THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together.

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Thrive Montgomery 2050

Greater Olney Civic Association Presentation

Today's presentation

- Introduction to Plan

- Trends and Challenges

- Planning Framework and Vision

- Key Themes of the Plan

- Next Steps

Introduction-Context-Rationale

Thrive Montgomery 2050 isn't about reinvention. It's about adapting to new realities and shifting the way we think about how the county should grow.

Economic Disruption

Regional + National Competition– Higher Living Cost– High Debt– Location Preferences

Social Change

Public Health– Social Isolation– Household Formation– Lifestyle Changes– Focus on Equity
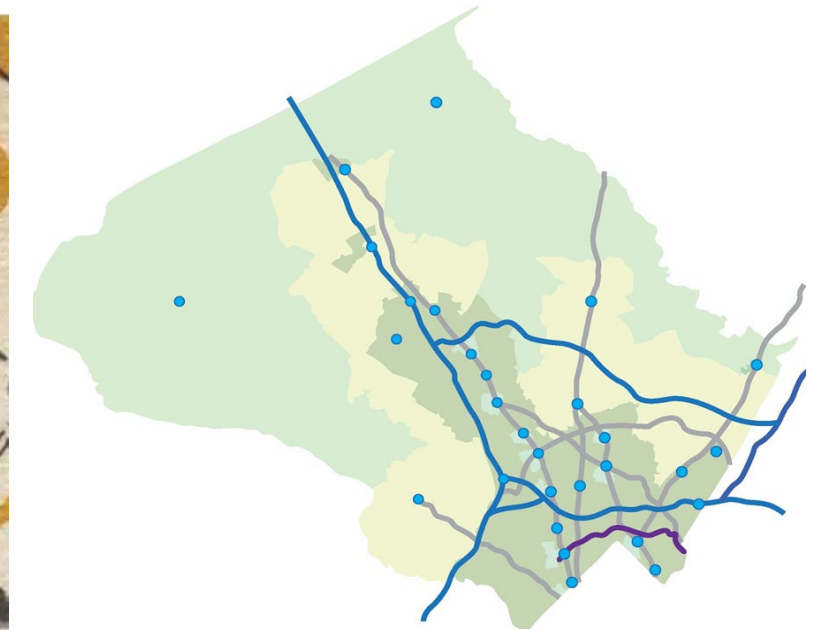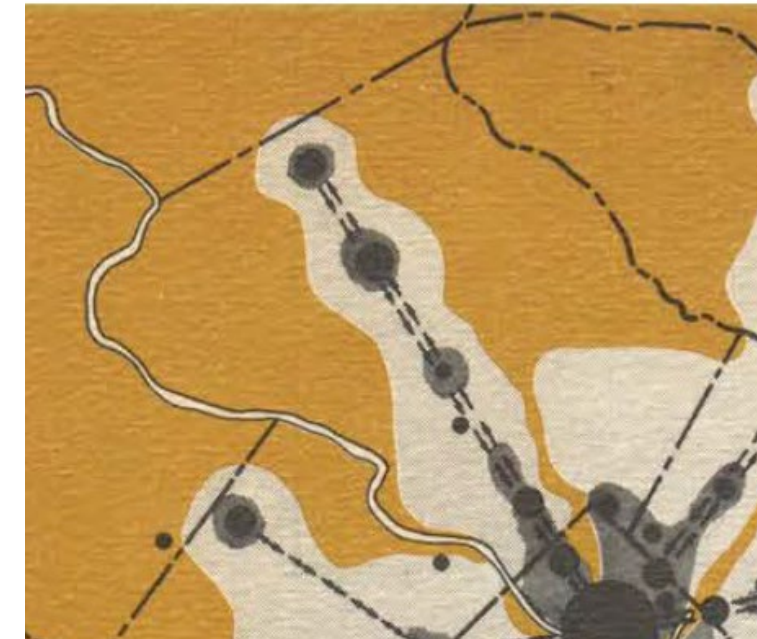
Demographic Shifts

Increasing Diversity– Smaller Family Size– Decreasing Birth Rates– Aging Population

