



# THRIVE

## MONTGOMERY 2050

Let's Plan Our Future. Together

Planning Board Draft | April 2021

GOCA – October 12, 2021

 **Montgomery Planning**

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

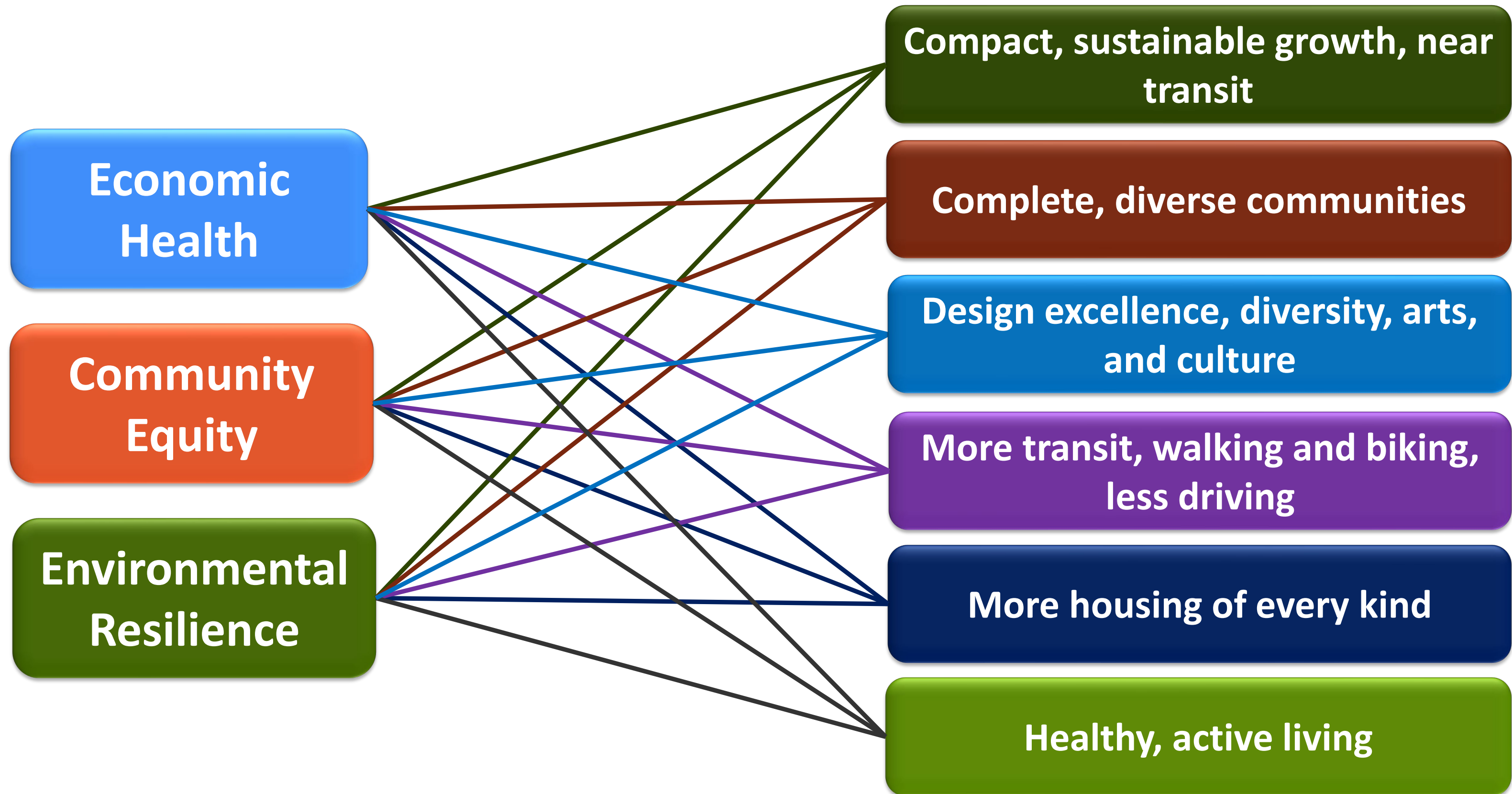
# Thrive is more than just changes to single-family neighborhood near transit

Chapter	# Recommendations
Compact Growth	12
Complete Communities	12
Design, Arts and Culture	24
Transportation	19
Housing	20
Parks and Recreation	26
<b>Total</b>	<b>113</b>

