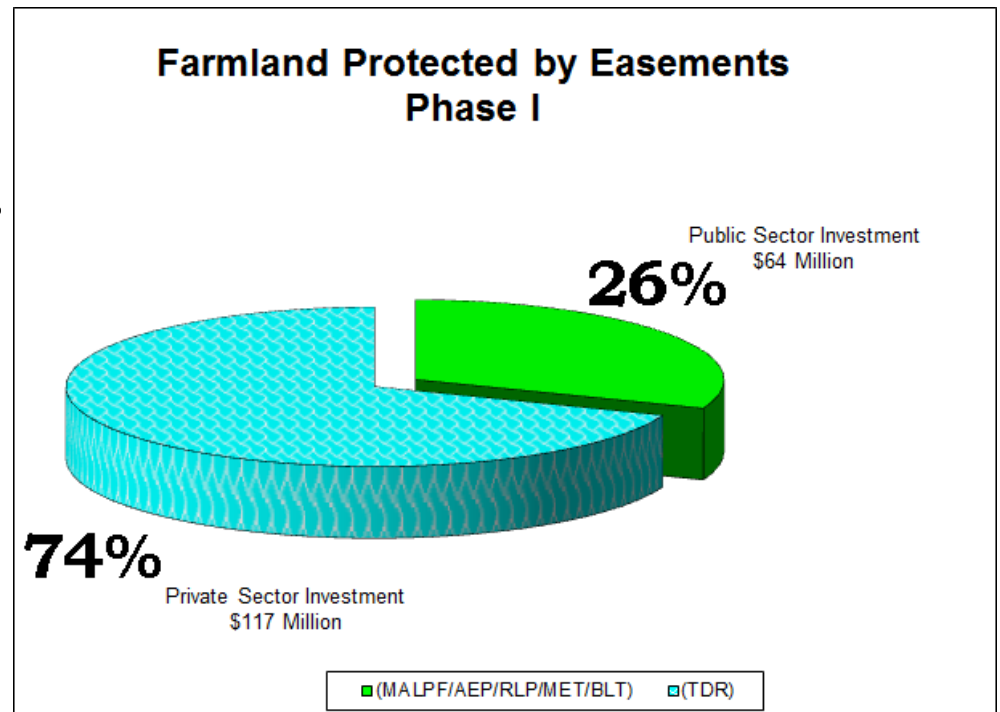


Montgomery County Farmland Preservation Program Update

April 7, 2016

Montgomery County Agricultural Land Preservation: Phase 1

- Achieved Phase I of the 70,000 acre farmland preservation goal (Jan 2009).
- Accomplished through various easement programs (MALPF, AEP, RLP, MET, BLT, TDR)
- TDR Easements are the largest part of the Phase I goal and achieve 1 lot / 25 acres.



Phase II of the Farmland Preservation Goal

- To target the preservation of farmland where TDR easements encumbering farmland still have retained development rights
- Provide an enhanced level of protection through BLT Program as well as MALPF, AEP and RLP (other county easement programs).
- Set a goal of purchasing 1,000 BLTs utilizing public and private easements