Technological Innovations

Artificial Intelligence– Autonomous Vehicles– Ride Sharing– Social Media– Online Retail
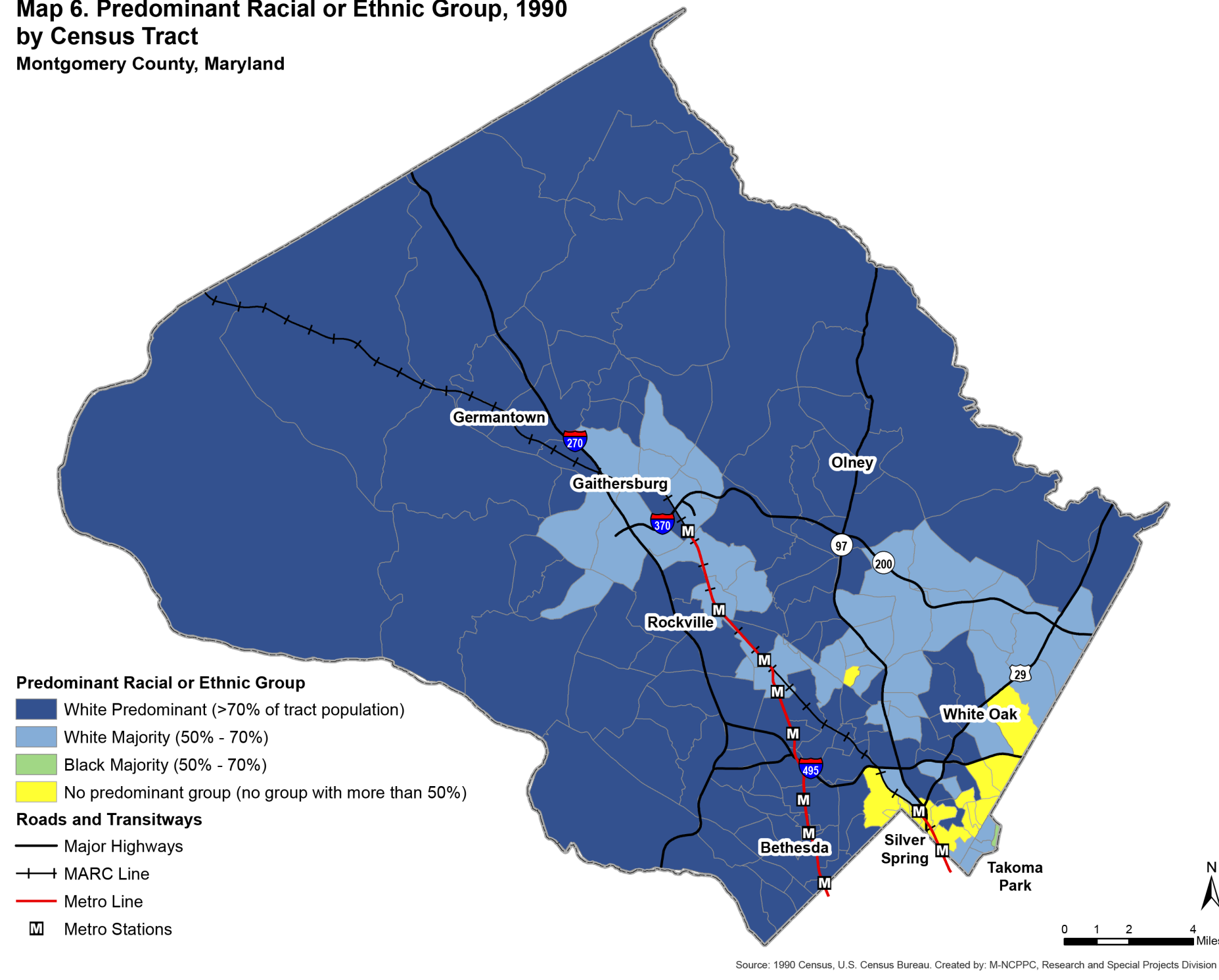
Climate Change

