

Purpose of Today's Presentation

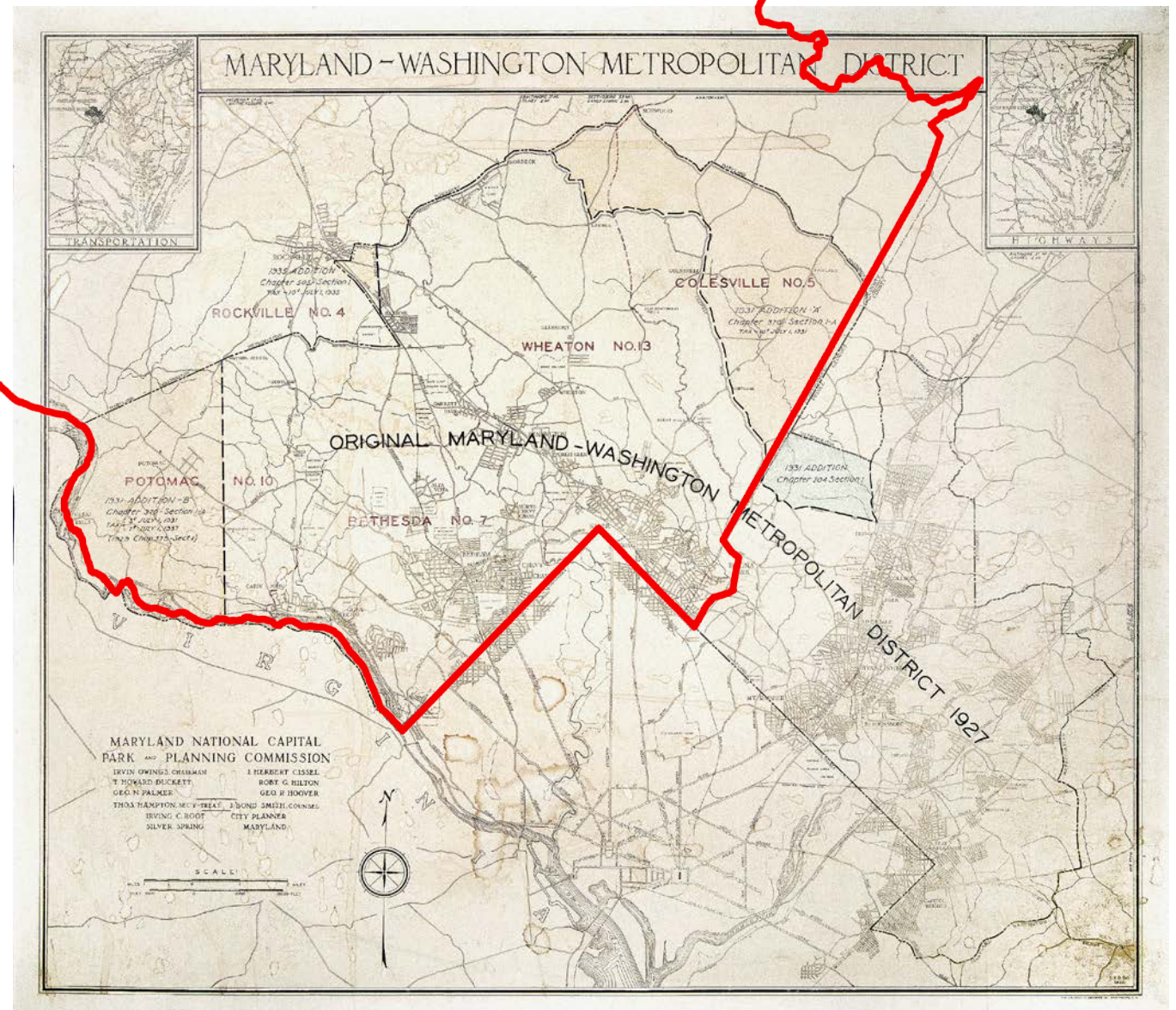
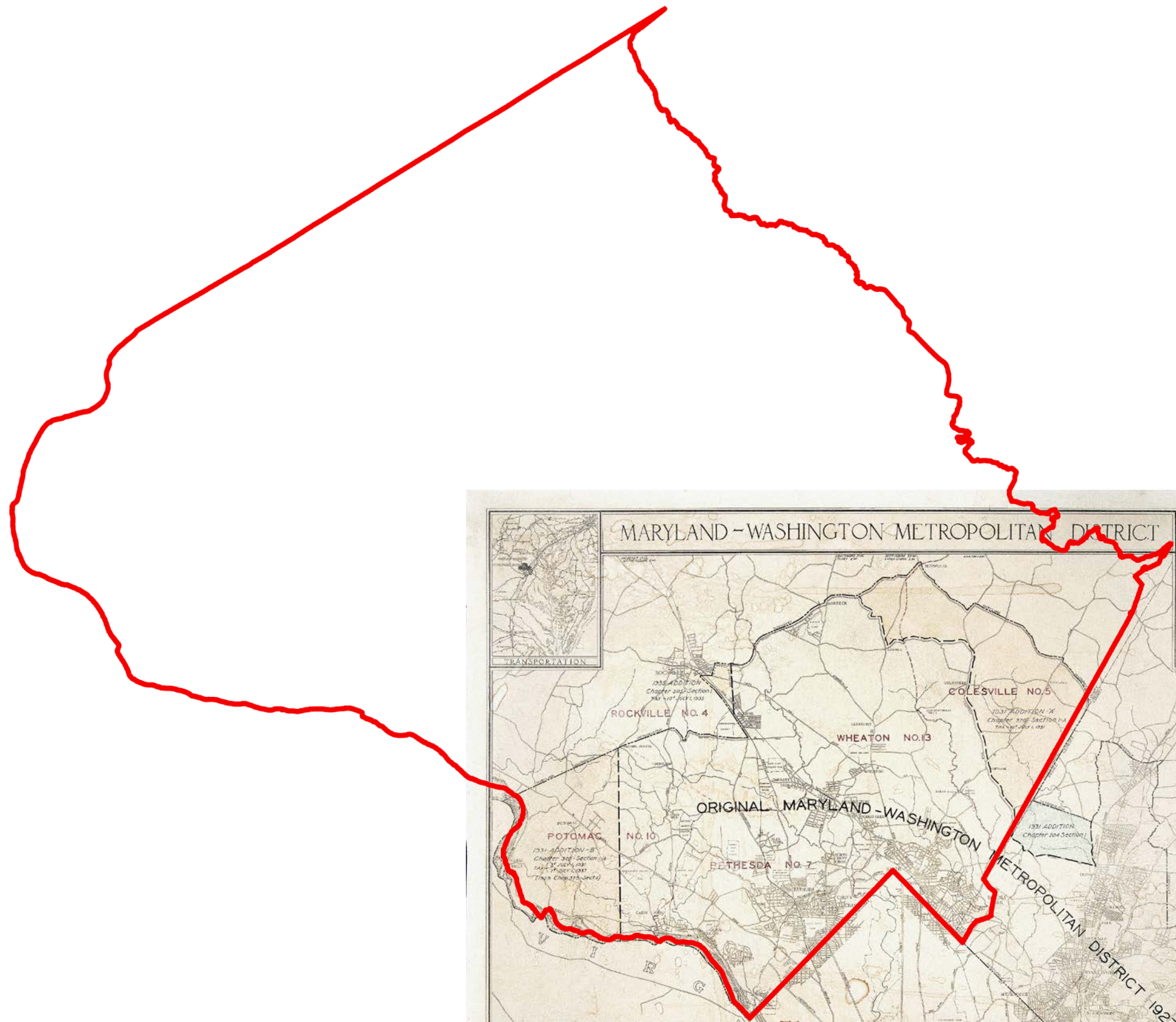
1. Introduction to the General Plan Update
2. Brief history of the General Plan
3. Issues, Trends and Challenges
4. Process and Timeline