# Three overarching objectives

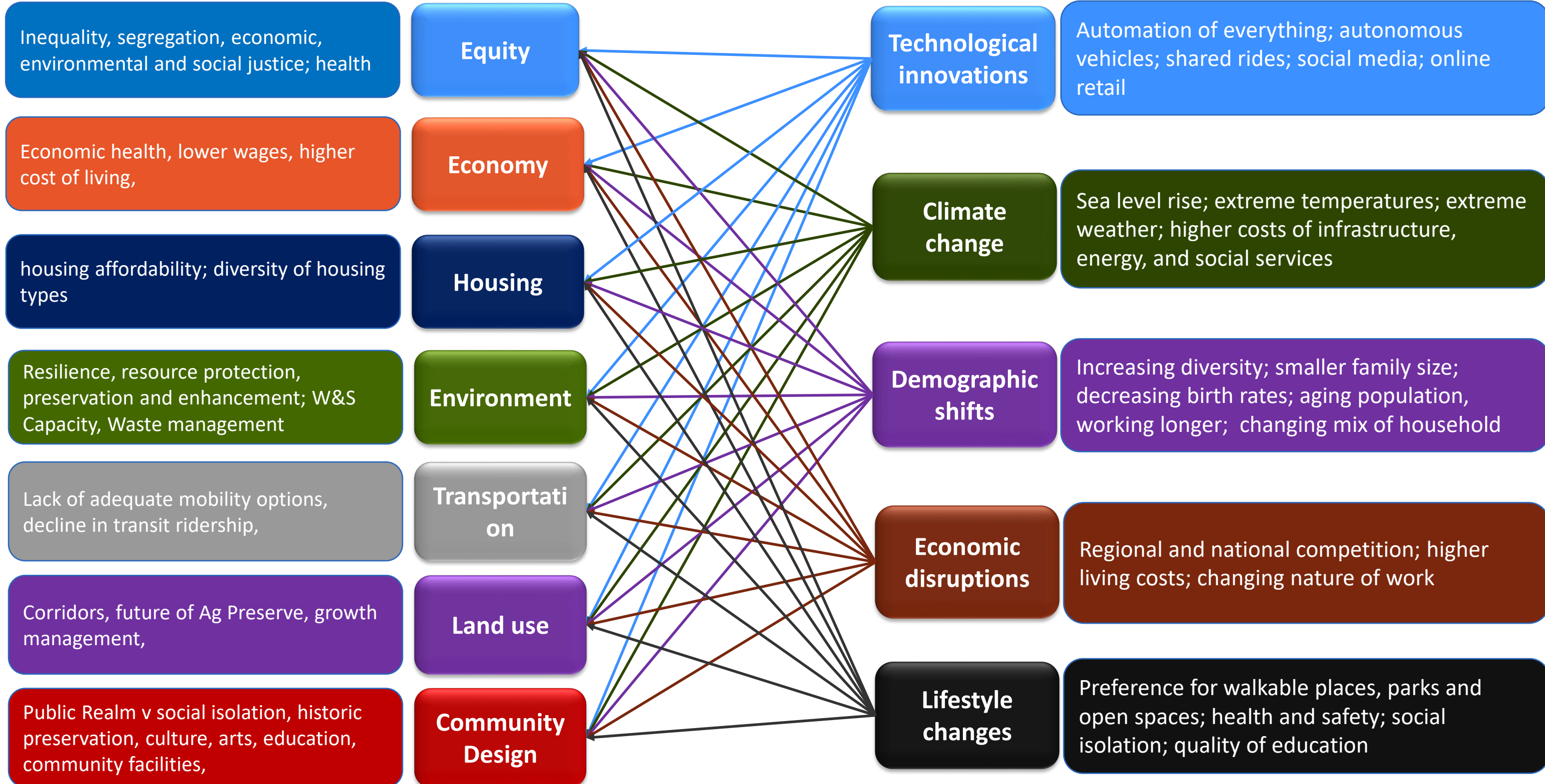


# Three objectives in each chapter

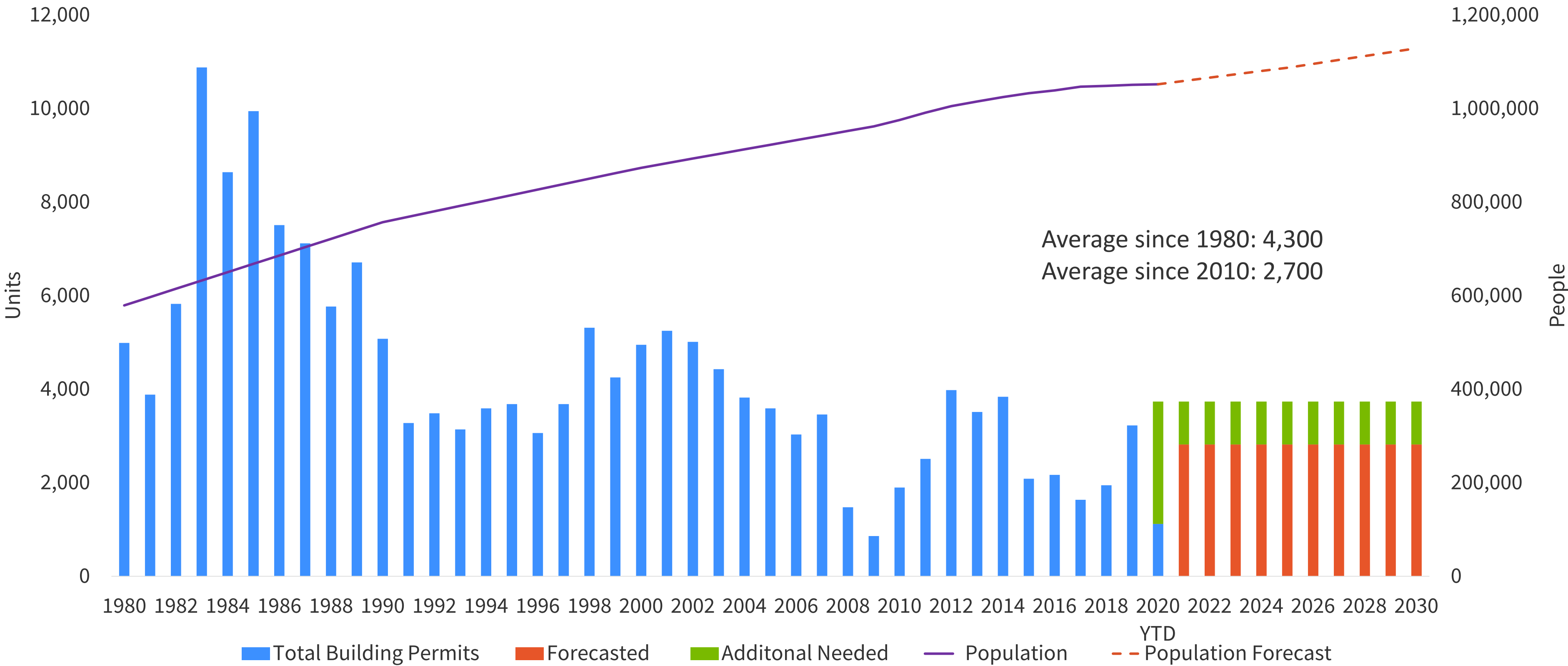


# Issue areas and impacts

# Drivers of change



# Housing Growth Not Meeting Needs of Growing Population



Source: 1960-2010 US Census, 2016 American Community Survey, 1-year estimate, Census Bureau Building Permits

# We need to accommodate 200,000+ people in a mature, built out county

## Environmental constraints

(Medium and dark grey)

