



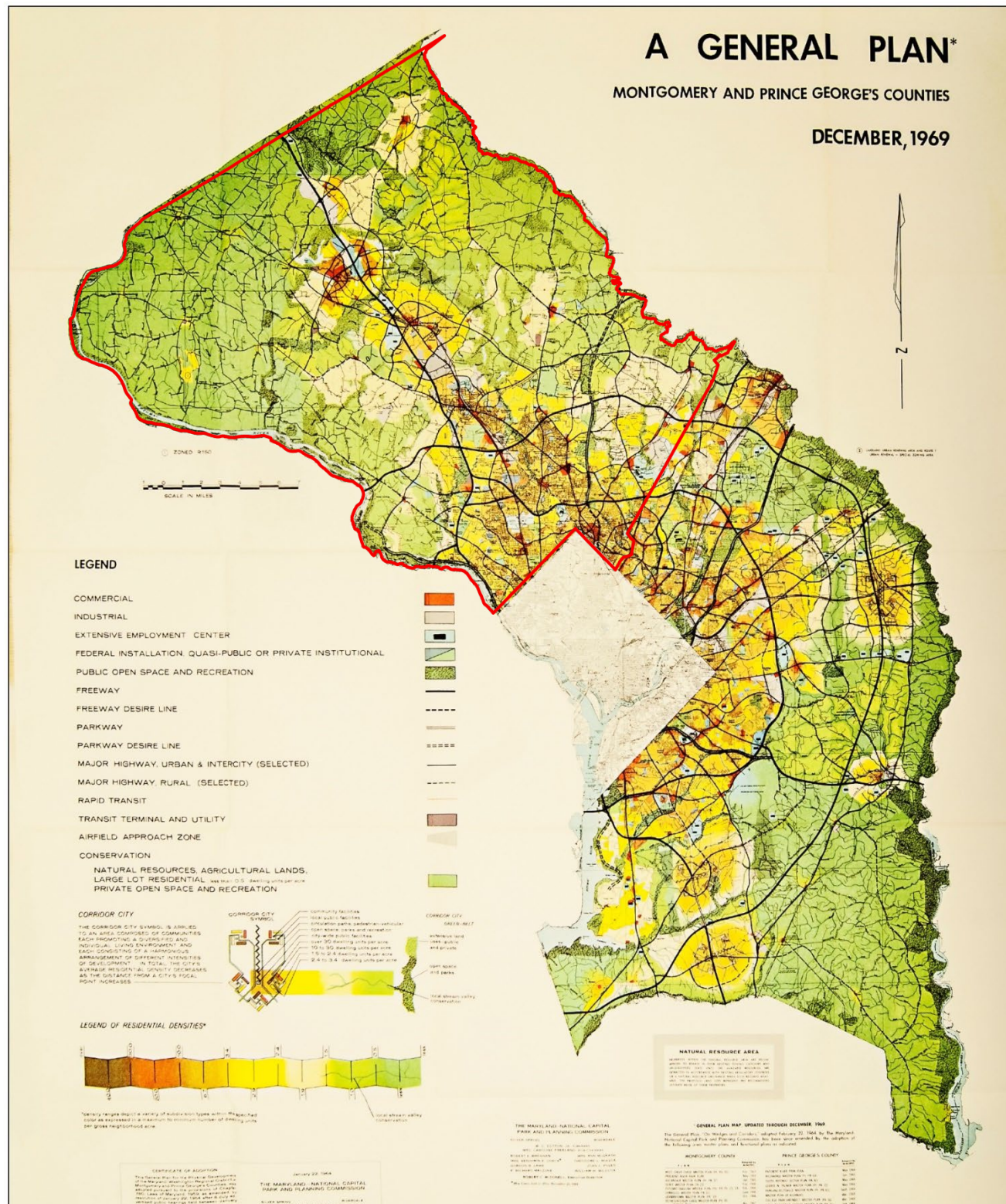
THRIVE

MONTGOMERY 2050
Let's Plan Our Future. Together

Planning Board Draft | April 2021

 **Montgomery Planning**
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

What is Thrive Montgomery 2050 and Why Should You Care?



Increase Affordable Housing



MPDU Law¹
1973

Guide Timely Infrastructure



APFO²
1973

Protect Farmland



TDRs³
1980

1. Moderately Priced Dwelling Units
2. Adequate Public Facilities ordinance
3. Transfer of Development Rights

What is the problem?

