



City of
Rockville
Get Into It

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December 24, 2012

Mr. Jason Dubow
Maryland Department of Planning
301 West Preston Street
Baltimore, Maryland 21201-2365

RE: City of Rockville Administrative Adoption of Growth Tiers Map (SB 236)

Dear Mr. Dubow:

In accordance with the Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), local jurisdictions are tasked to create a Growth Tiers Map that identifies where major and minor residential subdivisions may be located and what type of sewerage system will serve them. According to the Maryland Department of Planning's (MDP) guidance document, administrative adoption of the Growth Tiers Map by the December 31, 2012 deadline can be achieved by letter from the planning director, or chief appointed or elected official.

The City of Rockville is submitting the attached adopted Growth Tiers Map and GIS data (through the ftp site) to MDP for certification. Rockville is a Municipal Priority Funding Area that is served by public sewer systems owned and maintained by either the City of Rockville or the Washington Suburban Sanitary Commission (WSSC). In Rockville's Growth Tiers Map, the properties currently served by sewerage systems are designated as Tier I with the identification of the sewer service area: Tier I- Rockville (light blue) or Tier I- WSSC (tan). The Tier I- Rockville category delineates Rockville's sanitary service area, where the City owns and maintains 149.44 miles of sewers serving approximately 74 percent of the community. The City conveys this collected sewage to sewers owned by WSSC to be treated at the Blue Plains Advanced Wastewater Treatment Plant. The Tier I- WSSC category identifies the remaining 26 percent of the City that is served by sewers directly owned and maintained by the WSSC.

There are approximately 98 parcels located within Rockville's Maximum Expansion Limit (MEL) that are currently not served by sewer, but are within or adjacent to the sewer service area of either Rockville or WSSC. These properties are included in Rockville's Municipal Growth Element and growth in these areas is consistent with the long-term development policy. These properties are classified as Tier IIA, within the municipal growth boundary, but not yet in the City/County sewerage plan. Additionally, Rockville's Growth Tiers Map includes the sewer service area that is

Mayor Phyllis Marcuccio | Councilmembers John F. Hall, Jr., Tom Moore, Bridget Donnell Newton, Mark Pierzchala
City Manager Barbara B. Matthews | City Clerk Doug Barber | City Attorney Debra Yerg Daniel

anticipated to serve future growth on these parcels: Tier IIA- Rockville (purple) or Tier IIA- WSSC (dark brown). According to Rockville's Water Resources Element, future annexation of these parcels will not result in significant new demands placed on the sewer system. Furthermore, there is a provision in the Plats and Subdivision Regulations within the City's Zoning Ordinance that requires the subdivider to provide public utility improvements. This provision, found in Section 25.21.16.c.3, *Streets and Public Infrastructure*, states that "every portion of a subdivision must be supplied with public water and sanitary sewerage facilities in accordance with Chapter 21 of the City Code or WSSC standards as applicable". Therefore, these few parcels with individual septic systems will be required to connect to public water and sewer in the event of annexation and/or subdivision.

Given that Rockville is comprised of areas principally for growth, revitalization, and community enhancement (as identified by PlanMaryland mapping for TGRA, Established Communities, and Future Growth Areas), there are no Tier III or Tier IV areas identified on Rockville's Growth Tiers Map. This is consistent with the State's guidance on the relationships between PlanMaryland Planning Areas and the Growth Tiers.

In summary, Rockville's Growth Tiers are described below.

Rockville Growth Tiers	
Tier I	<ul style="list-style-type: none"> • Tier I - Rockville: currently served by sewer owned and maintained by the City of Rockville. • Tier I - WSSC: currently served by sewer owned and maintained by WSSC.
Tier IIA	<ul style="list-style-type: none"> • Tier IIA - Rockville: Municipal Growth Area; not yet in the City sewerage plan. The area is within Rockville's MEL and adjacent to Rockville's sewer service area. The City of Rockville plans to provide sewer service to these properties if the property is annexed into the City limits. The property owner generally assumes all costs to extend the public system(s) to provide service to the lot, including design, easements and construction. • Tier IIA - WSSC: Municipal Growth Area; not yet in the County sewer plan. The area is within Rockville's MEL and within WSSC's sewer service area. Montgomery County's sewer service category for these properties is S-1.

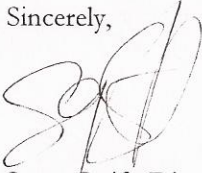
Rockville has coordinated with Montgomery County agencies to classify these growth tiers. Rockville submitted a list of potential parcels on septic (Tier IIA) to the Montgomery County Department of Environmental Protection (MCDEP) to verify individual septic permits. Furthermore, the Montgomery County Council adopted SRA 12-01 on September 18, 2012, establishing the County's growth tiers. While the majority of tier classifications correspond between the County and the City, there are two areas that differ in classification. First, there are 12 parcels along the south border (by Veirs Drive and Scott Drive) that are within the MEL and are classified as Tier IIA (within municipal growth boundary, but not yet in the City sewerage plan; future growth to be served by sewer) by Rockville and Tier III (growth to be served by septic) by Montgomery County. Second, the 126 acre parcel at 7301 Westmore Road (owned by Washington Gas) is within the MEL and divided by the boundary line that separates Rockville's service area from WSSC's service area. Rockville classified the portion that is within Rockville's sewer service area as Tier IIA-Rockville and the portion within WSSC's service area as Tier I-WSSC; meanwhile, Montgomery County designated the entire parcel as

Tier I. The City contacted Mark Symborski of the Montgomery County Planning Department of M-NCPPC about this issue. As the annexing municipality that would be providing the sewer service to these parcels, they should be classified as Tier IIA. Therefore, Rockville will submit a list of these parcels to M-NCPPC with the appropriate tier revisions for reclassification during the County's next Growth Tier plan amendment or subdivision regulation amendment.

It is our understanding that until the Tiers are included in the general plan, a local jurisdiction can change the Tiers administratively. Once the Tiers are included in a general plan, the Tiers can only be officially changed through the local jurisdiction's general plan amendment process. At this time, Rockville's tiers will be administratively adopted until amendments are made to the Municipal Growth Element of the Comprehensive Plan. We also intend to coordinate with M-NCPPC on the appropriate tier revisions during their next growth tier amendment.

If you have questions or comments on Rockville's Growth Tiers Map, please contact Erica Shingara in the Department of Public Works via e-mail at eshingara@rockvillemd.gov or via telephone at 240-314-8872.

Sincerely,



Susan Swift, Director
Community Planning and Development Services
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850-2302
240-314-8202

SS/ES/kmc

Enclosure: Rockville Growth Tiers Map

FTP Transfer: Rockville Growth Tiers GIS Shapefiles

cc: Craig L. Simoneau, PE, City of Rockville Director of Public Works
David Levy, City of Rockville Chief of Long Range Planning and Redevelopment
Mark Charles, City of Rockville Chief of Environmental Management
Erica Shingara, City of Rockville Sustainability Coordinator
Mark Symborski, Maryland-National Capital Park and Planning Commission