Sea Level Rise– Extreme Temperatures– Extreme Weather Events– Habitat and Natural Resource Impacts– Infrastructure Cost– Energy
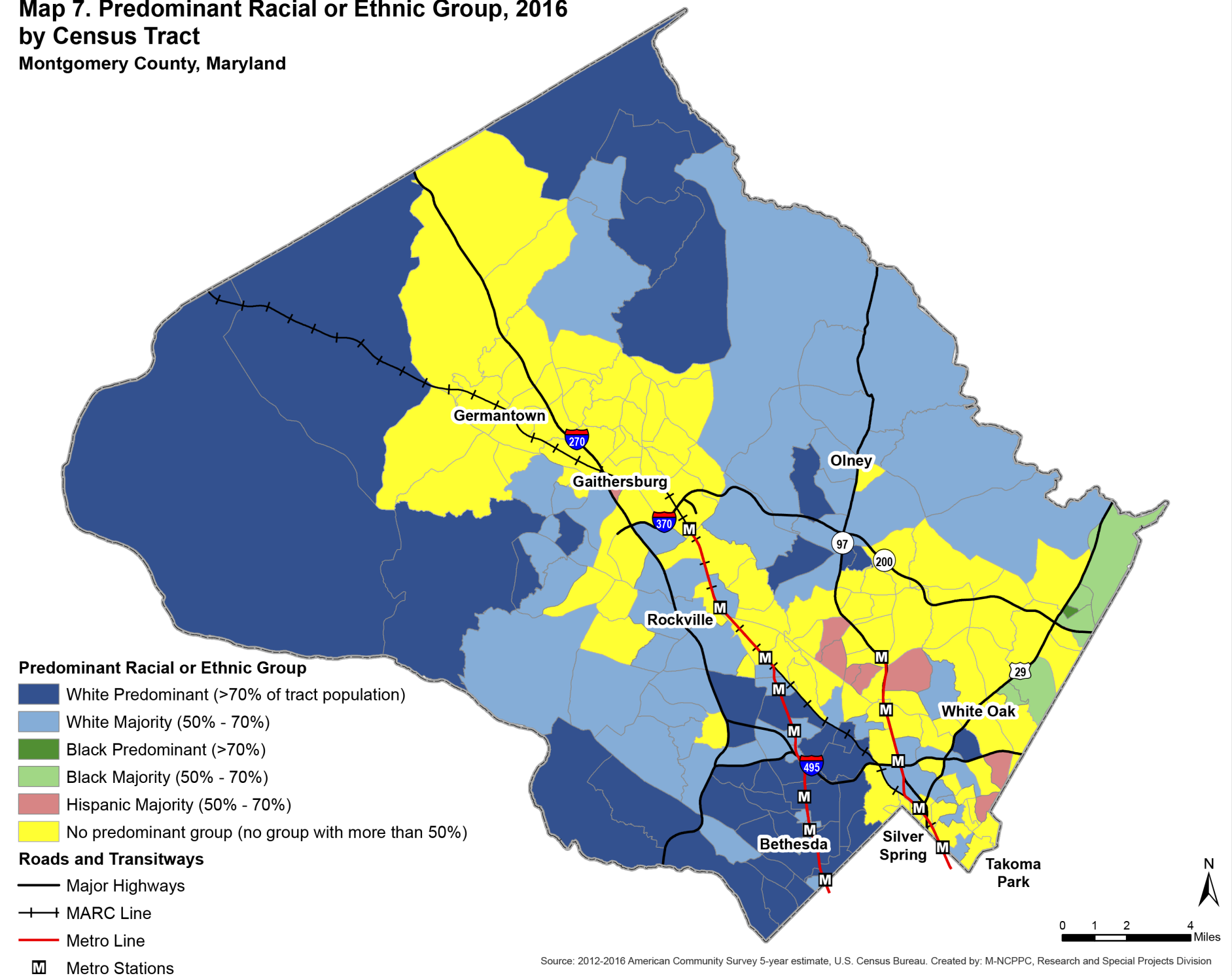
Change in County Demographics

Map 6. Predominant Racial or Ethnic Group, 1990 by Census Tract
Montgomery County, Maryland

Predominant Racial or Ethnic Group
- White Predominant (>70% of tract population)
- White Majority (50% - 70%)
- Black Majority (50% - 70%)
- No predominant group (no group with more than 50%)

Roads and Transitways
- Major Highways
- MARC Line
- Metro Line
- M Metro Stations

Source: 1990 Census, U.S. Census Bureau. Created by: M-NCPPC, Research and Special Projects Division

Map 7. Predominant Racial or Ethnic Group, 2016 by Census Tract
Montgomery County, Maryland

Predominant Racial or Ethnic Group
- White Predominant (>70% of tract population)
- White Majority (50% - 70%)
- Black Predominant (>70%)
- Black Majority (50% - 70%)
- Hispanic Majority (50% - 70%)
- No predominant group (no group with more than 50%)

Roads and Transitways
- Major Highways
- MARC Line
- Metro Line
- M Metro Stations

Source: 2012-2016 American Community Survey 5-year estimate, U.S. Census Bureau. Created by: M-NCPPC, Research and Special Projects Division