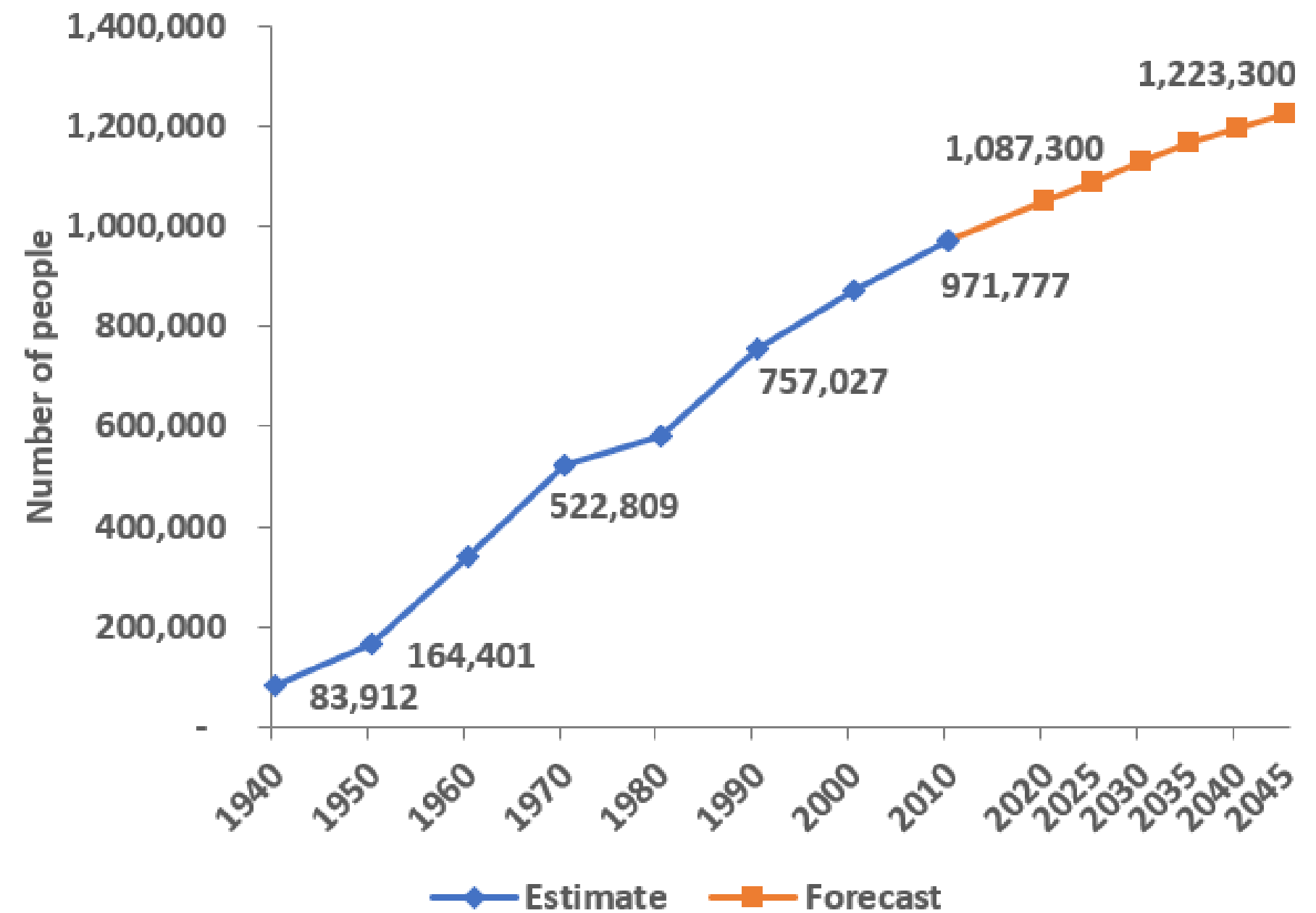
Demographic shifts

Climate change

Technological innovations

Economic disruptions

Lifestyle changes



Real Median Household Income 2009-2016

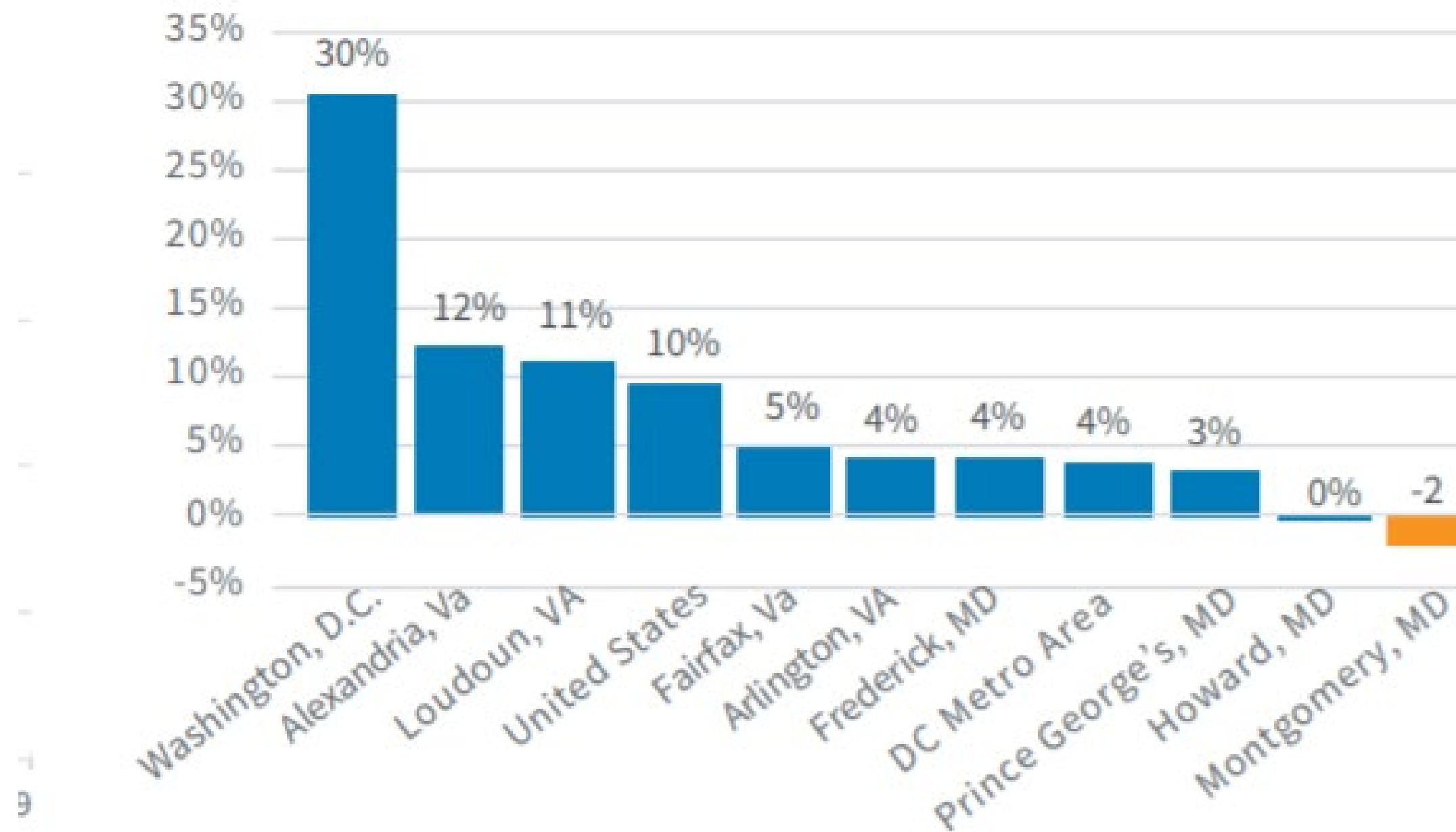
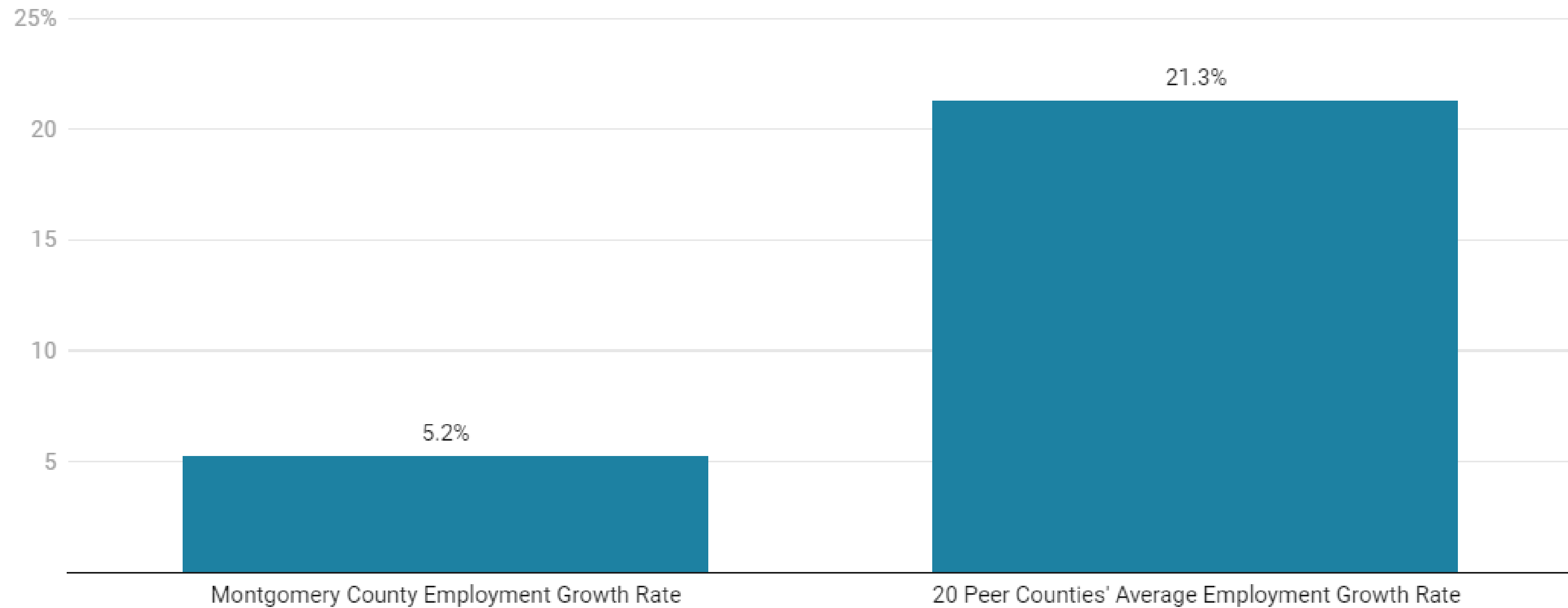


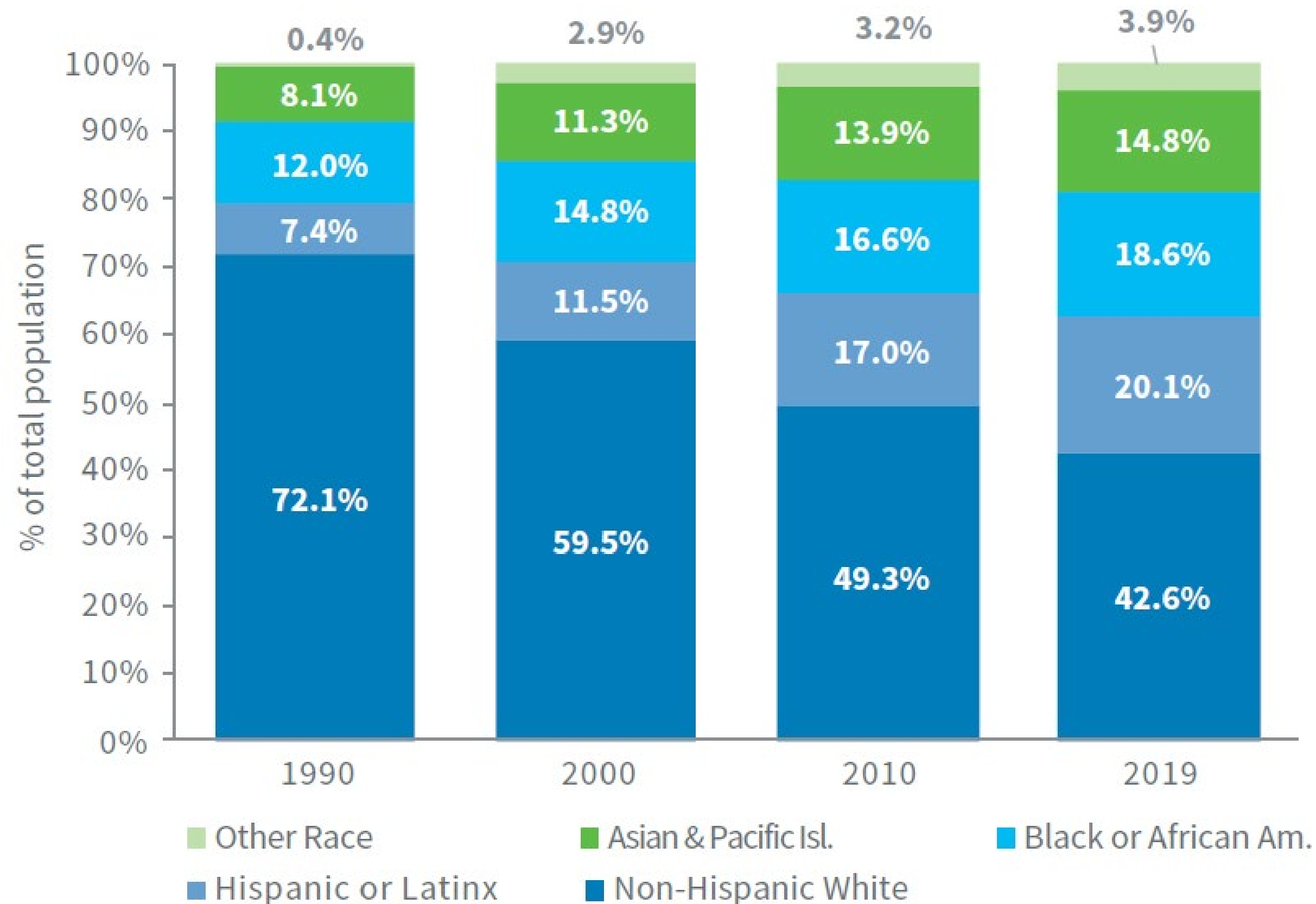
Figure 6: Real Median Household Income Change, 2009-2019

