – The earth is the Lord’s, and everything in it, the world, and all who live in it; for He founded it on the seas and established it on the waters.

• From the United States Conference of Catholic Bishops – June 15, 2001 statement on Climate Change:
  • “Our Creator has given us the gift of creation: the air we breathe, the water that sustains life, the fruits of the land that nourish us, and the entire web of life without which human life cannot flourish....”
  • “At its core, global climate change is ... about the future of God's creation and the one human family. It is about protecting both "the human environment" and the natural environment. ¹ It is about our human stewardship of God's creation and our responsibility to those who come after us....”
  • Quoting John Paul II, "We face a fundamental question which can be described as both ethical and ecological. How can accelerated development be prevented from turning against man? How can one prevent disasters that destroy the environment and threaten all forms of life, and how can the negative consequences that have already occurred be remedied?"
  • “Catholic tradition speaks of a "social mortgage" on property and, in this context, calls us to be good stewards of the earth. ⁵ It also calls us to use the gifts we have been given to protect human life and dignity, and to exercise our care for God's creation.”
Department of Permitting Services

• Our Mission -- Life Safety, Public Safety, Environmental Protection, Community stability, protection of property and economic development

• How are we set

  • Land Development (water resources — sediment control and stormwater management, right-of-way and record plat, well and septic, flood plain, roadside trees and tree canopy)
  • Building construction - Intake and Residential and Commercial
  • Fire Prevention and Code Compliance
  • Zoning and Site Plan Enforcement
  • Customer Service (case management, information requests, service requests, outreach, etc.) --

Visit us at:

http://permittingservices.montgomerycountymd.gov/DPS/customerservice/CaseManagementProgram.aspx
Building Construction
Commercial, Residential, Occupancy, Electrical and Mechanical
State laws and Chapters 8, 17, 22 – Building, Electrical and Mechanical Codes

• Why do we have these codes?

• Safety of occupants and protection of property – complete welfare of the community – bare minimum for safety of people and property

• Safety of people assembled – distance to exit; width of exit; how quickly will the materials of the structure combust; is the structure sound; can the frame and materials handle the load; are the steps sized for safe usage; do doors open so people can get out rather than be trapped inside in an emergency fire walls – accidents happen

• Safe electrical installations – are they properly grounded; is it the right type of wiring for what is being powered, are the connections properly made; can the electrical wires and junctions boxes be safely accessed, free from water infiltration; are they installed so that they are not a fire hazard, shock hazard or explosion hazard

• Safe mechanical installations – is the air turned over sufficiently within the structure; is there sufficient ventilation; is the intake free and clear so that clean air comes in and exhaust goes out; is the system properly sized for the number of people; is it located properly; does the duct work connect so that it can properly supply and maintain the building; is the system safe so it won’t be a fire hazard and so that it can properly condition space
• **Why do we have Fire Codes?**
  • Fire Prevention and Protection — protection of people and property

• **New Construction**
  • Fire Protection — fire suppression systems — sprinklers — reach to cover occupied space and provide opportunity to safely exit; proper placement for coverage and settings for sprinklers to activate; proper marking and lighting of exits; proper opening of doors for exiting so occupants are not trapped; safe place to which to exit out of harm’s way
    • Take into consideration the type or types of occupancy — number of people; accessibility needs (infants; children; special needs; elderly, etc.) — are there a mixture of uses
  • Fire Alarms — installation; responders access to system to show place from which alarm emanated;

• **Existing Buildings**
  • Are fire suppression and alarm systems properly maintained so they are functioning throughout occupancy — tested and maintained
  • Is building meeting minimum safety requirements of original design
  • Special events; crowds; cooking is usually for large groups of people
Land Development

Safety and Environmental Stewardship
Federal and State Law and Chapters 19, 49, 50 and 55

- Public right-of-way — roads; sidewalks; driveway aprons, utilities, etc.
  - Engineering (grading, radii, etc.), emergency vehicle accessibility, service vehicle accessibility, sight distances, pedestrian safety, managing conflicts, ADA, construction

- Record plats — subdivision provides for orderly development
  - Relationship to building codes

- Well and septic — basic public health
  - State law requires that facilities be adequate
  - Health and sanitation
  - Is water potable? Adequacy of water?
  - Is septic facility adequate for the expected number of people assembling
  - Don’t want sewage to back up into building or yard
  - Want drinking water to be safe and free of disease causing organisms
    - Kitchens; assemblage (number of allowed attendees)
Land Development
Environmental Stewardship – Federal, State and Local Laws to Protect Resources

- **Water Resources**
  - **Federal Law – Clean Water Act** – limits pollutants into water
  - **Maryland Law** – limits discharge
  - **County Law Chapter 19**
    - Sediment control
    - Stormwater management
    - Special protection areas – areas that are fragile or in special need of protection
  - **Floodplains**
  - **Well and septic** – (water resources and sanitation)

- **Trees** – forest conservation, canopy and road side
  - Shade
  - Mitigate heat island effect
  - Pedestrian friendly
  - Storm drainage
  - Clean the air
Sediment Control and Stormwater Management

Facilitates stormwater management to avoid flooding and sediment deposits on property (yards, sidewalks, roads, lawns, gardens, farms, etc) and in streams.