County is mostly built out

Environmental constraints

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

Qualifiers
- Multiple owners
- Improvement Value >2 Land Value
- Office Buildings less than 50 years old
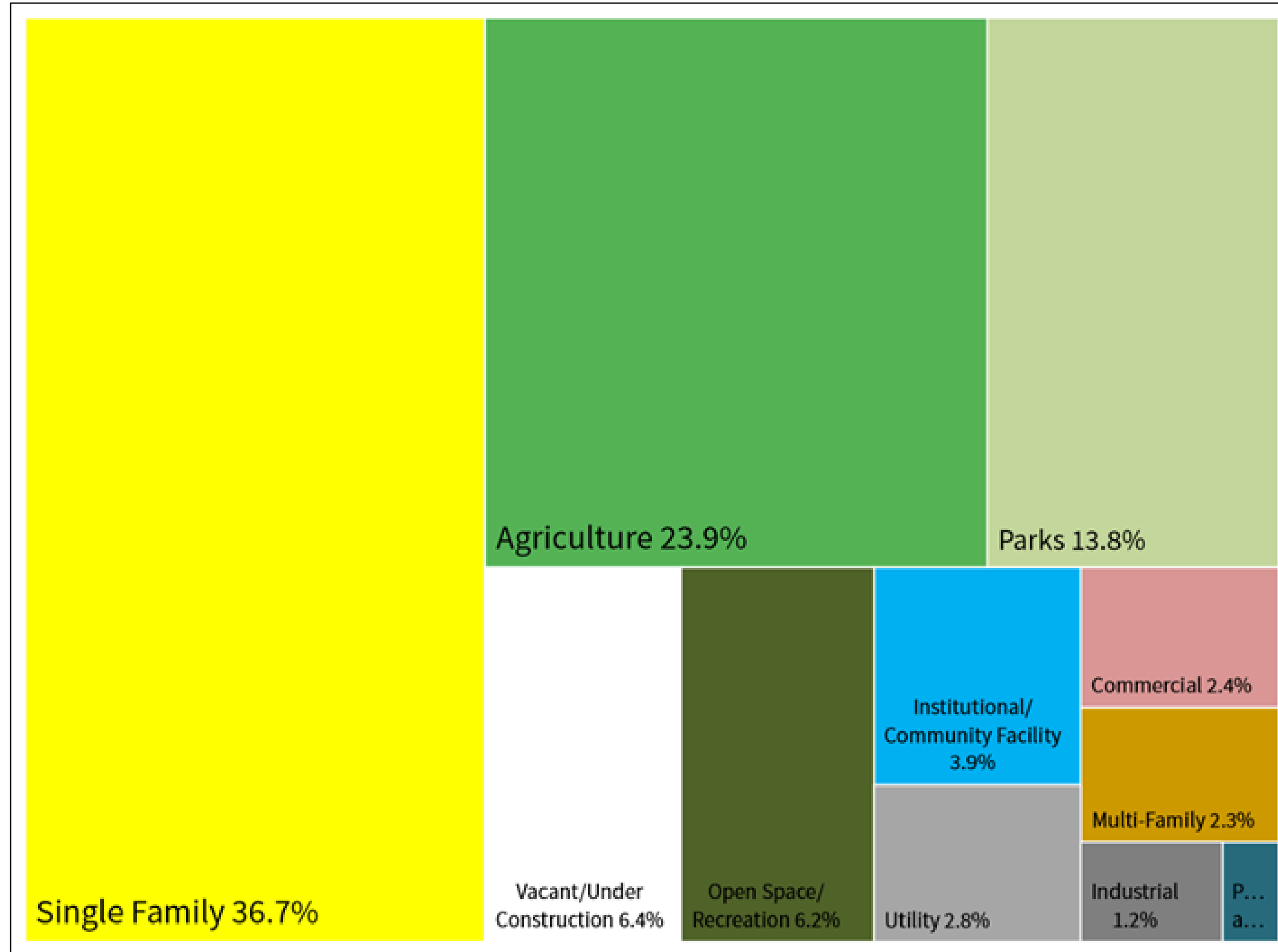- Retail Buildings less than 15 years old

