Purpose of Today’s Presentation

1. Introduction to the General Plan Update
2. Brief history of the General Plan
3. Issues, Trends and Challenges
4. Process and Timeline
Looking ahead

1958
1980

A general plan for the Maryland-Washington regional district
Uncontrolled urban sprawl as a pattern of new development.

A congested and declining central city.

Wasteful destruction of the countryside.

Metropolitan development that would require unacceptable controls to accomplish.
✓ Concentrate new communities in the corridors.
✓ Greater reliance on mass transportation.
✓ Freeway system limited to what was already planned.
✓ Employment growth mostly in the District.
✓ No increase in population within the District, but emphasis on quality of life.
✓ Protection of open space.
Goals of the 1964 General Plan

1. Use land efficiently.
2. Encourage an orderly conversion of undeveloped land to urban use.
3. Protect natural resources.
4. Maintain large open spaces.
5. Expand opportunities for outdoor recreation.
6. Facilitate the orderly and efficient arrangement of public utilities and services.
7. Provide an efficient transportation system, including rapid transit.
8. Encourage greater variety of living environments.
9. Invite imaginative urban design.
10. Assure implementation of the plan.
General Plan Update Introduction
General Plan Update Introduction

- 1-4 Dwelling Unit /Acre
- 1-4 DU/Acre
- 10-30 DU/Acre
- 40 DUs/Acre

PARK & RIDE (at transit stations)

INDUSTRIAL PARKS

HIGH SCHOOL
MIDDLE SCHOOL
ELEM SCHOOL

park & ride
tollway
transit line
interchange
arterial
transit stop
office center
regional commercial

park, high school, jr high school, elem. school

07/12/2018
17
“new towns” of England
Vallingby, Sweden
Brasilia, Brazil;
New Delhi, India;
Radburn, NJ
Greenbelt, MD
“Too early to predict the role that may be played by helicopters or other means of air transportation within urban areas, but the possibility of a substantial role must be kept in mind.”
Increase Affordable Housing → MPDU Law

Protect Farmland → TDRs

Timely Infrastructure → APFO
<table>
<thead>
<tr>
<th>Population estimate</th>
<th>1980</th>
<th>2000</th>
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</thead>
<tbody>
<tr>
<td>1964 Plan</td>
<td>643,350</td>
<td>995,000</td>
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<tr>
<td>1969 Plan</td>
<td>780,000</td>
<td>1,500,000</td>
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</tbody>
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Actual 2000 = 873,341
1970s

Approval of the Metrorail system.

Creation of Central Business Districts.

Elimination of the outer Beltway from the plans.

Elimination of the Northern Parkway.

Elimination of Metro along I-95.

- The Wedges and Corridors concept will all but disappear.

- At-place employment will be greater than projected by the General Plan.

- The I-270 and Route 29 Corridor Cities are being eroded by low-density housing and highway-oriented workplaces.

- Route 29 and Georgia Avenue are emerging as commercial corridors because of commercial zoning decisions and the Wheaton-Glenmont alignment choice for Metro.
“the growth in employment of the past few years—averaging more than 20,000 jobs annually—was much more than we can prudently absorb, and suggested moderating this rate to about half that level—or 10,000 jobs per year.”

Suggested undertaking of a comprehensive reassessment of the General Plan.
A POLICY VISION
Centers and Trails

August 1989

Volume 1

Montgomery County
Comprehensive Growth Policy Study
Slow growth of a mature, populous suburb

**Total population (1990-2040)**

- **Estimate**
  - 1990: 757,027
  - 2000: 873,341
  - 2010: 971,777
  - 2020: 1,058,810
  - 2030: 1,128,800
  - 2040: 1,197,100

- **Forecast**
  - 1990: 757,027
  - 2000: 873,341
  - 2010: 971,777
  - 2020: 1,052,000
  - 2030: 1,128,800
  - 2040: 1,197,100

Slow growth of a mature, populous suburb

**2015-2025:**
+ 72,000 people
+ 7% gain
1.09 million people

**2015-2040:**
+ 182,000 people
+ 18% gain
1.2 million people

Change in Total Population
1990-2016
by Census Tract

Source: 1990 Census and 2012-2016 American Community Survey 5-year estimate, U.S. Census Bureau
At place employment: Slower growth in the 2000s, industry mix has stayed the same.
Montgomery County Today

- Intellectual Capital (most educated large jurisdiction in the nation)
- Open to New Ideas
- Large Biotech Cluster
- Saturated with Transportation Options
- One of the Most Affluent in the Nation
- High Quality Public Schools
- Institutionally Rich
- Committed to Sharing Prosperity
- Abundant Human Capital
- Desirable Place to Live
Changes, Trends, Challenges

- Economy/Employment Trends/Resiliency
- Transportation/Autonomous Vehicles
- Technology/Automation
- Housing Affordability
- Climate Change/Energy/Sustainability
- Ethnic Diversity/Aging Population
- Mixed Use/Walkability
- Equity, Environmental Justice
- Regional Context
Why Update the General Plan?

• The last comprehensive update was done in 1969
• Changed from a bedroom community to a major employment center with a diverse population of over a million people
• Entering another era of disruptive technologies and cultural shifts
• Time to step back and create a visionary plan for the next 30 years
A Survey of Other Comp Plans

- Montgomery County, PA
- Loudoun County, VA
- St Louis County, MO
- Howard County, MD
- Prince George’s County, MD
- Seattle, WA
- Austin, TX
- Washington DC
- Boston, MA
Unique Planning Context

- 1973—MPDU law,
- 1973—Adequate Public Facilities Ordinance
- 1980—AG Reserve/TDRs
- 1986—Annual Growth Policy
- 1992—Forest Conservation Law
- 1993—General Plan Refinement
- 1994—Special Protection Areas
- 2000s—SWM Law
- 2009 Climate Protection Plan
- 2014—Tree Canopy Conservation Law
- 2014—Zoning Code Update
- 60 local area and functional master plans
**Process and Timeline**

- **PRE-PLANNING**: July–December 2018
- **SCOPE OF WORK**: January – April 2019
- **VISIONING**: May -- July 2019
- **ANALYSIS**: August 2019 – March 2020
- **WORKING DRAFT**: April – May 2020
- **PUBLIC HEARING DRAFT**: June 2020
- **PUBLIC HEARING WORK SESSIONS**: July 2020 – March 2021
- **TRANSMITTAL**: April –June 2021
Questions for the General Plan Update

• Are we where we are supposed to be?
• How did we get here?
  • what we did right, what we did wrong?
• Can the current planning framework deal with the challenges of the future?
• How much growth is planned for the next 30-40 years?
• Is that the right amount of growth? The right type of growth in right location? What are the implications and impacts?
• What infrastructure improvements are needed to support this growth?
Questions for the General Plan Update

• What is the future of the Agricultural Reserve?
• What are the implications of climate change for Montgomery County and the region?
• What are the land use implications of autonomous vehicles? Impacts on accessibility, mobility, transit, health, sprawl, economic activity, equity?
• What can we do now to prepare for an integrated technological future?
• Regional context--how are we impacted by what is happening in the region?
• Finalize staff teams
• Work with the consultant
• Explore issues, trends, challenges
• Plan for Winter Speaker Series
• Plan for public outreach and kick-off
• Have fun
https://www.youtube.com/watch?v=6Vuo0ZgRTSI