Protects our streams and water resources.
Stormwater Management

Primary goal - maintain after development, as nearly as possible, the pre-development runoff characteristics, and to reduce stream channel erosion, pollution, siltation and sedimentation, and local flooding by implementing environmental site design to the maximum extent practicable and using appropriate structural best management practices only when necessary.

We treat quantity and quality.

• Reduce erosion and manage flow for reabsorption

• Clean the stormwater from what it has picked up from the ground: oil, grease, automotive fluids, fertilizers, pesticides, road salts, chemicals from gardens and homes, bacteria from pet waste and failing septic systems, soil from construction sites, soaps from car washing, etc.
STREAMS

Breewood Tributary Pre-restoration

Breewood Tributary Post-restoration
ZONING AND SITE PLAN COMPLIANCE

• Places of worship are allowed in every zone in the County
• Community
• Development standards — lot coverage; height; setbacks
• Other uses and special events
• Benefit performances
• Signs
• Occupancy
• Parking
What do we do?
What do you do?

- Review plans (apply codes)
- Issue permits
- Inspections (construction per plans and to codes)

- We will help with free case management and consultative services
  - Assigned caseworker to coordinate reviews and single point of contact

- BUT — the applicant is responsible to —
  - Do a proper feasibility study before buying site — know what easements are on it; is it served by water and sewer; if not, is there a suitable place for a septic system; is there a good well site?
  - Prepare code compliant plans
  - Engineer seal is required on design documents
  - Get a knowledgeable design consultant
  - Get necessary permits from other agencies such as WSSC for plumbing, HHS for kitchen, SHA, etc.

- [http://permittingservices.montgomerycountymd.gov/DPS/customerservice/CaseManagementProgram.aspx](http://permittingservices.montgomerycountymd.gov/DPS/customerservice/CaseManagementProgram.aspx)
### eServices

**HTTP://PERMITTINGSERVICES.MONTGOMERYCOUNTYMD.GOV/DPS/ESERVICES/ABOUTESERVICES.ASPX**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>Cumulative</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total permits w/ePlans</strong></td>
<td>286</td>
<td>2,464</td>
<td>7,143</td>
<td>9,893</td>
</tr>
<tr>
<td><strong>Avoided vehicle miles</strong></td>
<td>29,744</td>
<td>256,256</td>
<td>742,872</td>
<td>1,028,872</td>
</tr>
<tr>
<td><strong>Saved fuel costs</strong></td>
<td>$5,453</td>
<td>$46,980</td>
<td>$136,193</td>
<td>$188,626</td>
</tr>
<tr>
<td><strong>Avoided driving time (hours)</strong></td>
<td>1,190</td>
<td>10,250</td>
<td>29,715</td>
<td>41,155 (1,029 work weeks available for other work)</td>
</tr>
<tr>
<td><strong>Trips removed from road</strong></td>
<td>5,720</td>
<td>49,280</td>
<td>142,680</td>
<td>197,680</td>
</tr>
<tr>
<td><strong>Reduced pounds of CO</strong></td>
<td>1,441</td>
<td>12,418</td>
<td>35,998</td>
<td>49,857</td>
</tr>
<tr>
<td><strong>Reduced pounds of Hydrocarbons</strong></td>
<td>190</td>
<td>1,637</td>
<td>4,745</td>
<td>6,572</td>
</tr>
<tr>
<td><strong>Saved paper (drawing sheets)</strong></td>
<td>137,280</td>
<td>1,182,720</td>
<td>3,428,640</td>
<td>4,748,640</td>
</tr>
<tr>
<td><strong>Saved trees</strong></td>
<td>23</td>
<td>196</td>
<td>568</td>
<td>787</td>
</tr>
</tbody>
</table>
We Will Celebrate
The earth as sacred; worthy of our respect, awe and veneration.

We Will Reaffirm
That ultimately, we aren’t earth’s owners, but rather her caretakers.

We will Reassert
Our moral responsibility for the well-being, interdependence of all life and show our solidarity with the most vulnerable.