Constrained area = 276,515 Acres (85%)
Unconstrained area = 47,804 Acres (15%)
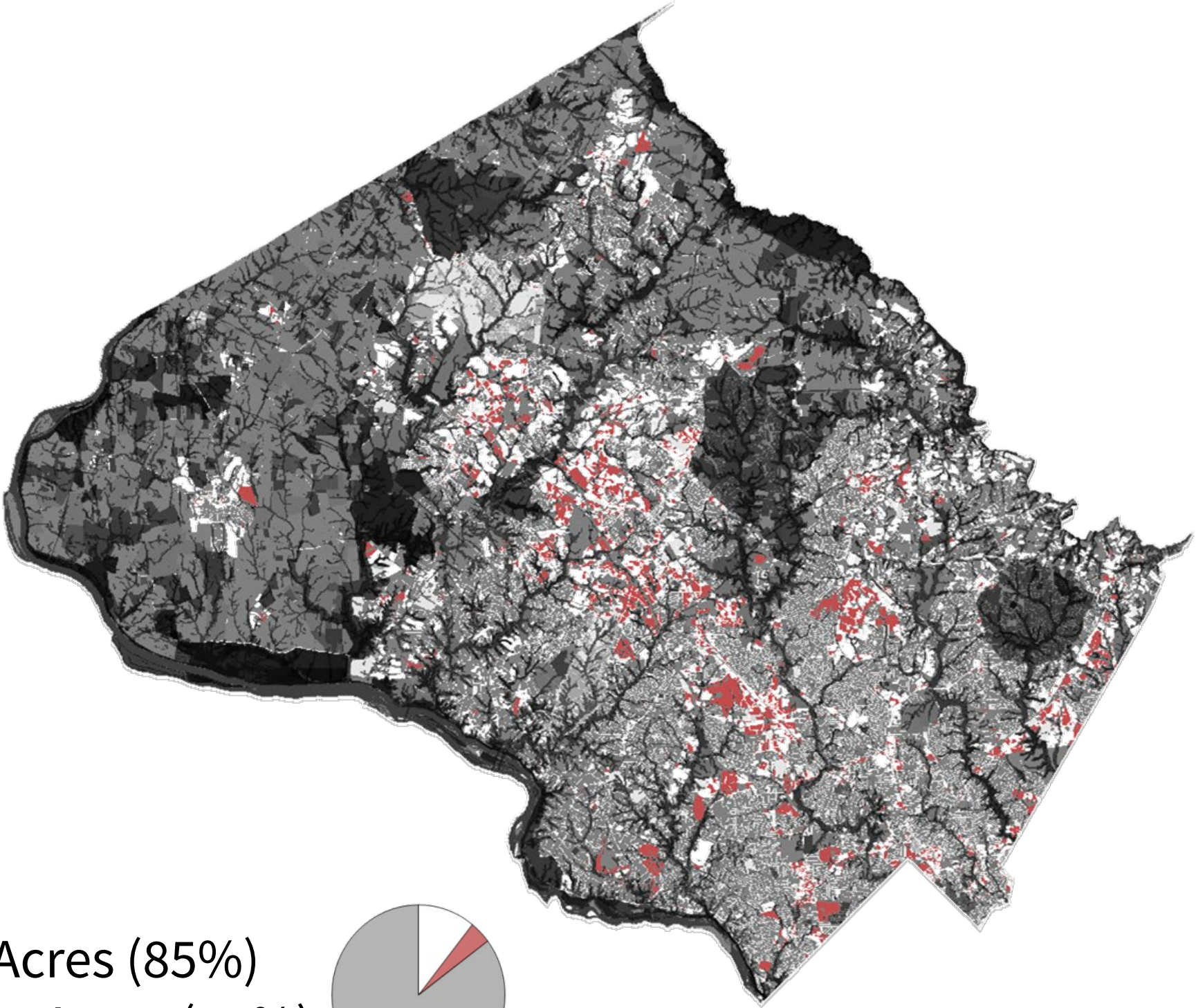
Man-made constraints

Utility Sites
    WSSC
        Transmission Lines
Transportation Infrastructure
        Metro
        Rail
        State Roads
        Federal Highways
Government Ownership
Rustic Roads & Public Education
Historic Preservation
TDR Exhausted
Rockville Quarry
Regulated Affordable Housing, Private Institutional
HOA Common Ownership
Single Family Dwellings

Current Land Use

Single Family 36.7%
Agriculture 23.9%
Parks 13.8%
Vacant/Under Construction 6.4%
Open Space/ Recreation 6.2%
Institutional/ Community Facility 3.9%
Commercial 2.4%
Utility 2.8%
Industrial 1.2%
Multi-Family 2.3%
P... a...