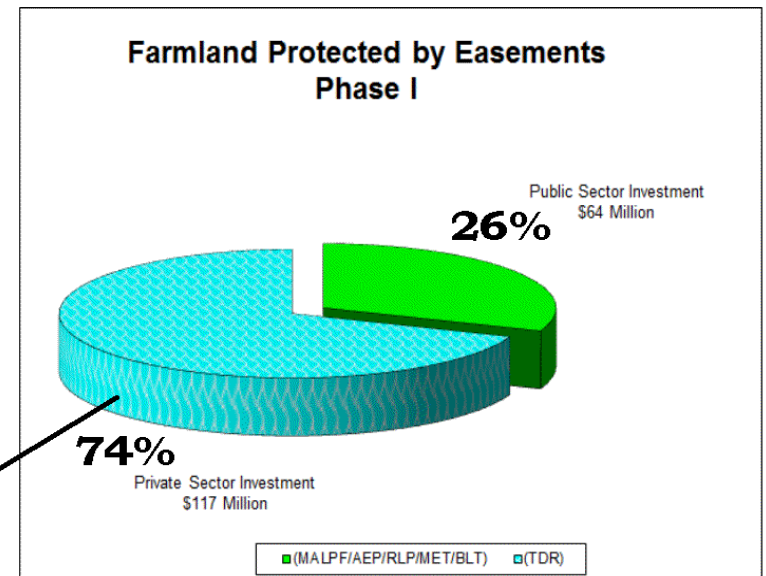
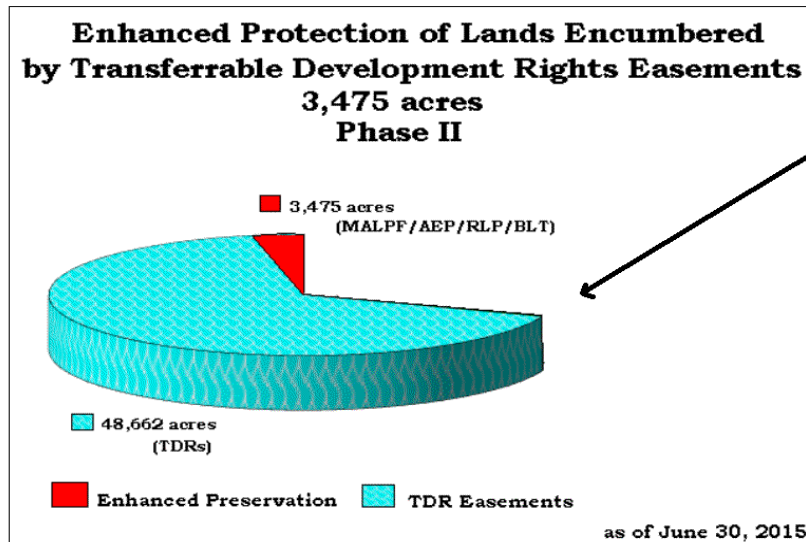
Phase II of the Farmland Preservation Goal

- There are about 52,052 acres encumbered by TDR easements
- The density on these easements = 1 dwelling right for every 25 acres
- There are 77,892 acres of agriculturally assessed properties
- 1,219 improved accounts + 815 vacant accounts = 2,084 accounts
- Not all of these accounts are in the AR zone
- The theoretical maximum number of BLTs = $50,000 \text{ acres} / 25 = 2,000$ BLTs. We estimate about 50% or 1,000 BLTs for Phase II
- Subtract 1,000 building lots from the 2,000 theoretical maximum number of BLTs = 1,000 BLTs for both public and private BLT transactions.
- Subtract the public and private BLTs acquired since FY15, (1,000 BLTs – 41BLTs = 959 BLTs needing to be acquired to reach the 1,000 BLT Phase II Goal.

Phase 2: Enhanced Protection of 52,137 Acres

Montgomery County Agricultural Land Preservation

Relationship of Phase I and Phase II Preservation Goals



- As of June 30, 2015, a total of 3,475 acres of TDR Protected Lands have received enhanced protection through MALPF/AEP/RLP/BLT Easements

