

Montgomery County, MD allows major residential subdivisions in Tier IV, through an exemption, and in Tier III by choice. See Background item 2. of the proposed resolution on page circle 1 of the packet.

The role of protected lands in shaping and directing development and the primacy of protected lands in achieving equitable prosperity is key to understanding strategic land use decisions.

Thrive Montgomery 2050 is clear about creating “tighter limits” and avoiding the dynamic of the “political economy of sprawl”.

Chapter VI of the AROS plan (FUNCTIONAL MASTER PLAN FOR THE PRESERVATION OF **AGRICULTURE AND RURAL OPEN SPACE** IN MONTGOMERY COUNTY October 1980, CHAPTER IV: FARMLAND PRESERVATION AS A PUBLIC PURPOSE) and Royce Hanson, Suburb: Planning Politics and the Public Interest (Cornell University Press, 2017), pages 182 – 272 are instructive as to our early accomplishments to establish protected lands. A review of these precursor efforts and subsequent Montgomery County, MD public policies, a legislative review and analysis of why and how in 2012 we chose to continue to allow major residential subdivisions countywide, and a blue-ribbon strategic land use policy advisory would inform the Council on the role of protected lands in achieving policy goals.

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