Increasingly Older Population

Percentage of Population by Age Group

Figure 6

Legend: 1990 — 2016 — 2040
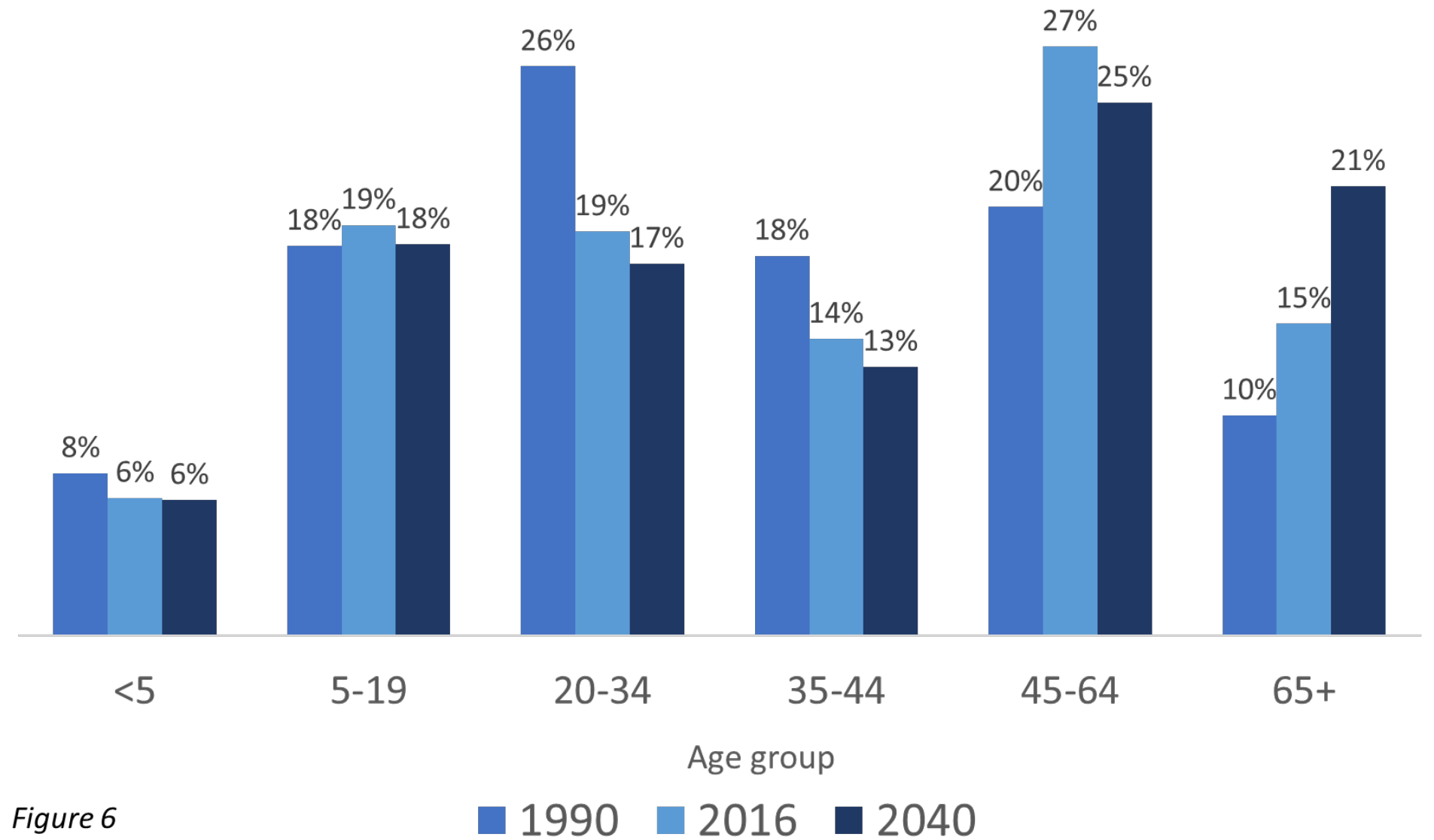
Housing Growth Not Meeting Needs of Growing Population