Public BLT Program

	Acres	Number of BLT-TDRs	Serial Numbers	Per Per BLT	Total Consideration
Damacus Limited Partnership	54.17	1	BLT-001	\$232,500.00	\$232,500.00
W. Drew Stabler	200.97	4	BLT-002 - BLT-005	\$258,750.00	\$1,035,000.00
William Hilton et al.	53.38	2	BLT-006 -BLT -007	\$243,750.00	\$487,500.00
Kathy Taylor	100.71	2	BLT-013-BLT014	\$249,375.00	\$498,750.00
Our House	98.9491	3	BLT-020-BLT022	\$253,125.00	\$759,375.00
Thomas Hartsock	103.83	2	BLT024-BLT025	\$253,125.00	\$506,250.00
Charles and Bertha Stanley	105.72	3	BLT026-BLT028	\$245,625.00	\$736,875.00
Robert and Betsy Stabler	160.77	3	BLT 017-019	\$254,160.00	\$762,480.00
Lynwood Farm LLC	226.51	6	BLT 031-036	\$241,452.00	\$1,448,712.00
Twin Ponds Parm LLC	77.15	<u>2</u>	BLT 037-038	\$250,983.00	\$501,966.00
Walter Prichard	75.1554	<u>2</u>	BLT 040-041	<u>\$235,098.00</u>	<u>\$470,196.00</u>
	1,257.31	30		\$247,085.73	\$7,439,604.00

Private BLT Program

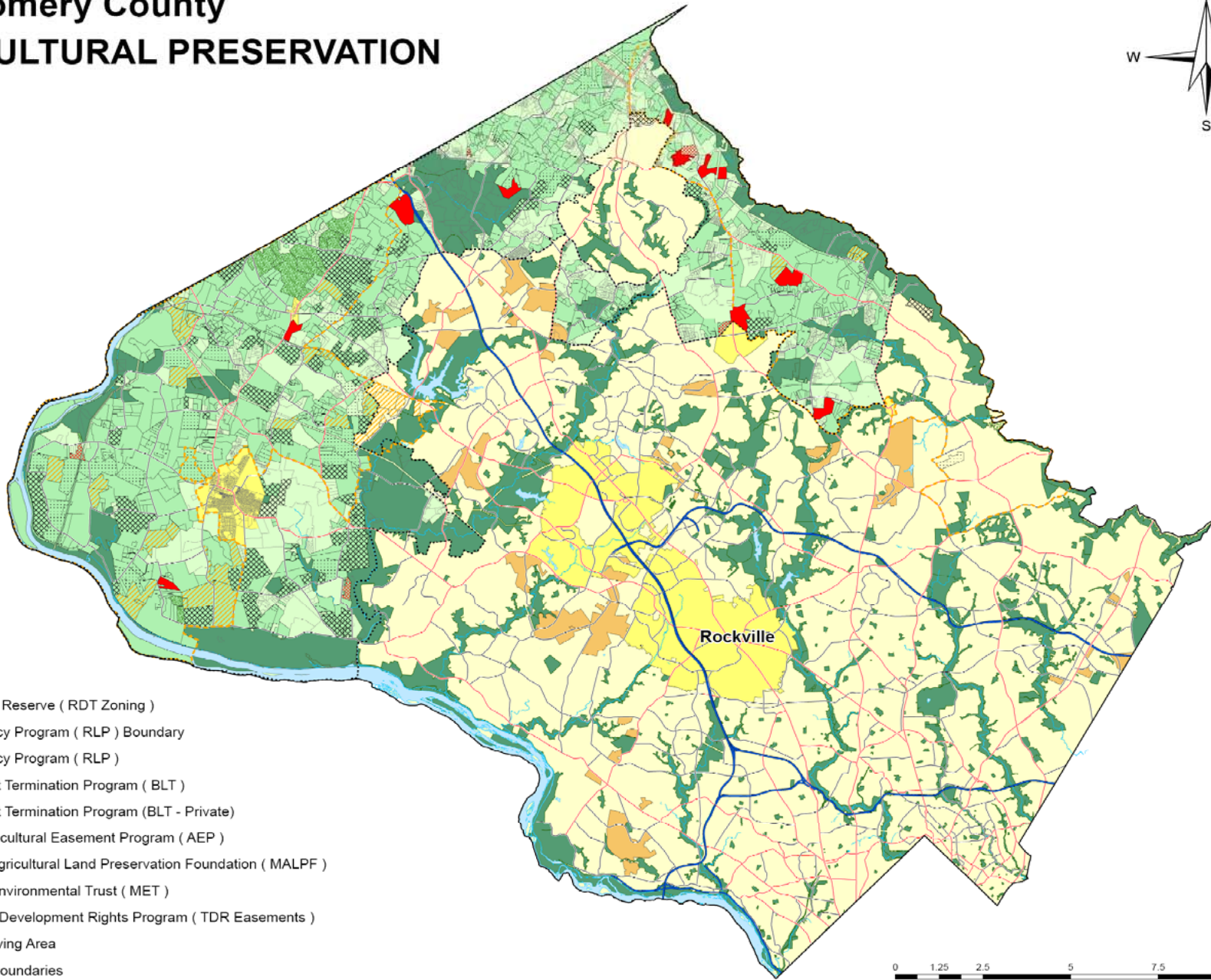
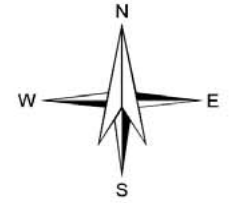
	Acres	Number of BLT-TDRs	Serial Numbers	
David Bolten and Layla Bolten	65.7471	1	BLT-008	
A.S. McGaughan, Jr. & Judith E. McGaughan	5	1	BLT-009	
A.S. McGaughan, Jr. & Judith E. McGaughan	5	1	BLT-010	
A.S. McGaughan, Jr., Guardian of the Property	5	1	BLT-011	
Potomac Estates Corporation	25.6361	1	BLT-012	* Did not Rank in Public BLT
Montgomery Horse, LLC	82.5	1	BLT-015	
Robert and Betsy Stabler	25	1	BLT 016	
Potomac Estates Corporation	48.951	<u>1</u>	BLT-023	* Did not Rank in Public BLT
Our House	5.55	<u>1</u>	BLT-029	
Kathy Taylor	<u>5</u>	<u>1</u>	BLT-030	
Jones Farm, LLC	<u>25.1</u>	<u>1</u>	BTT-39	
	298.48	11		