Montgomery County business growth has lagged peers in the region and nationally

Montgomery County vs. 20 Peer Counties' Combined Average Employment Growth Rate (2004-2019)



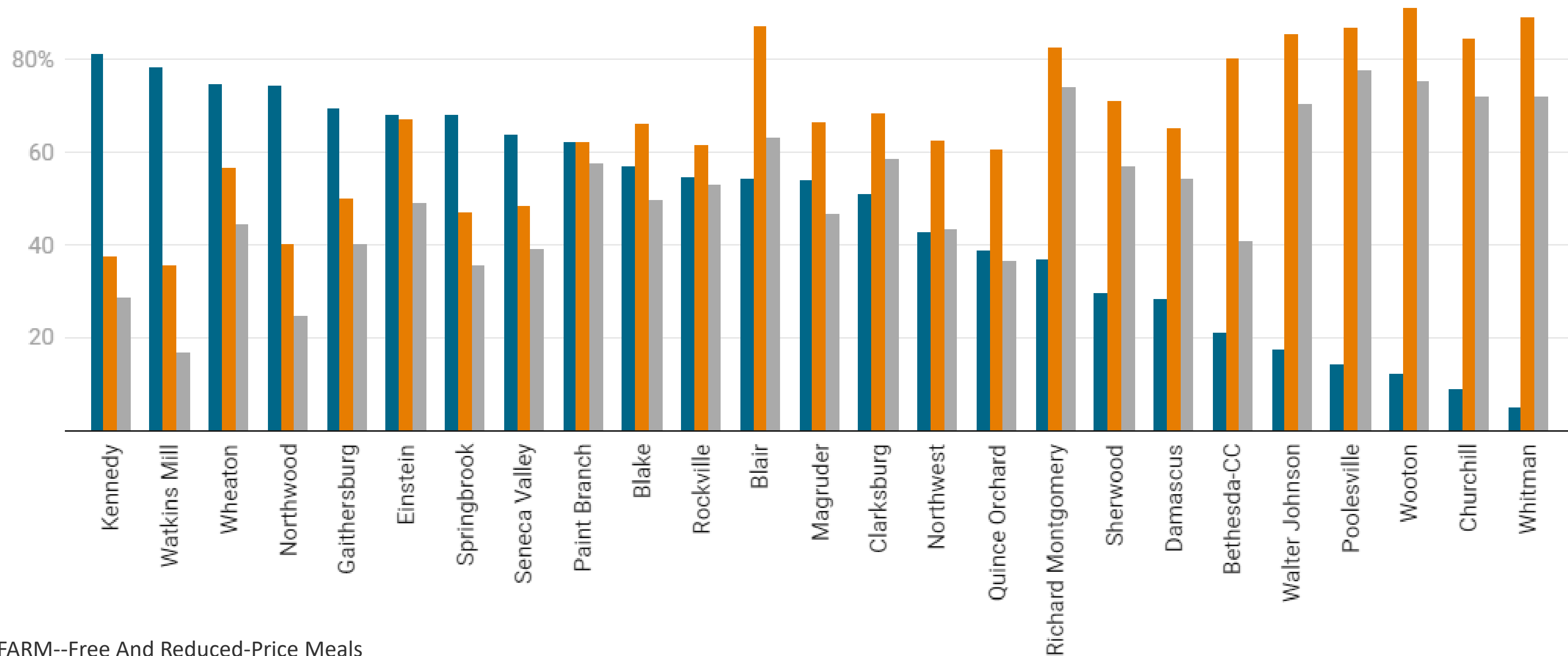
Racial and ethnic diversity has steadily increased



This has important consequences, including access to educational opportunity

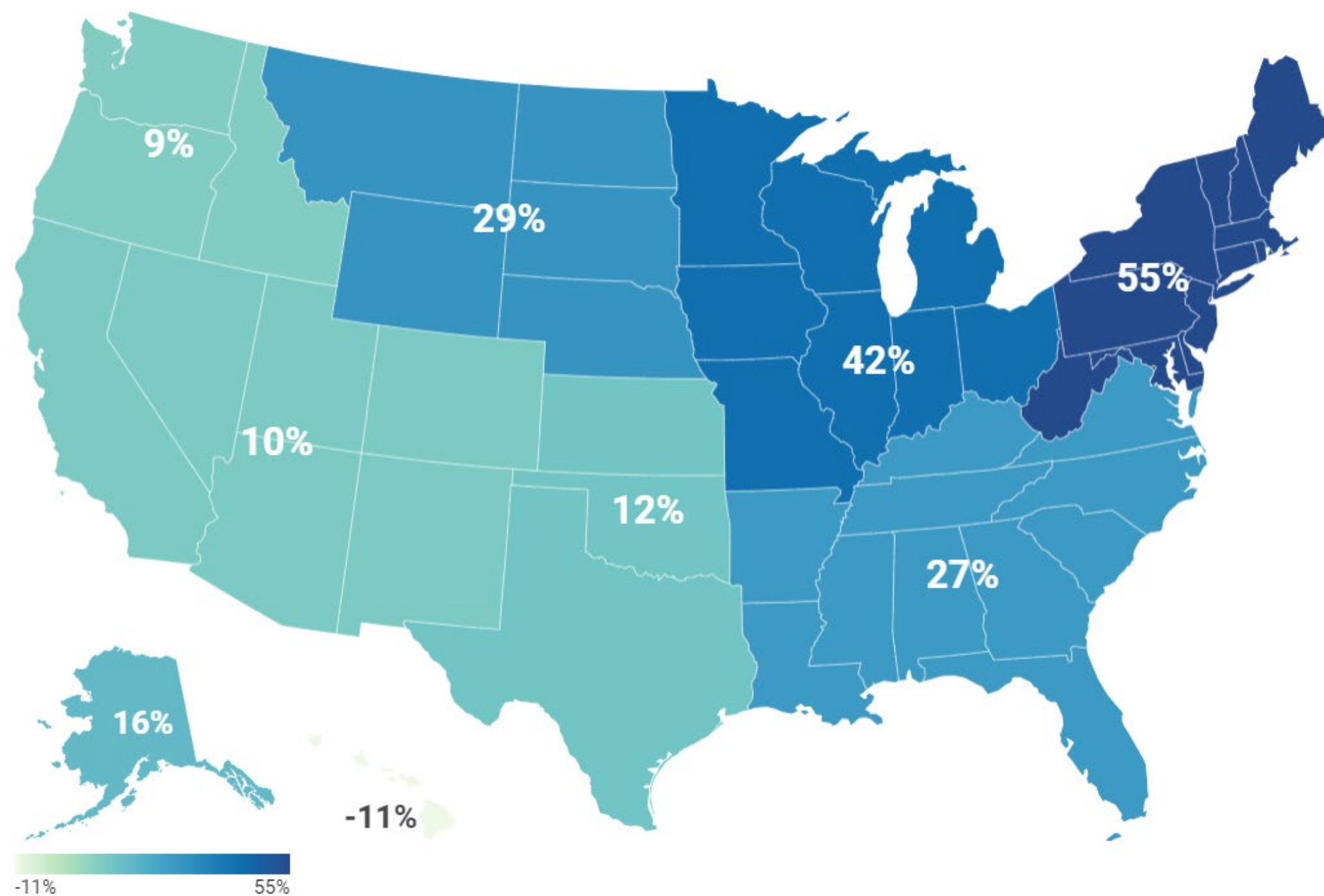
Concentrations of Low-Income Students vs. AP performance, 2016-17

FARMS % AP Exams with a score of 3 or Higher % Black Students with a 3 or Higher



US northeast heavy precipitation events increased by 55% between 1958 and 2016

Percent Increase in Heaviest Precipitation Events



Three overarching objectives





COMPACT GROWTH

CORRIDOR-FOCUSED
DEVELOPMENT

- Opposite of sprawl
- The age-old way of building and living before cars took over
- More efficient use of land by locating uses/buildings near each other
- Reduced infrastructure costs
- Lower imperviousness
- It is not just for cities, low-density rural villages and high-density urban areas can all be compact and still be different

How best to accommodate 200,000+ people in a mature, built out county?