Montgomery County Building Permits

Average since 1980: 4,300
Average since 2010: 2,700

Legend: ■ 1-unit ■ 2-units ■ 3-4 units ■ 5+ units — Population
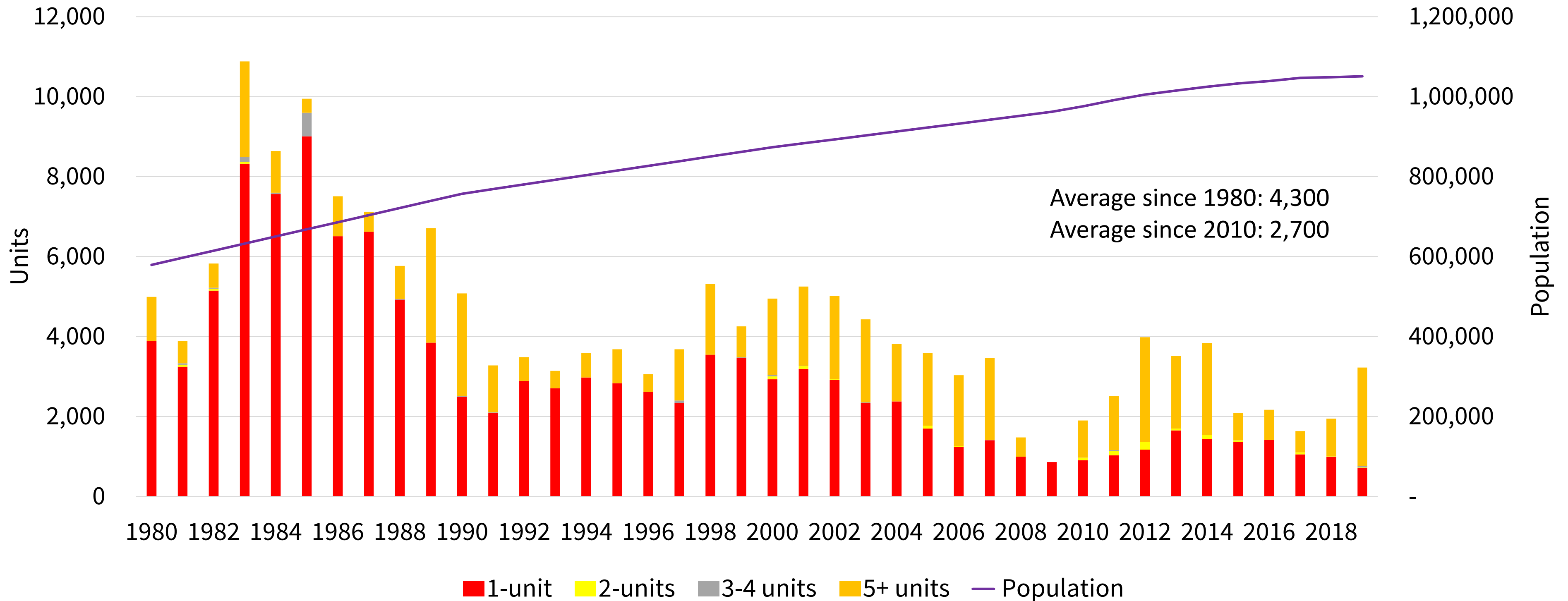
Source: 1960-2010 US Census, 2016 American Community Survey, 1-year estimate, Census Bureau Building Permits

Other Trends and challenges

- **Sluggish economic growth**

- **More racially and ethnically diverse county**

- **Declining trends in public health and well-being**

- **Stop planning for cars**

- **Need for regional solutions**

- **Climate change threatens all aspects of life**

Planning Framework

Overall Vision

In 2050, Montgomery County is a web of **complete communities** connected by **vibrant corridors**.

- **Complete communities:** Individual and unique neighborhood activity centers with a variety of housing types and price points located close to workplaces, needed goods and services, public amenities and open spaces.