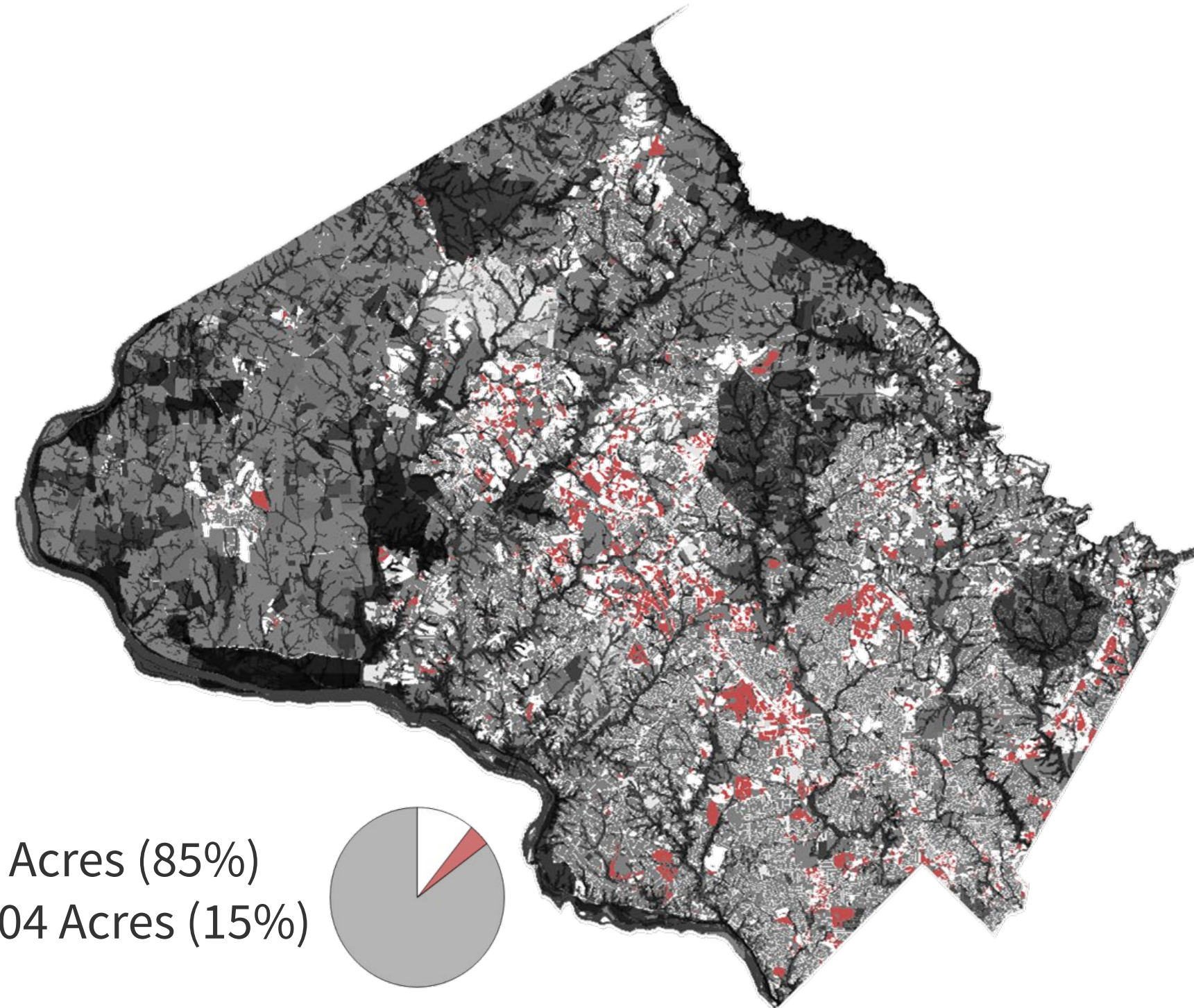
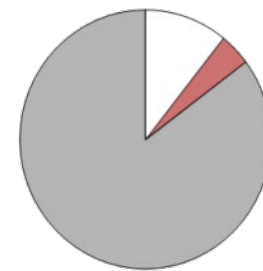
- Hydrological
  - Streams
  - Wetland Buffers
- Erodible soils
- Parks & Biodiversity areas
- Agricultural Reserve
- Special Protection Areas
- Forest Conservation Easements

## 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%)

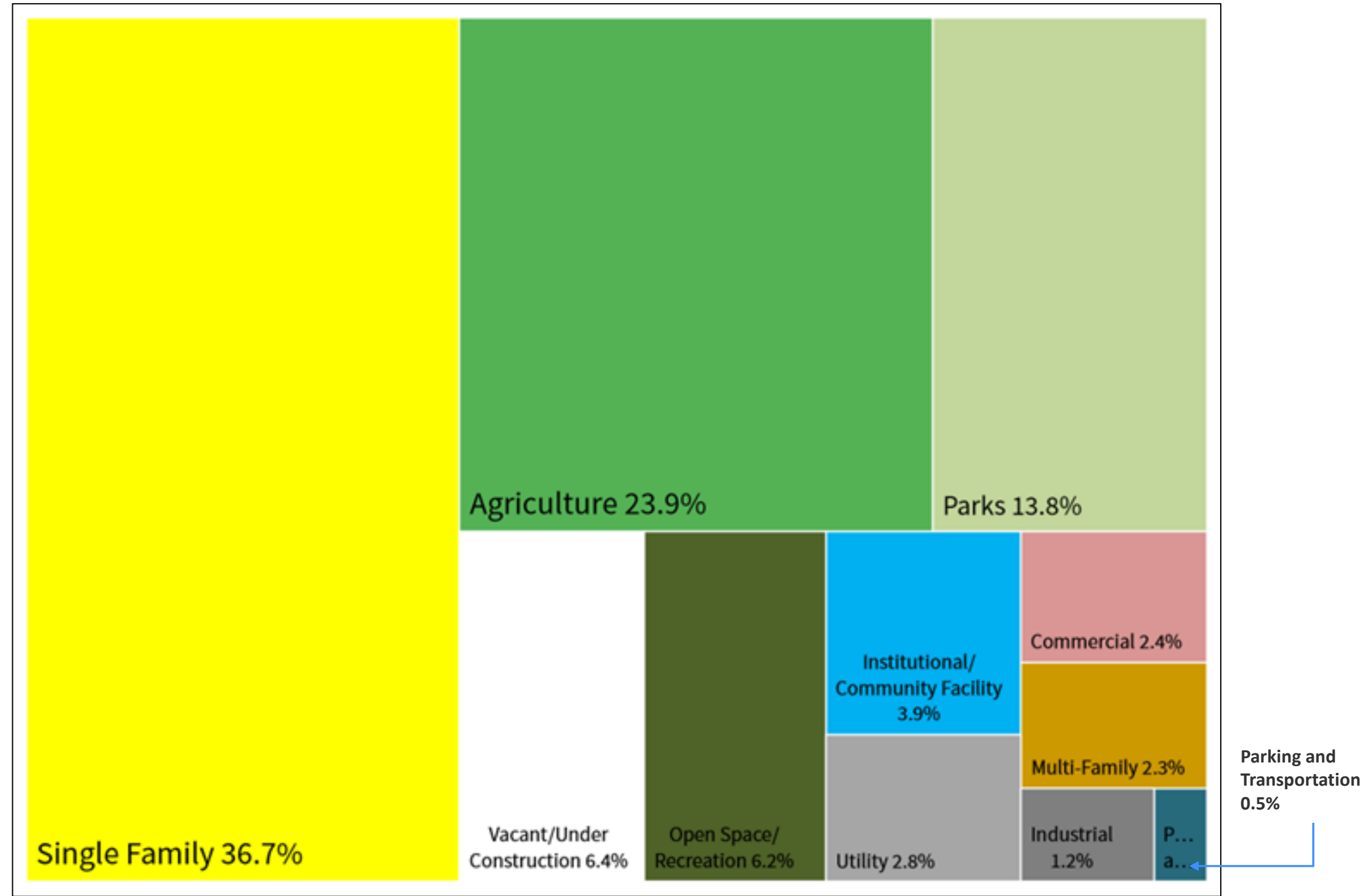
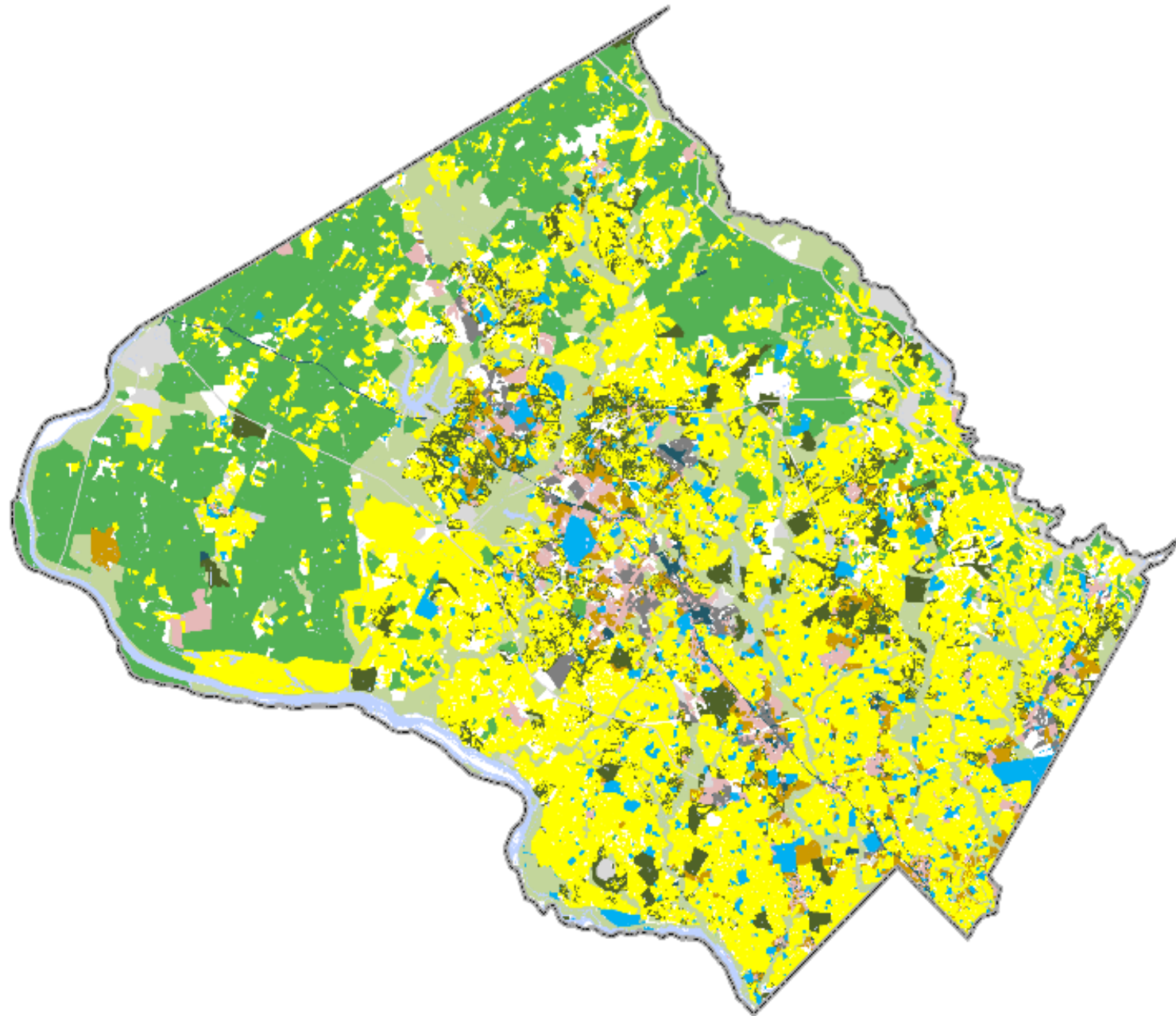