Environmental constraints

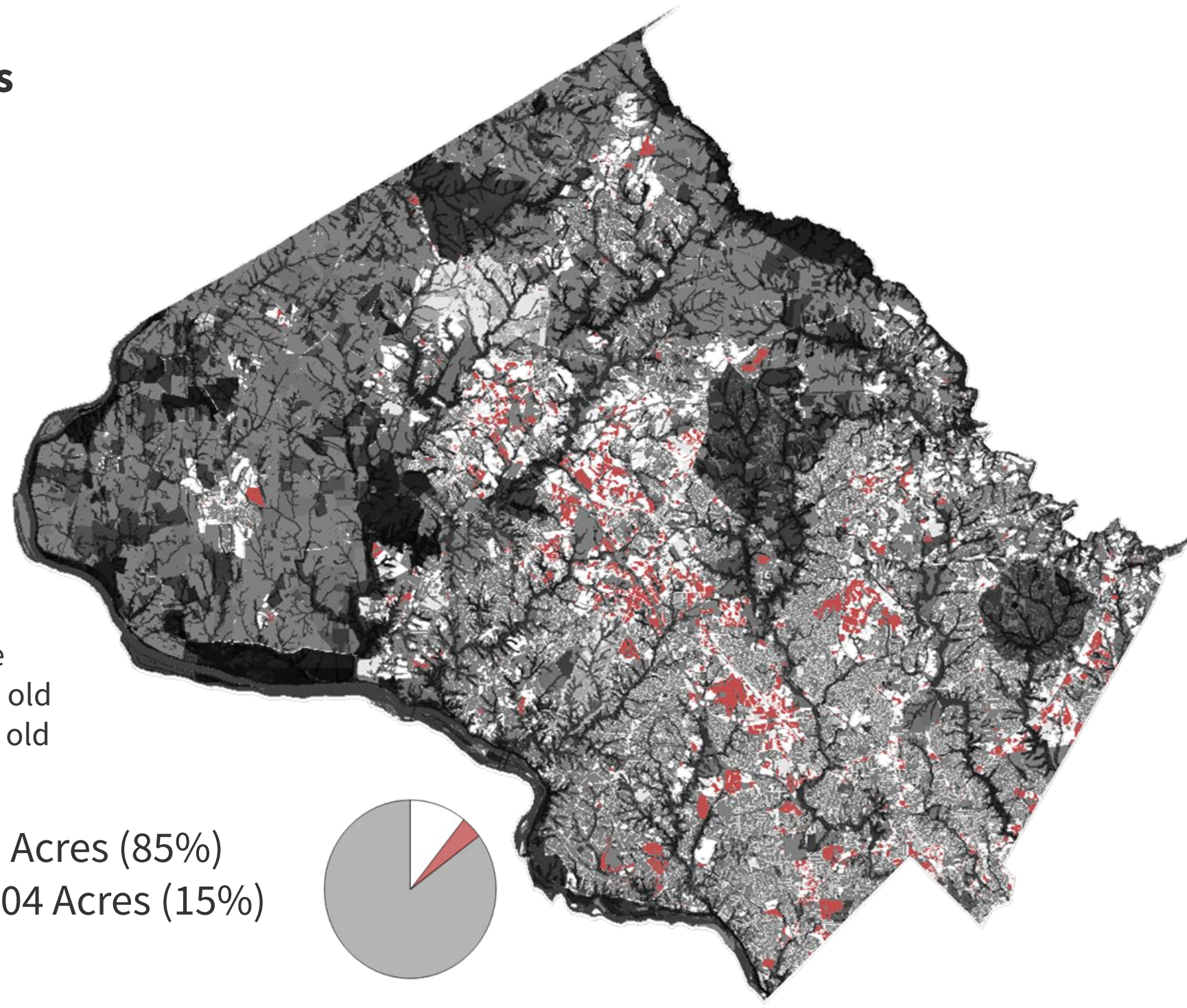
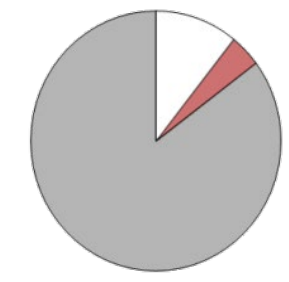
(Medium and dark grey)

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

Qualifiers (Red)

- 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

(Light Grey)

- 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

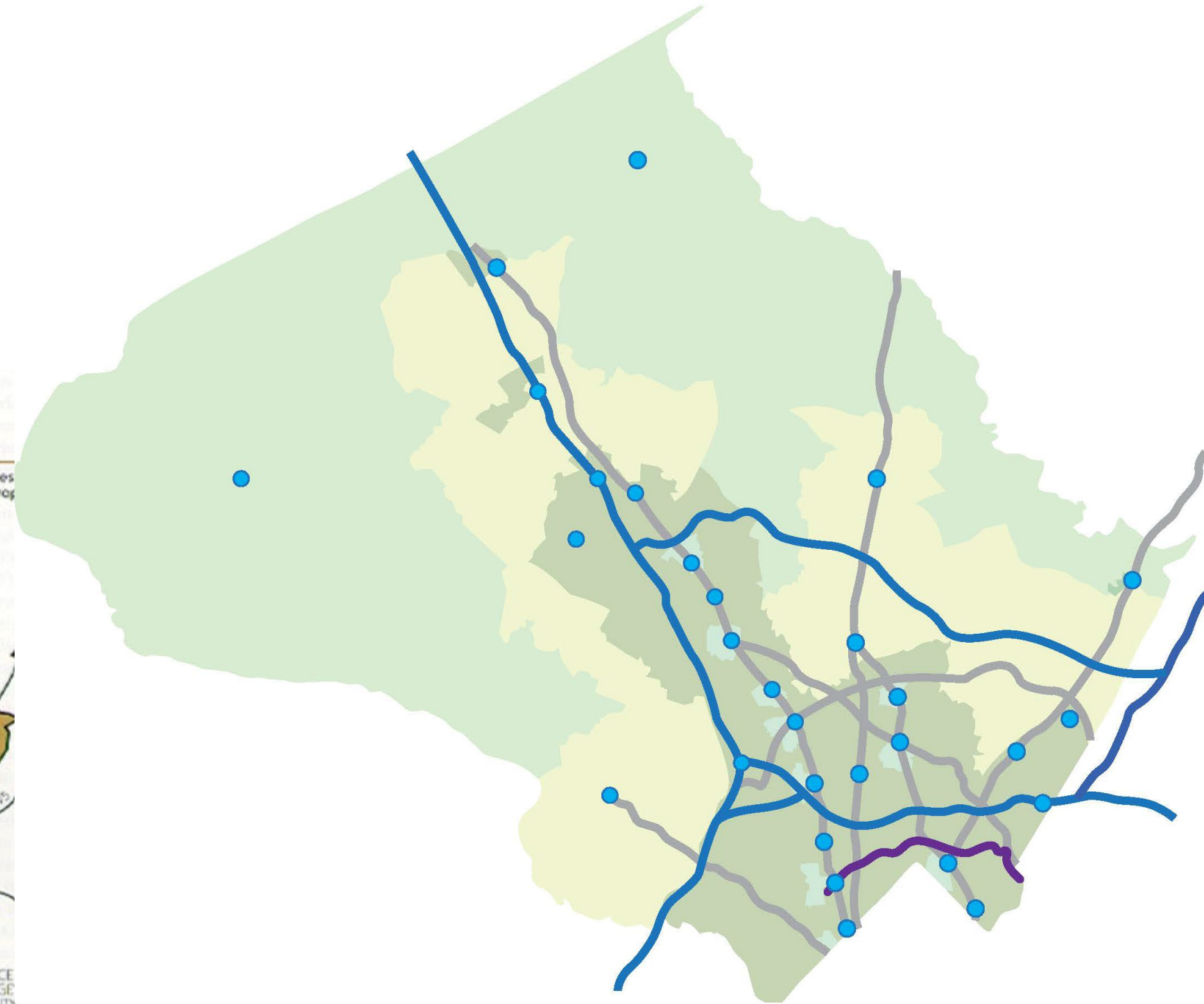
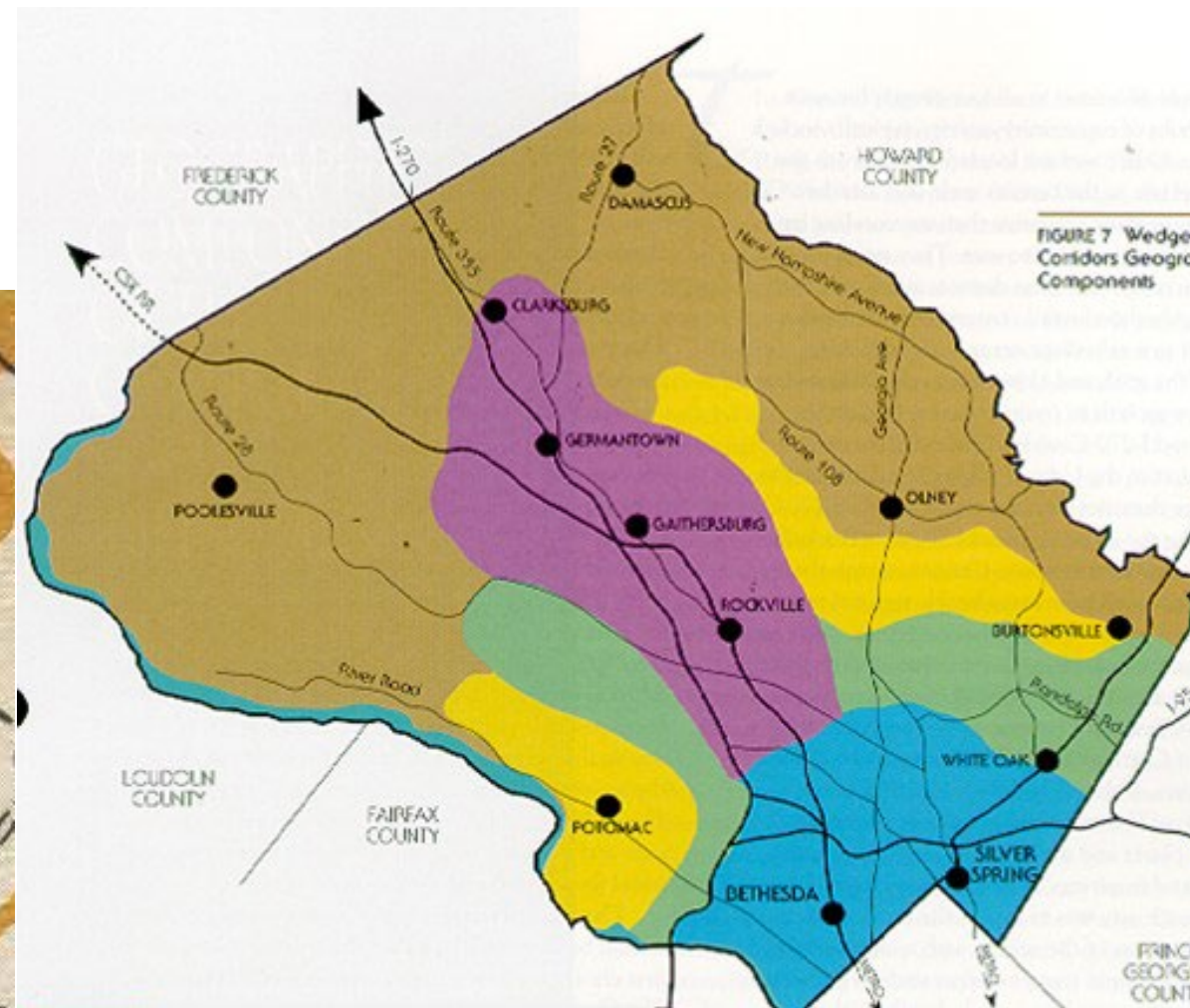
“Urbanism” is not just for cities