From:
http://www.sacredearth2016.org/index.html
Thank you for attending
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WORKSHOP ON EMPOWERING PLACES OF WORSHIP WITH INFORMATION TO SUCCESSFULLY BUILD, EXPAND AND OTHERWISE LOCATE IN MONTGOMERY COUNTY

November 9, 2016
• The Mission of the Department of Environmental Protection (DEP) is to Enhance the Quality of Life in our Community by Protecting and Improving Montgomery County's Air, Water and Land in a Sustainable Way while Fostering Smart Growth, a Thriving Economy and Healthy Communities.
DEP Focuses on Compliance, Education, and Operations to Ensure Clean Air, Land, and Water

• Water Quality Protection
• Outreach, Education, Technical Assistance and Training on Waste Reduction, Reuse, Recycling, Composting and Buying Recycled Products
• Education about Lawn Care Law/Styrofoam Ban
• Educational Tools for Prevention of Pollution
• Enforcement of Illicit Discharge and Dumping, Noise, Solid Waste and Recycling Requirements
• Issuance of Permits/Waivers for Noise and Burning
• Operation of Transfer Station, Waste-to-Energy Facility, and Recycling Facility
• Water and Sewer Planning/Private Institutional Facilities
• Energy Efficiency and Renewable Energy Programs
• Greening of Facilities, including Congregations
• Tree Montgomery Program
Water Quality Protection – How DEP Ensures our Water is Clean

• The County has been issued a permit by Maryland Department of Environment, under the Clean Water Act
• That permit requires outreach, prevention, and restoration of impervious surfaces in the county to allow for treatment of stormwater runoff
• The County charges property owners a Water Quality Protection Charge (WQPC) on their tax bill to assist with funding these requirements
• Using the funds from the WQPC, DEP manages a very robust program to construct stormwater management facilities, restore streams, and retrofit older stormwater management facilities and educate the public
Water Quality Protection - DEP Assists Property Owners With Defraying Costs of WQPC

• Credits of up to 100% are available to property owners who maintain stormwater management practices on their property

• Stormwater management practices are landscaping techniques or structures that help reduce stormwater runoff. They include:
  • Rain gardens
  • Conservation landscapes
  • Bioretention gardens
  • Wet ponds
  • Swales
  • Dry Wells

• Hardship exemptions are available if your nonprofit's total annual revenue is under $1 million

• Learn more at www.bit.ly/NonprofitsWQPC
Water Quality Protection - DEP Assists Congregations With Assessing the Feasibility of Installing a Rainscape Garden

- Assessment requests can be submitted to DEP online
- DEP will assist with assessment
- A rebate application can be submitted to defray the cost of installing the Rain Garden
- [www.rainscapes.org](http://www.rainscapes.org)
Solving Runoff Problems

United Church of Christ of Seneca Valley, Germantown, MD

Grace Episcopal Day School, Kensington, MD

Series of 4 Rain Gardens

Dry Well

St. James Episcopal Church, Potomac

Conservation Landscape

Rain Garden
## RainScapes Technique

<table>
<thead>
<tr>
<th>RainScapes Technique</th>
<th>Maximum Residential Rebates</th>
<th>Maximum Commercial, Multi-Family, HOA common land, and Institutional Rebates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$2500/parcel</td>
<td>$10,000/parcel</td>
</tr>
<tr>
<td>Canopy Trees</td>
<td>$200/tree; # trees determined by space on parcel. Must shade or cover impervious area</td>
<td>$200/tree; # trees determined by space on parcel. Must shade or cover impervious area</td>
</tr>
<tr>
<td>Conservation Landscaping - Replacement of turf or invasive species</td>
<td>$2.00/square foot with no ponding $3.00/square foot with 2” of ponding Project must replace turf or invasives Project needs to intercept runoff 250 square foot minimum</td>
<td>$2.00/square foot with no ponding $3.00/square foot with 2” of ponding Project must replace turf or invasives Project needs to intercept runoff 350 square foot minimum</td>
</tr>
<tr>
<td>Dry Wells</td>
<td>$1.00 per gal; $600 maximum</td>
<td>$1.00 per gal; $600 maximum</td>
</tr>
<tr>
<td>Green Roofs</td>
<td>$10/square foot, 250 square feet minimum</td>
<td>$10/square foot; 300 square feet minimum</td>
</tr>
<tr>
<td>Permeable Pavers and Porous Concrete</td>
<td>$4/square feet or $1200, whichever is greater; 100 square feet minimum</td>
<td>$4/square feet or $5000, whichever is greater; 100 square feet minimum</td>
</tr>
<tr>
<td>Pavement Removal</td>
<td>$2/square foot if replacing with turf 100 square feet minimum</td>
<td>$2/square foot if replacing with turf 300 square feet minimum</td>
</tr>
<tr>
<td>Rain Garden</td>
<td>Based on square foot of ponding area and soil replacement (media) depth: 1’ of media: $5/ square foot 2’ of media: $7/square foot 3’ of media: $9/square foot or $1200/ rain garden, whichever is greater – see RS design manual for sizing charts</td>
<td>Based on square foot of ponding area and soil replacement (media) depth: 1’ of media: $5/ square foot 2’ of media: $7/square foot 3’ of media: $9/square foot or $2500/ rain garden, whichever is greater – see RS design manual for sizing charts</td>
</tr>
<tr>
<td>Water Harvesting: Cisterns</td>
<td>$1/Gallon (minimum 250 gallons, up to 500 gallons)</td>
<td>$1/ Gallon (minimum 250 gallons, up to 2000 gallons)</td>
</tr>
<tr>
<td>Water Harvesting: Rain Barrels</td>
<td>$250 (must capture 200 gallons if single family home; 100 if Townhome); $1/gallon</td>
<td>$250 (must capture 200 gallons); $1/gallon</td>
</tr>
</tbody>
</table>
Partner with your local non-profits such as faith based groups and watershed groups to accomplish your goal