## Man-made constraints

(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

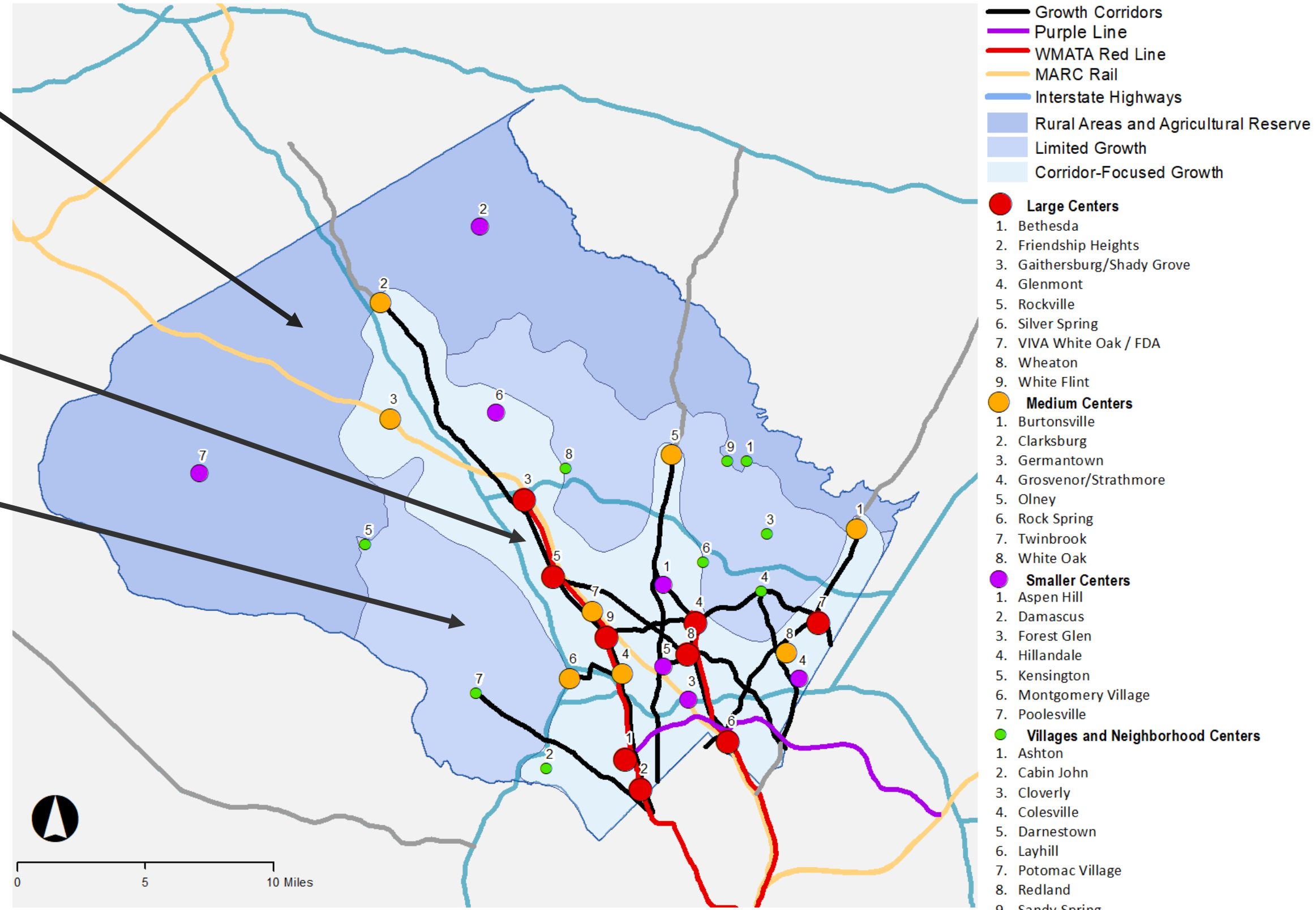
# Changes in current land use patterns are needed to allow for infill and redevelopment