Thrive Montgomery defines urbanism as an approach to planning that emphasizes:

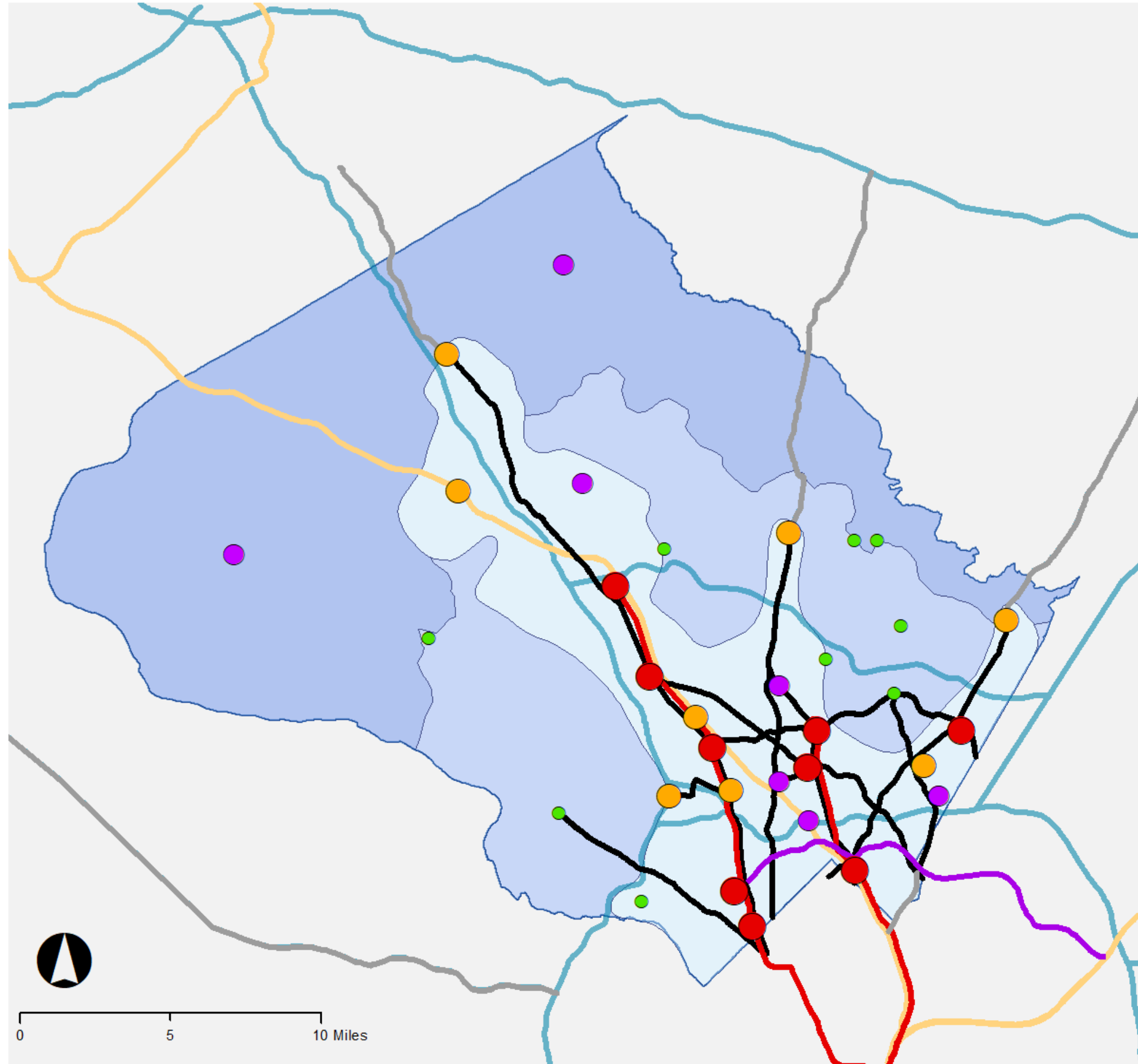
1. a compact form of development;
2. diverse uses and building types;
3. transportation networks that take advantage of and complement these two land use strategies, at all densities and scales.



The evolution of land use in Montgomery County 1964—1993—2020



Thrive Montgomery 2050 Growth Map



- Growth Corridors
- Purple Line
- WMATA Red Line
- MARC Rail
- Interstate Highways
- Rural Areas and Agricultural Reserve
- Limited Growth
- Corridor-Focused Growth
- **Large Centers**
 1. Bethesda
 2. Friendship Heights
 3. Gaithersburg/Shady Grove
 4. Glenmont
 5. Rockville
 6. Silver Spring
 7. VIVA White Oak / FDA
 8. Wheaton
 9. White Flint
- **Medium Centers**
 1. Burtonsville
 2. Clarksburg
 3. Germantown
 4. Grosvenor/Strathmore
 5. Olney
 6. Rock Spring
 7. Twinbrook
 8. White Oak
- **Smaller Centers**
 1. Aspen Hill
 2. Damascus
 3. Forest Glen
 4. Hillandale
 5. Kensington
 6. Montgomery Village
 7. Poolesville
- **Villages and Neighborhood Centers**
 1. Ashton
 2. Cabin John
 3. Cloverly
 4. Colesville
 5. Darnestown
 6. Layhill
 7. Potomac Village
 8. Redland
 9. Sandy Spring

The Thrive Montgomery 2050 Growth Diagram illustrates growth concepts and potential centers of activity, but the diagram should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers.

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Key recommendations

- Concentrate growth in centers of activity along corridors through compact infill development and redevelopment to maximize efficient use of land.
- Limit growth beyond corridors to compact, infill development and redevelopment in Complete Communities to prevent sprawl. Apply principles of urbanism at an appropriate scale along a rural-to-urban transect as outlined in the Complete Communities chapter.





A mix of uses, building types, and lot sizes to create livable places that are accessible and inviting to people with a variety of income levels, household sizes, and lifestyles.

COMPLETE COMMUNITIES

MIX OF USES AND FORMS

Complete + compact = sustainable

Pike & Rose before redevelopment



Pike & Rose after redevelopment



Size: 8.78 Acres

77% Runoff Reduction

Pre-construction runoff: 78,722.36 cu/ft

Treatment Provided: 60,555.66 cu/ft

Post-construction runoff :18,166.70 cu/ft

- Green roofs
- Bioretention
- Silva cells

Strategies for Complete Communities include:

- Zoning for varied uses, building types, and lot sizes
- Flexibility for infill and redevelopment that improve access to amenities, active transportation, parks and open spaces, and a broader range of housing types
- Sufficient densities to support convenience retail and other local-serving amenities at the neighborhood level in a context-sensitive manner
- Encouragement of social interaction and physical activity through the configuration of sidewalks, landmarks, and gathering spaces
- Co-location and adjacency of essential and public services
- Retrofitting single-use developments to include a mixture of uses