Summary of Partial BLT Density Purchased by Developers

Partial BLT Payment

	Developer	Date	Development Project	Zone	# of BLTs	Purchased Density Certificate Number	Non Residential Sq Ft. Equivalent	Residential Sq Ft. Equivalent	Total	Consideration
									Square Foot Equivalent	
1	Parklawn North Lot LLC	4/5/2012	Parklawn North	Twinbrook - TMX	0.9616	PBLT 001	7,212	0	7,212	\$216,360.00
2	Federal Reality	3/20/2013	Mid Pike Plaza (Pike & Rose	CR-3	0.8199	PBLT002			16,398	\$184,477.50
3	ML Wheaton LLC	3/20/2013	11141 Georgia Avenue	CR6 (C5.5, R5.5, H200)	0.3366	PBLT 003			6732	\$75,735.00
4	Camden Living	6/3/2014	Camden Shady Grove	CR2 C1.5	0.8426	PBLT 004			16,852	\$187,385.81
5	Federal Reality	5/5/2014	Mid Pike Plaza (Pike & Rose- Phase II)	Cr-3/C1.5/R-2.5/H-200	0.72	PBLT 005			14,400	\$160,120.80
6	SG Apartments LLC	Pending	Hanover Shady Grove	CR Zone	0.7536	Not Yet Assigned		15,072	15,072	Pending

Montgomery County AGRICULTURAL PRESERVATION



Legend

- Agricultural Reserve (RDT Zoning)
- Rural Legacy Program (RLP) Boundary
- Rural Legacy Program (RLP)
- Building Lot Termination Program (BLT)
- Building Lot Termination Program (BLT - Private)
- County Agricultural Easement Program (AEP)
- Maryland Agricultural Land Preservation Foundation (MALPF)
- Maryland Environmental Trust (MET)
- Transfer of Development Rights Program (TDR Easements)
- TDR Receiving Area
- Municipal Boundaries
- Public Lands



Map Prepared by DTS/GIS on March 30, 2016