# How should we grow

- **The Rural Areas and Ag Reserve** (in darker blue) will continue to be dedicated primarily to agriculture, rural open space and environmental preservation. These areas can absorb some growth which will occur naturally as the agriculture evolves and existing residential communities' needs will change over time.
- **The Corridor-Focused Growth Area** (in lightest blue), which has existing and planned transit, employment centers and adequate infrastructure in place, is recommended to accommodate the highest share of future growth as outlined in the plan.
- **The Limited Growth Area** between these two tiers contains the mainly suburban residential communities where limited, organic growth is recommended to meet localized needs for services and provide a diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more Complete Communities.
- The four types of dots represent a variety of complete communities at various sizes and scales appropriate for their context and the level of activity they can support without overwhelming the natural and man-made resources.

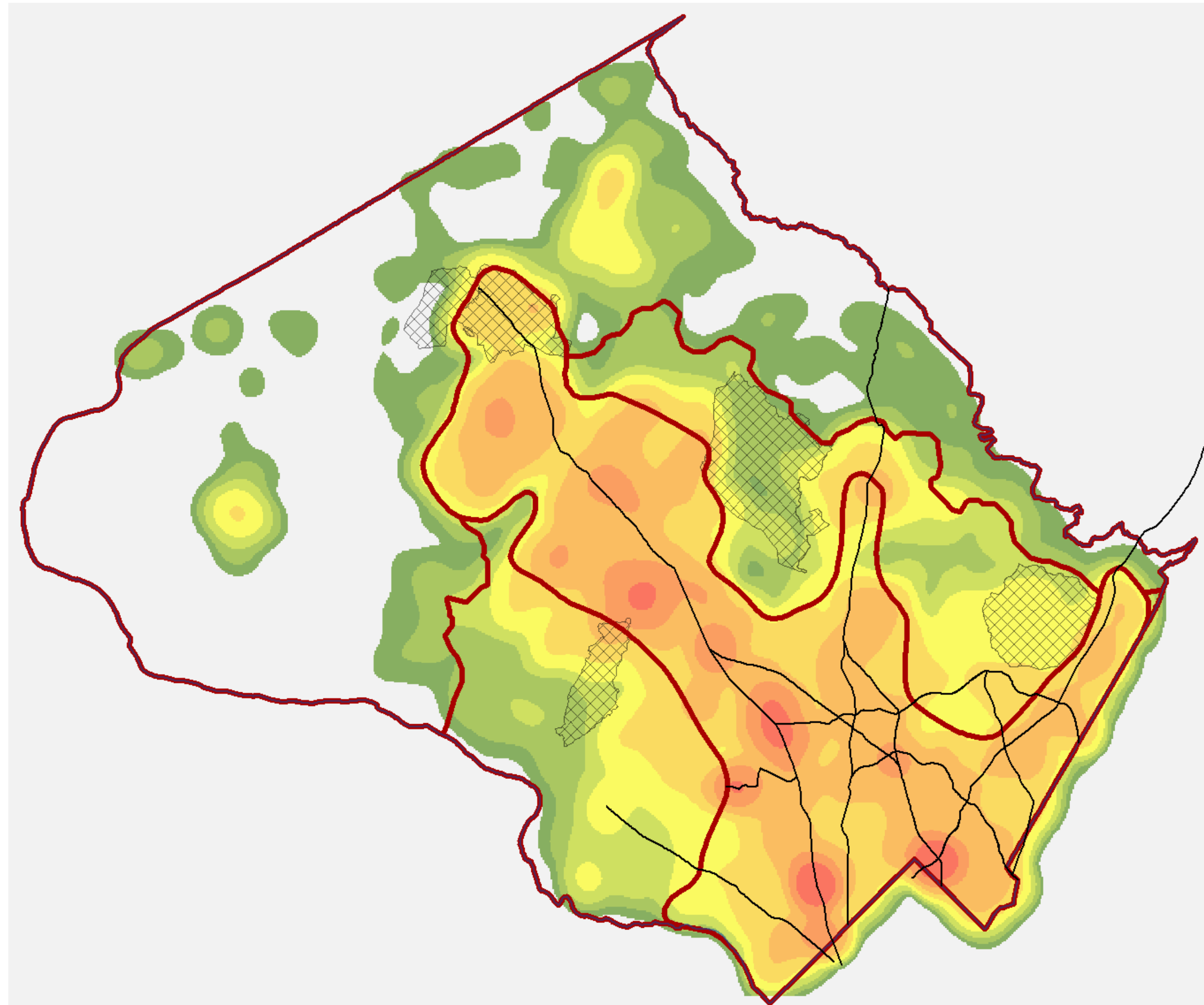


The Thrive Montgomery 2050 Growth Diagram illustrates growth concepts and potential centers of activity, but the diagram should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers.

# Vision for Growth

Thrive growth map overlaid on current “level of activity heat map” and Special Protection Areas (SPAs)