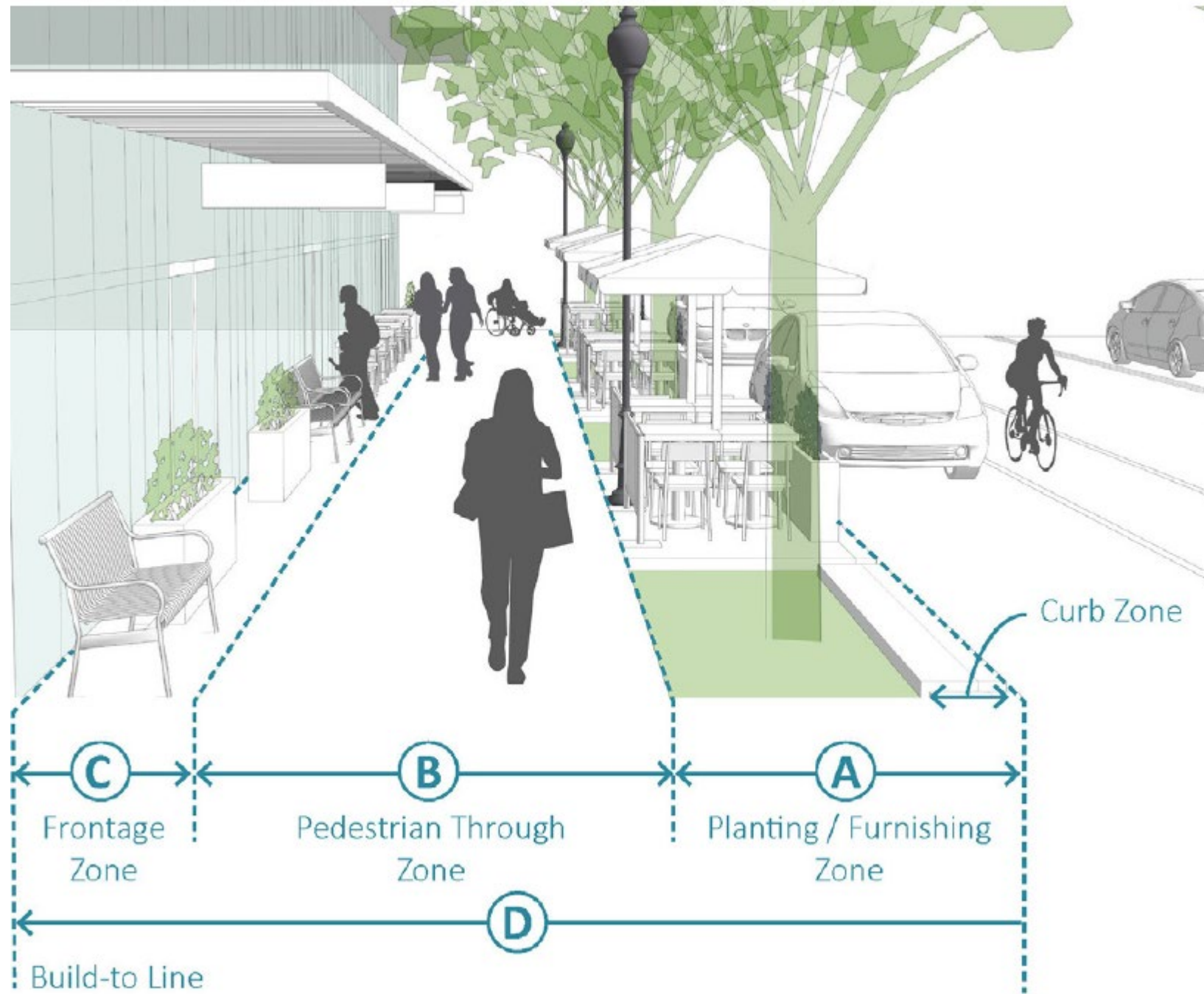
DESIGN, ARTS & CULTURE

INVESTING AND BUILDING
COMMUNITY

- Design elements that complement and reinforce Complete Communities
- Well-designed sustainable infrastructure
- Durable and attractive public and private buildings, public spaces, and elements of street design
- Promote arts and culture in everyday life

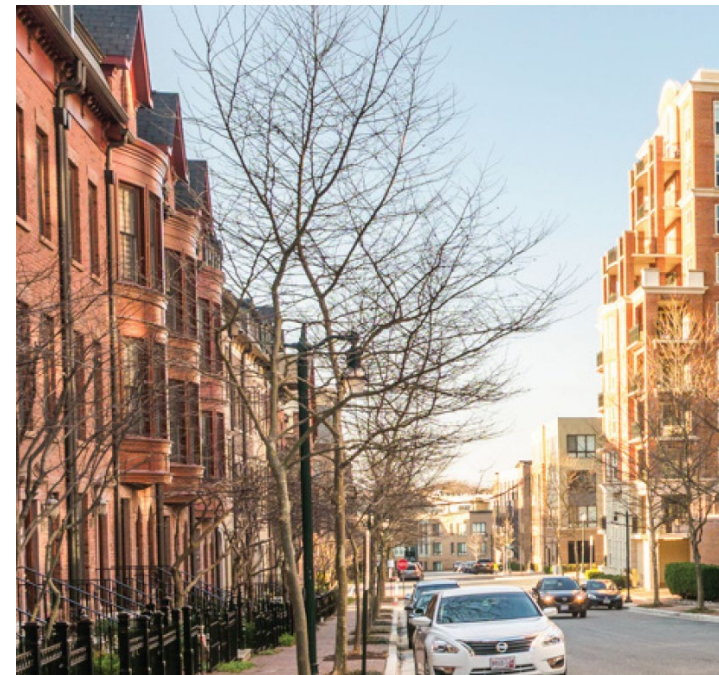
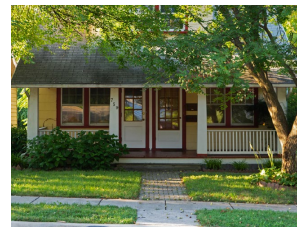
LIGHTS,
CAMERA,

Form-based code and design guidelines can be tailored to community's geography, history and design needs



1. An emphasis on the role of design in creating attractive places with lasting value that encourage social interaction and reinforce a sense of place.
2. Promotion of retrofits and repositioning to make new and existing buildings more sustainable and resilient to disruption and change.
3. Support for arts and cultural institutions and programming to celebrate our diversity, strengthen pride of place and to make the county more attractive and interesting.

Compatibility for equitable, diverse, affordable, complete communities



Policy recommendation: Replace vague concepts such as “compatibility” with clear standards for form, site layout, setbacks, architecture, and the location of parking. Adopt rules for “missing middle” housing types such as tiny houses, cottages, courtyard clusters, duplexes, multiplexes, small apartment buildings; shared housing, co-housing and accessory dwelling units (ADUs). Amend land-use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to remove regulatory barriers and facilitate development of these housing types.



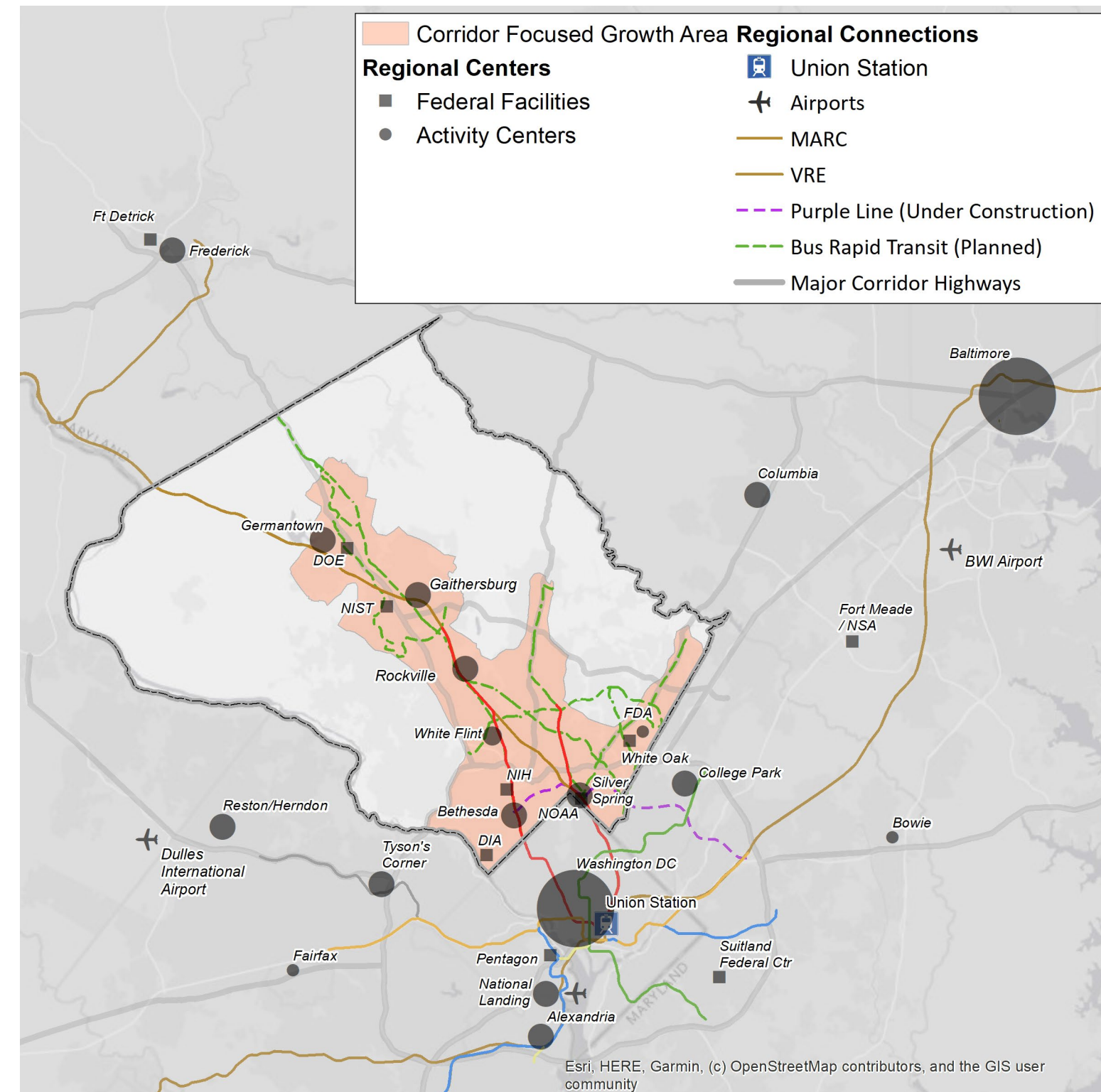
TRANSPORTATION AND COMMUNICATION NETWORKS


CONNECTING PEOPLE, PLACES,
AND IDEAS

- Safe and efficient transportation network to support the land use goals
- Reduce our total dependence upon automobile travel.
- More transit, walking, bicycling and rolling
- Improved transit for better job growth
- Access to jobs, education and other opportunities for low-income communities
- Improved digital connectivity to underserved communities

Better connections to regional destinations

Our prosperity depends on access to Frederick, Prince George's, Howard, and Baltimore as well as Arlington, Fairfax, and Loudoun.