- **Vibrant corridors:** comfortable, safe corridors of multimodal transportation and services; and corridors of connecting green parks, stream valleys and trails.
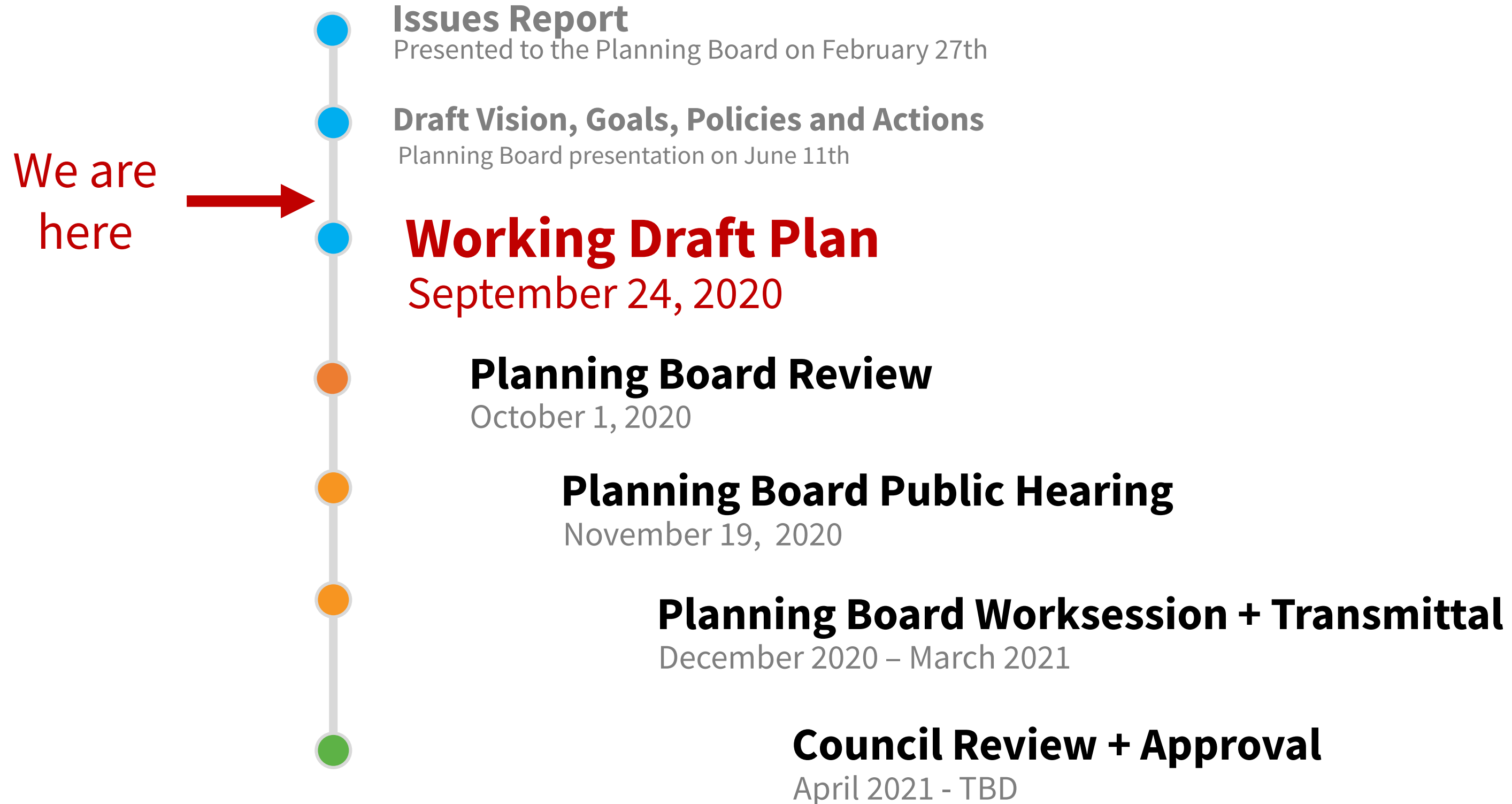
Key Themes

1. Complete Communities through compact form of development and urbanism

2. Corridors are the place for new growth

3. Start planning for people instead of planning for cars

4. Eradicate greenhouse gas emissions

5. Attainable housing for all income levels

6. Evolution of single-family neighborhoods near transit

7. Racial justice and equity

8. Great design and the importance of place

9. Regional solutions and strategies

A Guidebook, Not a Road Map

- Laying out where we want to go, and what we don't want to miss

- High level recommendations to establish where we want to be in 30 years

- Some Action items – "how to get there" – but not the complete route and itinerary

Next Steps

Issues Report
Presented to the Planning Board on February 27th

Draft Vision, Goals, Policies and Actions
Planning Board presentation on June 11th

We are
here →

Working Draft Plan
September 24, 2020

Planning Board Review
October 1, 2020

Planning Board Public Hearing
November 19, 2020

Planning Board Worksession + Transmittal
December 2020 – March 2021

Council Review + Approval
April 2021 - TBD

Questions/Comments

www.thrivemontgomery.com