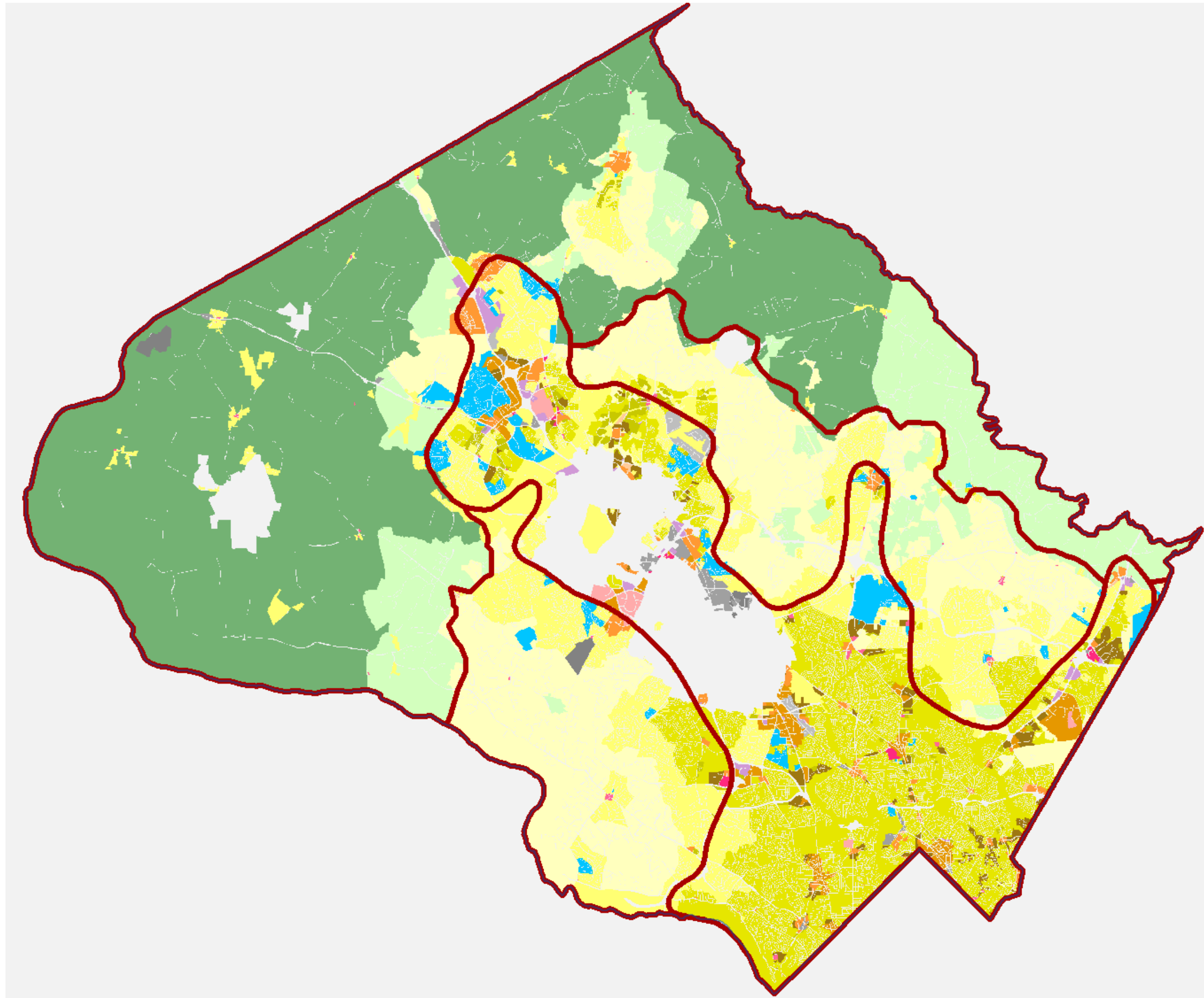
The proposed growth map is designed to match the current areas of higher activity and avoid SPAs (shown in crosshatch).



# Vision for Growth

Thrive growth boundaries  
overlayed on current zoning

The proposed growth map  
more closely reflects  
current zoning than the '93  
map



# Tools of Implementation

- Master Plans and countywide functional plans
- Zoning Text Amendments
- Climate Action Plan
- County and State Capital Improvement Projects
- County programs (e.g. MPDU)
- Building Code, SWM, Forest Conservation law, Subdivision Code, Adequate Public Facilities Ordinance
- Other parts of the code, guidelines, Park plans

# Myths and misinformation

- **Thrive will convert all single-family houses to multi-family units everywhere in the county**
- **Thrive is anti-car and says everyone should use mass transit or bicycle.**
- **Thrive does not include dedicated recommendations related to environmental resilience, racial equity, or economic health.**
- **Thrive neglects the importance of the county's Agricultural Reserve.**
- **Thrive will cost too much, burden residents but not the developers**
- **Thrive was developed without community input**

# Myths and misinformation

How would you like an apartment building to replace the house next door? And with no parking requirements, no infrastructure, no trees, and any green space built or paved over?

This could happen with the new general plan being developed now by our County Council. It is called "THRIVE Montgomery 2050".

Your home insurance may also be affected if a triplex or small apartment building is developed next door.

the Montgomery County Planning Board is proposing changes in Montgomery County zoning that would eliminate the existing zoning requirements for single-family neighborhoods throughout the County.

# Myths and misinformation

Word	Public Hearing Draft (10/2020)	Current Final Draft (4/2021)
"action"	332	50

- So - just by the numbers, the Thrive 2050 plan in front of the Council, in comparison to the one floated for public comment:
- 85% fewer suggested actions
- Half the protection

\*Thrive 2050 is \*legally required\* in order to change zoning, and lays out the County's overall planning strategy.

# Community Outreach

- Nearly 200 meetings with community
- 1,635 people completed online Thrive Montgomery 2050 Quiz
- 1,300 Meeting-in-a-Box postcards sent to HOAs + Community Associations
- 91,000 postcards to equity emphasis areas
- ThriveMontgomery.com – 42,605 views
- 5,287 views on video promos
- E-letter signup – 1,372, with open rate of 40% (double industry average)
- Estimated participation – approximately **12,000**





# Compact development is more sustainable than sprawl

Pike & Rose before redevelopment



Pike & Rose after redevelopment



Size: 8.78 Acres

77% Runoff Reduction

Runoff Rates:  
Pre-construction runoff:  
78,722.36 cu/ft

Treatment Provided: 60,555.66  
cu/ft

Post-construction runoff :  
18,166.70 cu/ft

- Storm Water Management  
Treatments:
- Green roof
  - Bioretention
  - Silva cells

# Concurrent and related efforts

## Thrive Montgomery 2050

The Planning Board transmitted its draft of Thrive Montgomery 2050 to the council in Spring 2021. A General Plan provides long-range policy framework. **It does not change zoning.** Thrive Montgomery 2050 will have its public hearings at the Council this month.

### Attainable Housing Strategies

In March 2021, the County Council asked the Planning Board to consider zoning reforms that “would allow for greater opportunities for Missing Middle housing.”

### Silver Spring Downtown & Adjacent Communities Plan

Planning Board expanded the Silver Spring Plan Area to examine the potential for Missing Middle housing in blocks adjacent to Downtown and the Purple Line. **The recommendations from AHS will inform the recommendations on Missing Middle for SSDAC.**

### ZTA 20-07

Councilmember Jawando introduced Zoning Text Amendment 20-07 in December 2020 to allow Missing Middle types of housing in the R-60 zone. ZTA 20-07 has had its public hearing, but no further action has been taken.

### Zoning Recommendations

The Planning Board will transmit zoning recommendations to the County Council for its consideration and potential introduction as a ZTA to pursue the AHS and Thrive objectives.