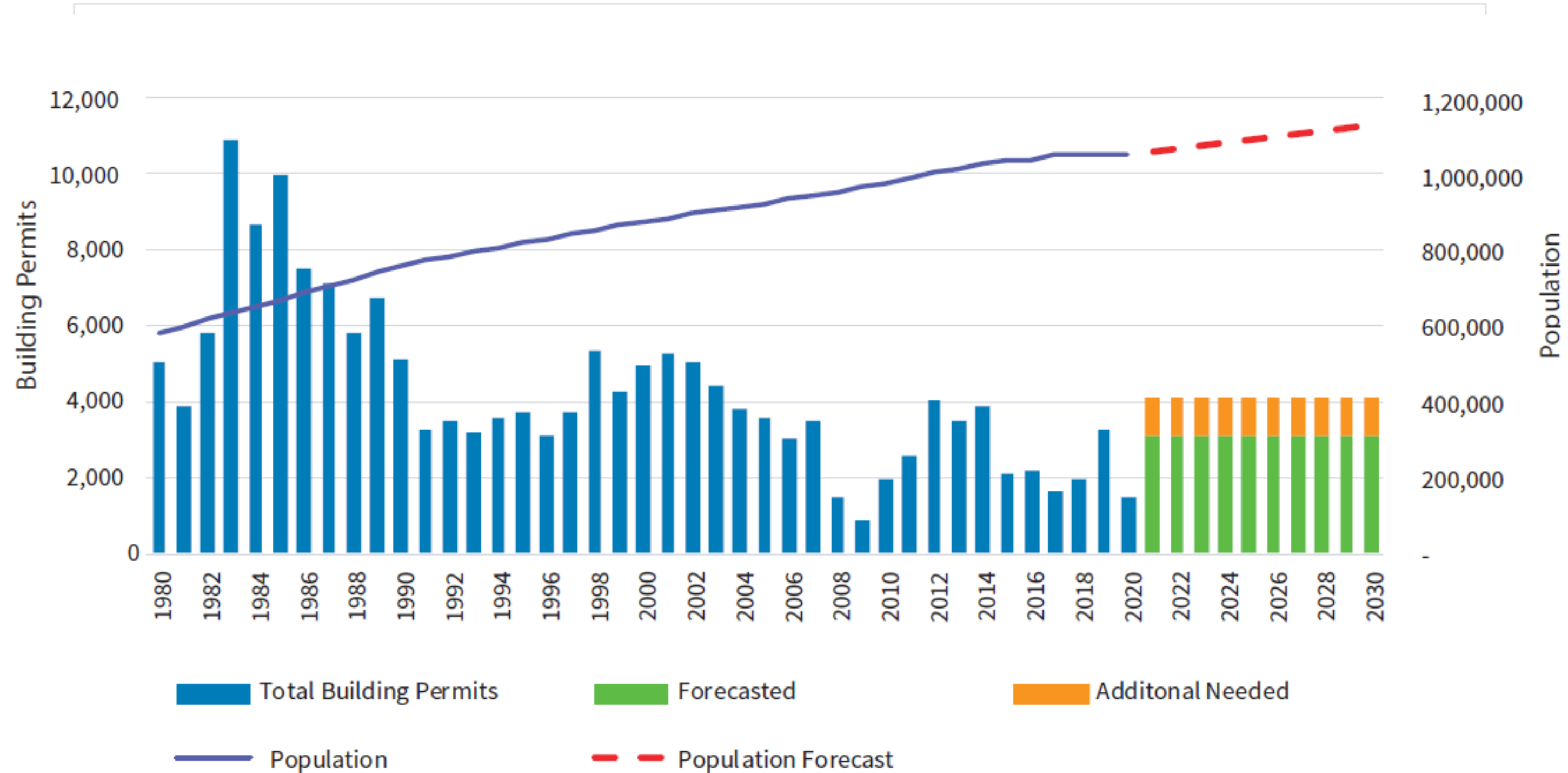




AFFORDABLE & ATTAINABLE HOUSING

MORE OF EVERYTHING

Housing production not meeting needs of growing population



Households are getting smaller, but houses are getting bigger

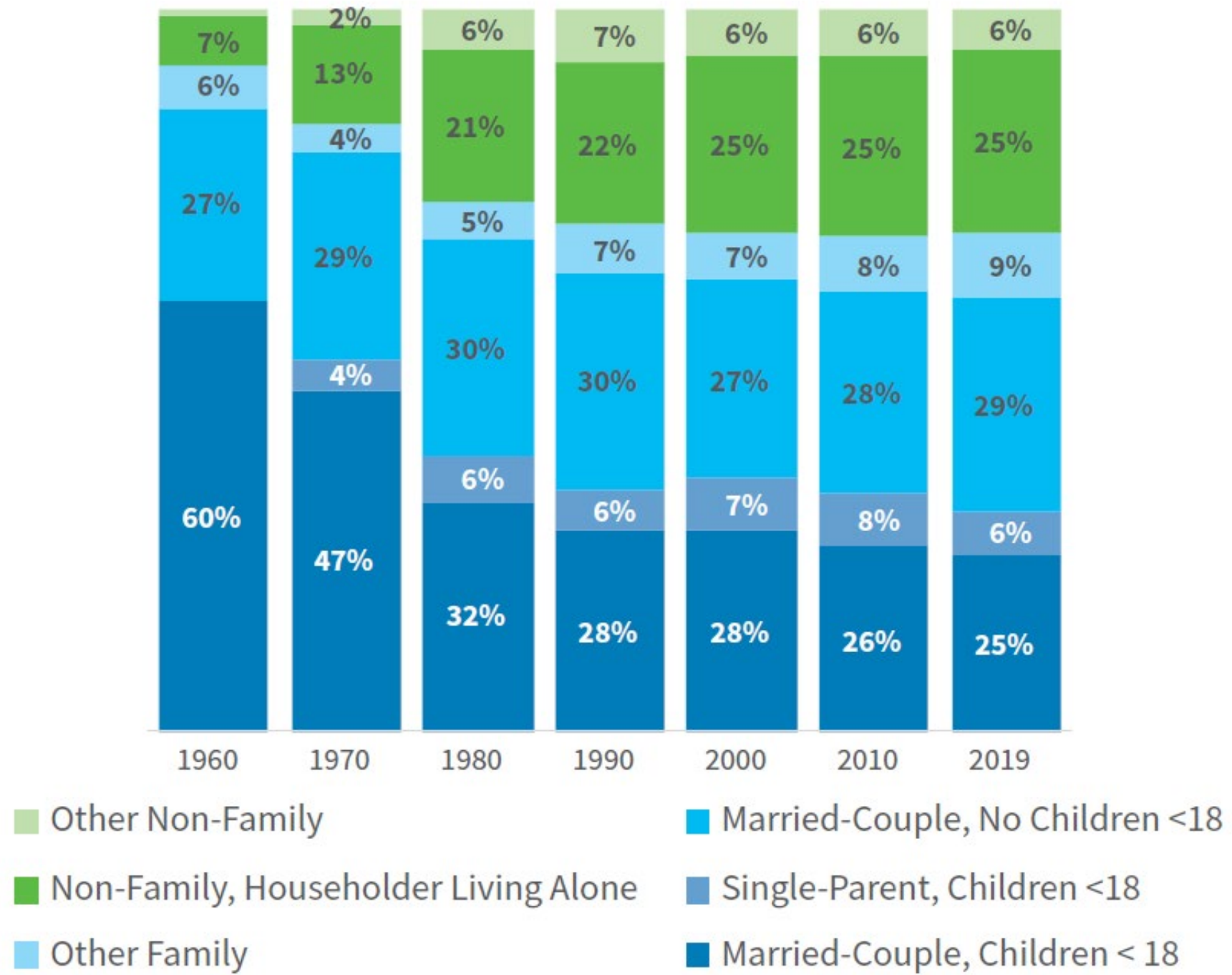


Figure 53: Change in Household Family Types, 1960-2019

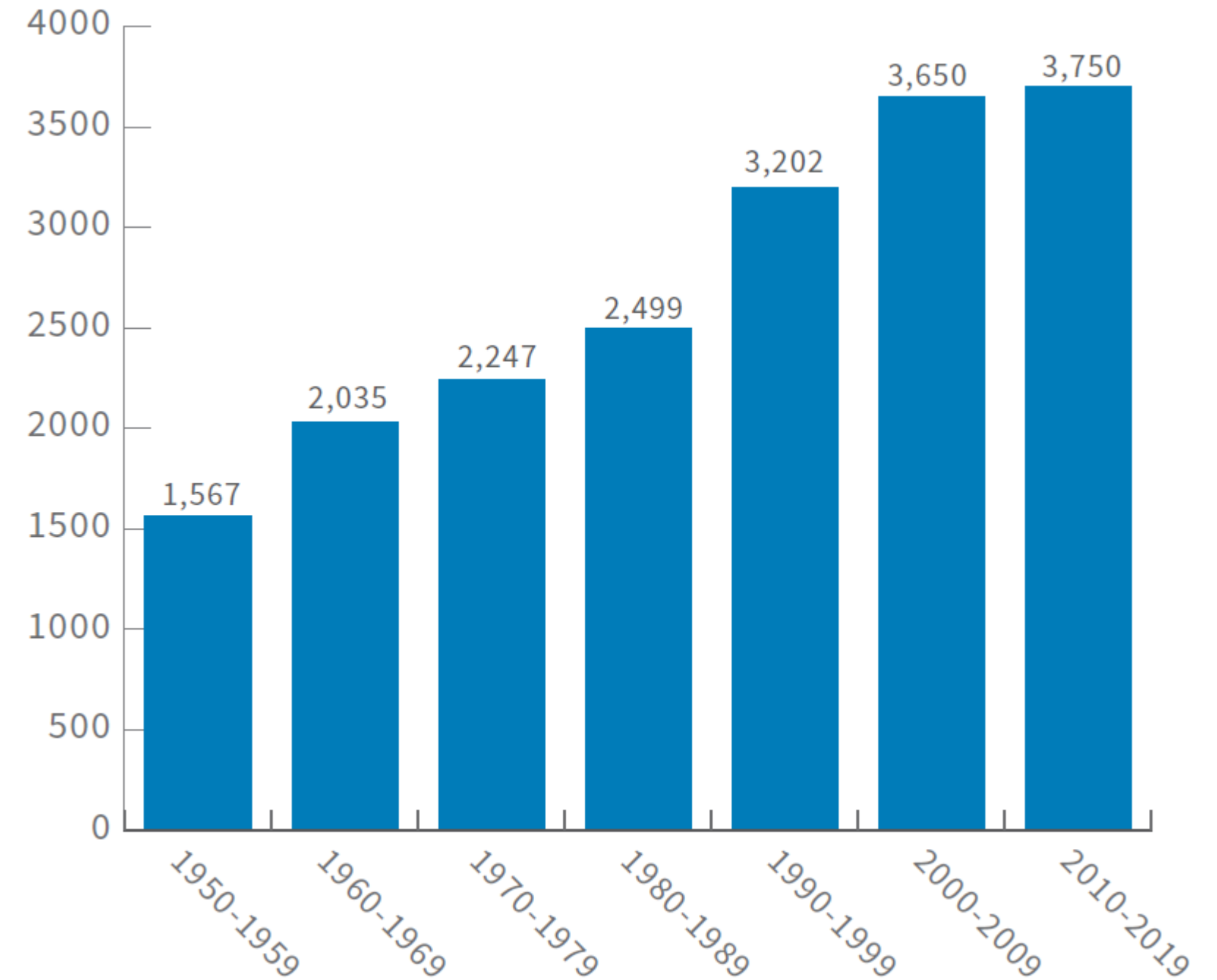
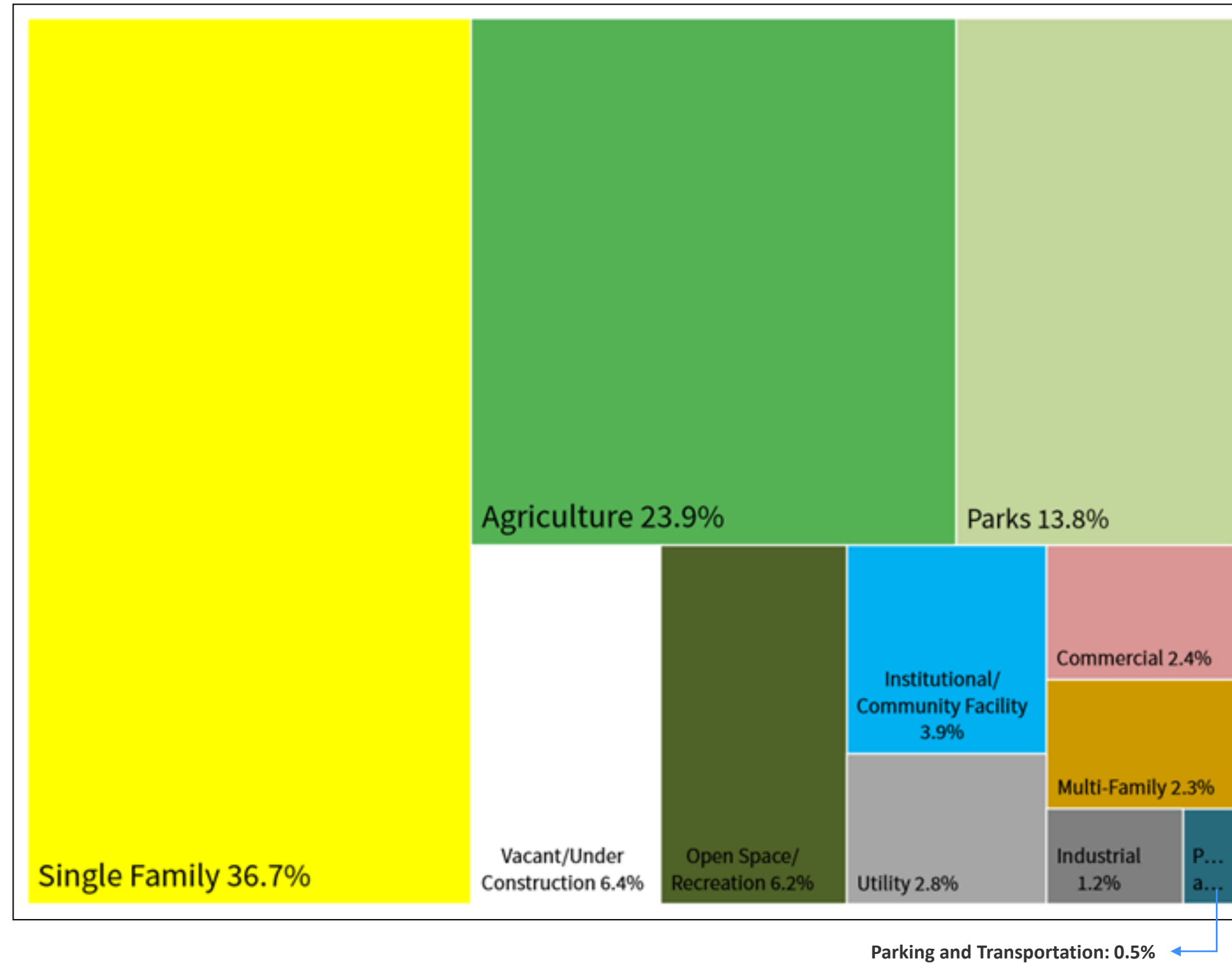


Figure 55: Average gross floor area of a single-family house by year built

More than 1/3 of the county is zoned for single-family houses – and less than three percent for multifamily



Key themes of the Housing chapter

- Match housing production with our housing needs
- More housing of every type especially near transit
- Reduce costs through innovative construction methods
- Small scale duplexes, triplexes and multifamily units in single family neighborhoods near transit
- Allow diverse housing types in all neighborhoods to address affordability and equity



PARKS AND RECREATION

FOR AN INCREASINGLY URBAN
AND DIVERSE COMMUNITY:
ACTIVE AND SOCIAL

CDC data from 2019 indicates that about one-fifth of Maryland adolescents (grades 9-12) achieve one hour or more of moderate and/or vigorous physical activity daily – and these habits of inactivity extend into adulthood

Key themes of the Parks chapter

- Promote active lifestyles through parks and recreation facilities
- Parks and recreation opportunities should be accessible by walking, bicycling, and rolling