- Interfaith Power & Light [www.mdipl.org](http://www.mdipl.org) [www.gwipl.org](http://www.gwipl.org)

- Interfaith Partners for the Chesapeake [www.interfaithchesapeake.org](http://www.interfaithchesapeake.org)


- Eyes of Paint Branch [www.eopb.org](http://www.eopb.org)

- Friends of Cabin John Creek Watershed [www.cabinjohn.org/focjcw](http://www.cabinjohn.org/focjcw)

- Friends of Sligo Creek [www.fosc.org](http://www.fosc.org)

- Little Falls Watershed Alliance, Inc. [www.lfwa.org](http://www.lfwa.org)

- Muddy Branch Alliance [www.muddybranch.org](http://www.muddybranch.org)

- Neighbors of Northwest Branch [www.neighborsnwb.org](http://www.neighborsnwb.org)

- Rock Creek Conservancy [www.rockcreekconservancy.org](http://www.rockcreekconservancy.org)
Water Quality Protection - DEP Partners With the Chesapeake Bay Program to Fund Projects That Reduce Pollutants

- Request for Proposals was issued in August, 2016 to fund projects that assist non-profit organizations to engage residents in achieving water quality improvement and projects that demonstrated runoff reduction
- Proposals were due October 7, 2016. They are being evaluated. Grant awards will be announced in December
- Stay tuned for further opportunities for grants
- Since 2014, $371,000 has been awarded to 13 non-profit organizations
- www.cbtrust.org/grants
Outreach and Education With Faith-based Organizations to Increase Recycling

• DEP provides on-site technical assistance (i.e., waste and recycling audits), guidance, recommendations, training and education to increase recycling, waste reduction, composting and buying recycled opportunities and set-up/maintain programs

• DEP provides educational materials, including brochures, posters and container labels

• DEP provides various types and sizes of recycling containers for congregations to
Assisting Faith-Based Congregations to Set-Up/Maintain Recycling Programs

Stone Ridge School of the Sacred Heart, Bethesda
Working with Faith-Based Teams to Increase Recycling and Composting

Working with Green Teams to Increase Waste Reduction, Reuse and Recycling Efforts

Providing on-site training and compost bins to motivate faith-based congregations to maximize recycling through backyard composting
Energy Efficiency and Renewable Energy - Programs to Increase the Energy Efficiency of Your Building

• The Building Benchmarking Law applies to buildings greater than 50,000 sq. ft. and helps identify opportunities for energy efficiency upgrades.

• DEP supports financing tools like the Commercial Property Assessed Clean Energy program that make energy upgrades more affordable.

• DEP staff can help make connections to incentives and financing programs for energy efficiency and renewable energy.

• More information on these programs is at [https://www.montgomerycountymd.gov/green/energy/business.htm](https://www.montgomerycountymd.gov/green/energy/business.htm).
Greening of Facilities - DEP helps “green” Your Congregation and Promote Your Sustainability Efforts

• The Green Business Certification Program is a voluntary recognition program designed to encourage businesses and other organizations, including congregations, to take steps that reduce their ecological footprint.

• There are a variety of ways to get certified, and the department can assist a congregation in finding the right program.

• For more information on the Montgomery County Green Business Program, visit http://www.mcgreenbiz.org/.
Tree Montgomery Program—Helping to Restore Tree Canopy

• The Tree Montgomery program provides for the planting and initial care of native canopy trees.

• Information on Tree Montgomery can be found at https://www.montgomerycountymd.gov/green/trees/.