### Sectional Map Amendment

The master plan process will conclude with the adoption of a sectional map amendment that implements the zoning recommendations in the SSDAC Plan.

# About Attainable Housing Strategies

- Attainable Housing Strategies is an initiative through which the Planning Department is **evaluating and potentially refining various proposals to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.
- The initiative is the result of a [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”



# Recap – Attainable Housing by-right

<b>Applicable Residential Zones</b>				
	<b>R-40</b>	<b>R-60</b>	<b>R-90</b>	<b>R-200</b>
<b>Duplex</b>	P	P	P	P
<b>Triplex</b>	P	P	P	
<b>Quadplex</b>	PHD	PHD	PHD	

P – Permitted by-right

PHD – Permitted by-right within the Priority Housing District

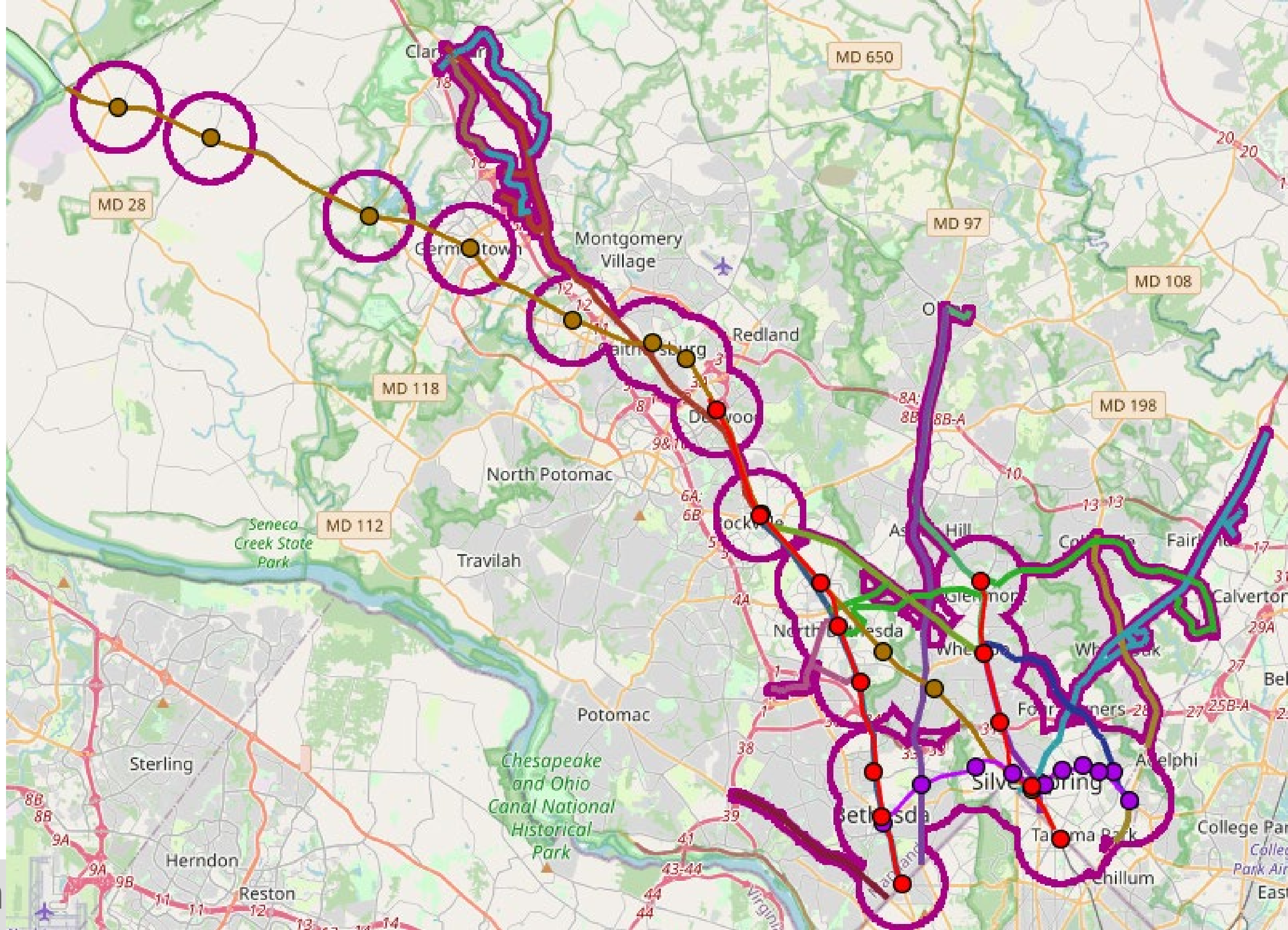
<https://mcatlas.org/zoning/>

# Examples of analyses and proposed concepts

## Priority Housing District (PHD)

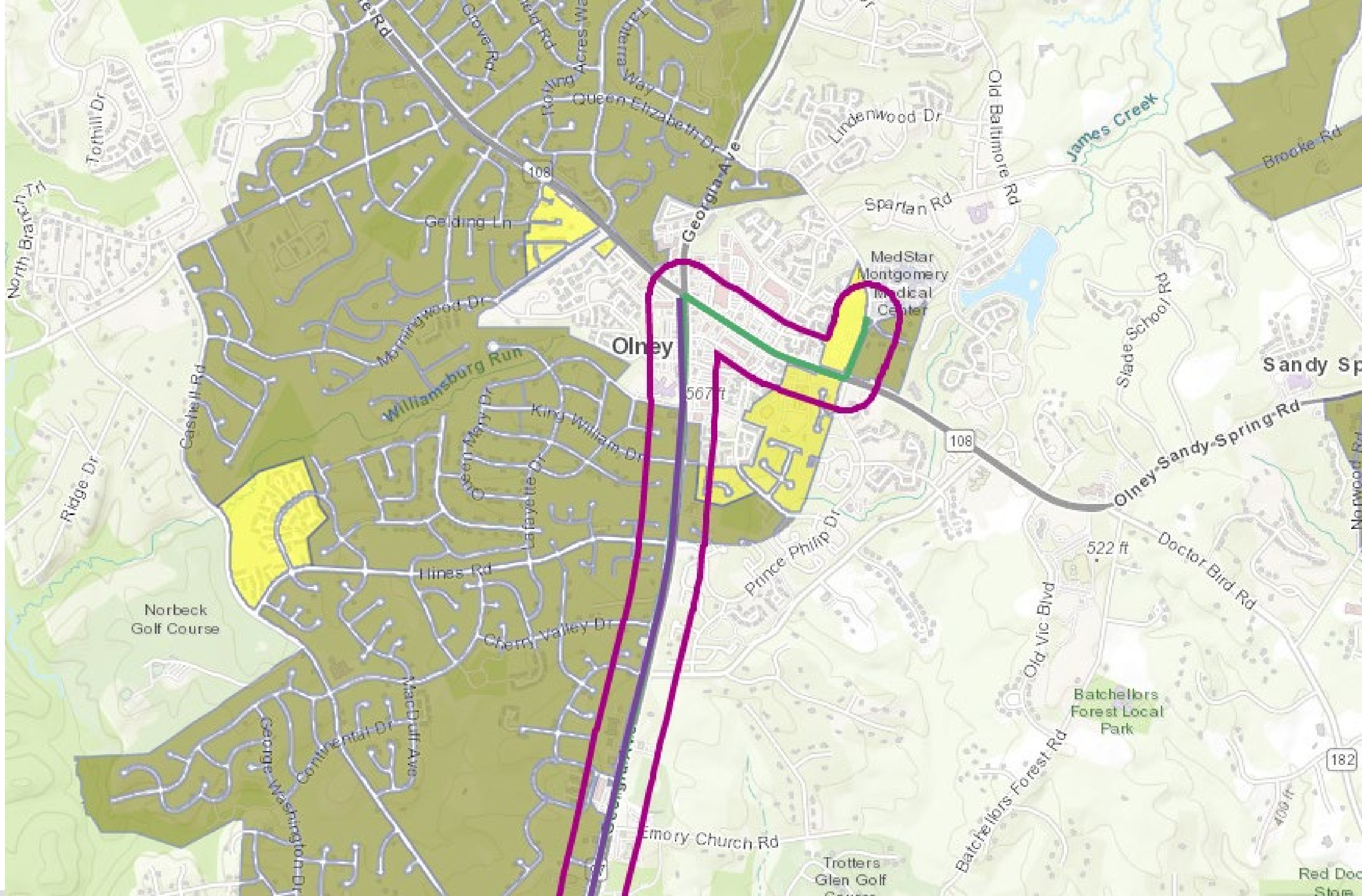
- The PHD is the area with more intensive zoning changes to support attainable housing due to proximity to transit, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.
- The PHD would only apply to the R-40, R-60, and R-90 zones.