- Equitable distribution of parks and recreation facilities—more smaller and walkable facilities, instead of few big consolidated facilities accessible only by car.



CONCLUSION

Public Agency
Partners

Private
Development

Master & Sector Plans

Functional Plans

Parks planning

Zoning Code

Subdivision Regulations

Adequate Public Facilities Ordinance

Other Guidelines & Reference Manuals

Redevelopment is an opportunity & the currency to improve infrastructure & quality of life



How will we know we are making progress on Thrive Montgomery?

Examples of metrics to be monitored

- Amount of infill development/redevelopment along major corridors
- Diversity of uses and structures
- Vehicle Miles Traveled (VMT)
- Public-use space per capita
- Rates of homeownership by race, income, and area
- Miles of streams restored, and stormwater runoff treated
- New business formation
- Equitable life outcomes across race, income, age, gender, etc.
- Additional miles of trails built



Sources of Information

Thrive Montgomery 2050 Planning Board Draft: https://montgomeryplanning.org/wp-content/uploads/2021/02/THRIVE-Planning-Board-Draft-2021-Pages_web.pdf

Outreach and Engagement Appendix: <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Montgomery-Outreach-appendix-4-12.pdf>

Action and list of sources: <https://montgomeryplanning.org/wp-content/uploads/2021/04/Actions-document-final-for-April-8th.pdf>

Additional information about Thrive Montgomery 2050: www.thrivemontgomery.com