- The Priority Housing District includes a 500-foot straight line buffer from the centerline of all of the Master Planned BRT corridors, plus all of Connecticut Avenue and the portion of River Road inside the Beltway, and a one-mile straight-line buffer from a Metrorail, light rail, or MARC station.

# Priority Housing District



[Web map](#)

# Priority Housing District



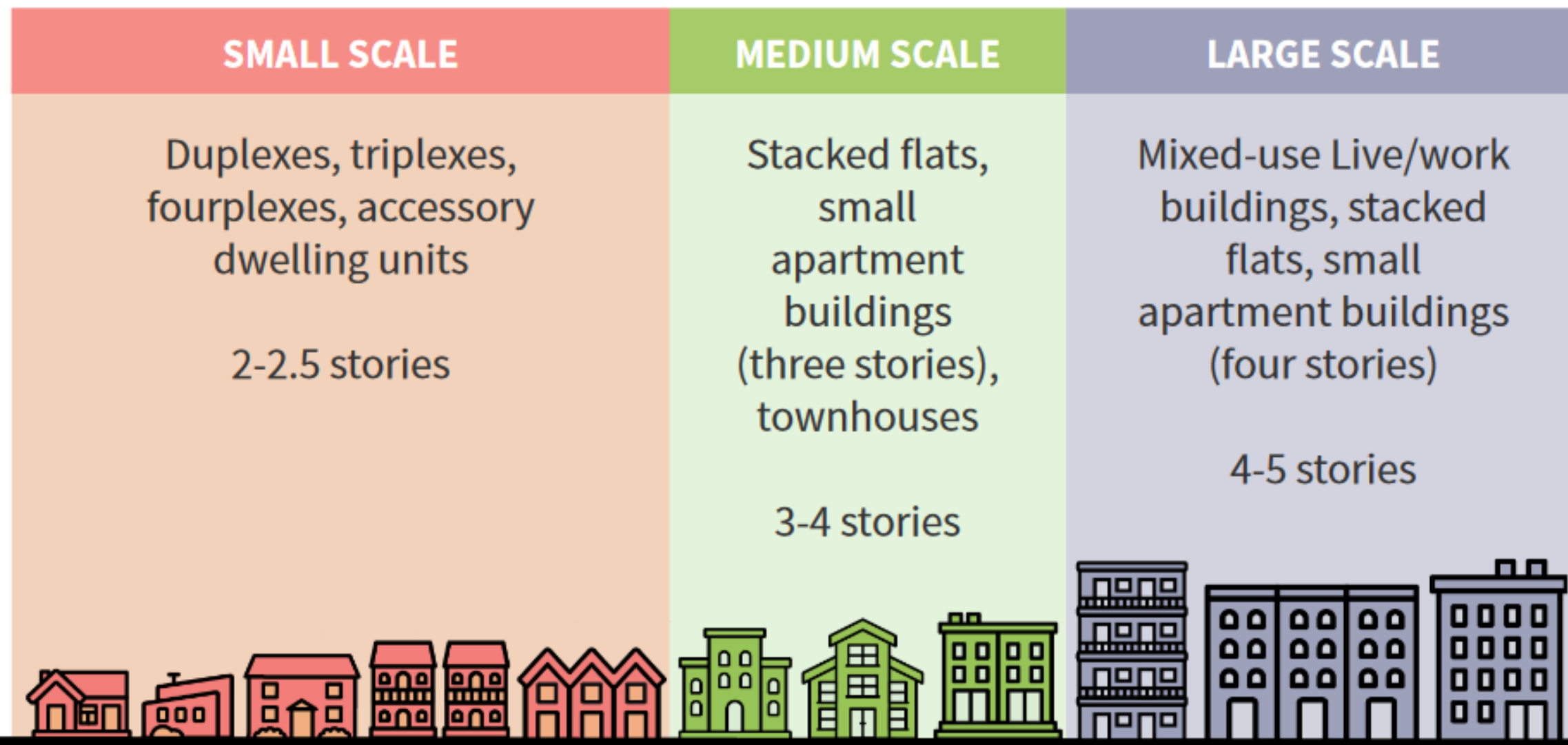
# Attainable Housing Optional Method

- This is an example of River Road and what initial eligibility for AHOM would look like. Staff created an [interactive web map](#) of AHOM options to illustrate the chosen corridors, and the parcels that currently abut the corridor. For sites that abut the corridors, the parcel that abutted the corridor was selected for eligibility for AHOM. This map only show parcels with a current classification of single-family detached. These parcels should not be seen as an exclusive geography of where the AHOM may be eligible, since an eligible development site may be made up of multiple contiguous parcels, some of which may not have direct adjacency to the rights-of-way.





# 3 Scales Recommended Tools Geographic Targets



# 3

## Scales Recommended Tools Geographic Targets