General Plan Update Introduction

Planning Board Presentation 7-12-18







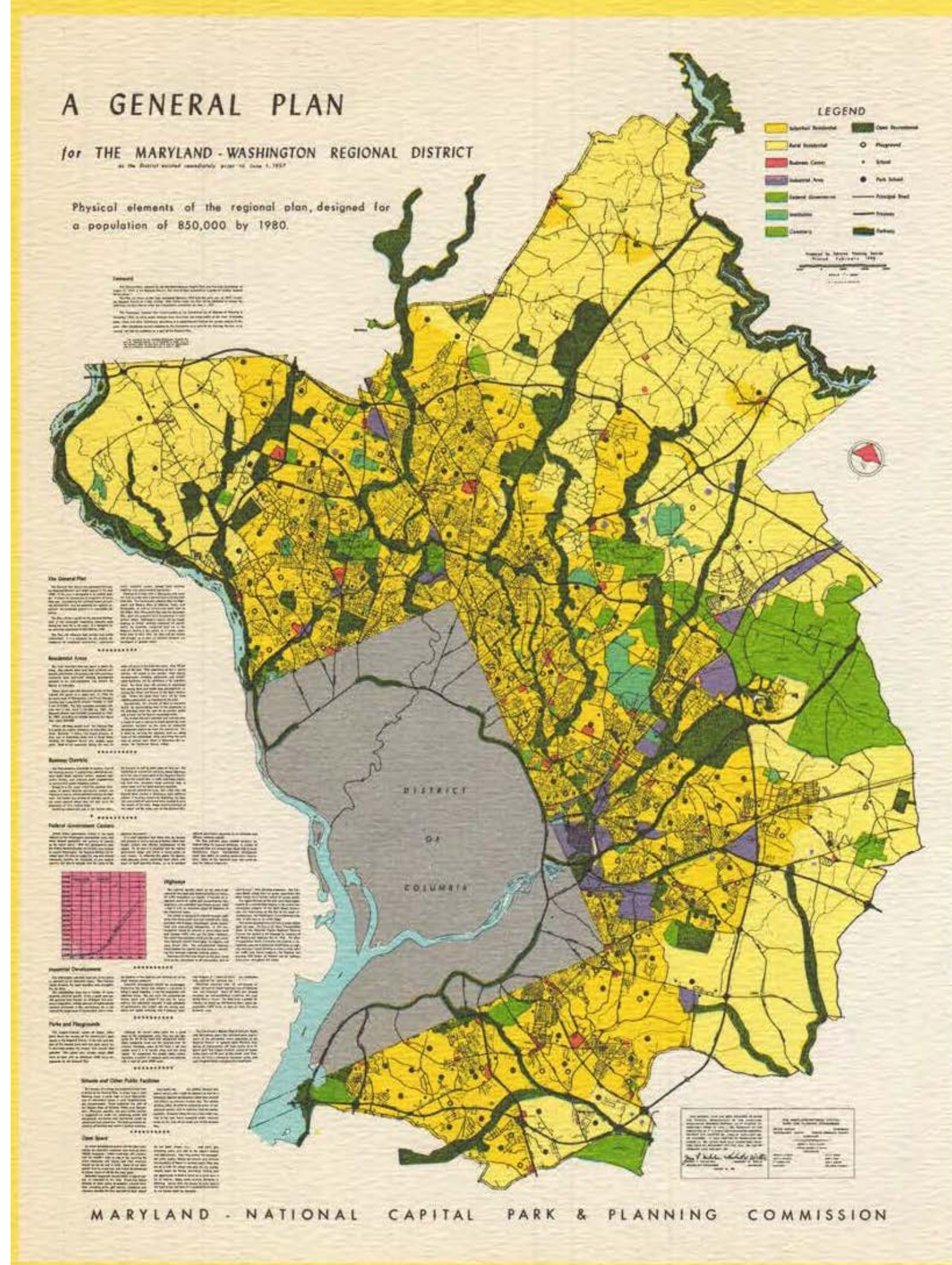
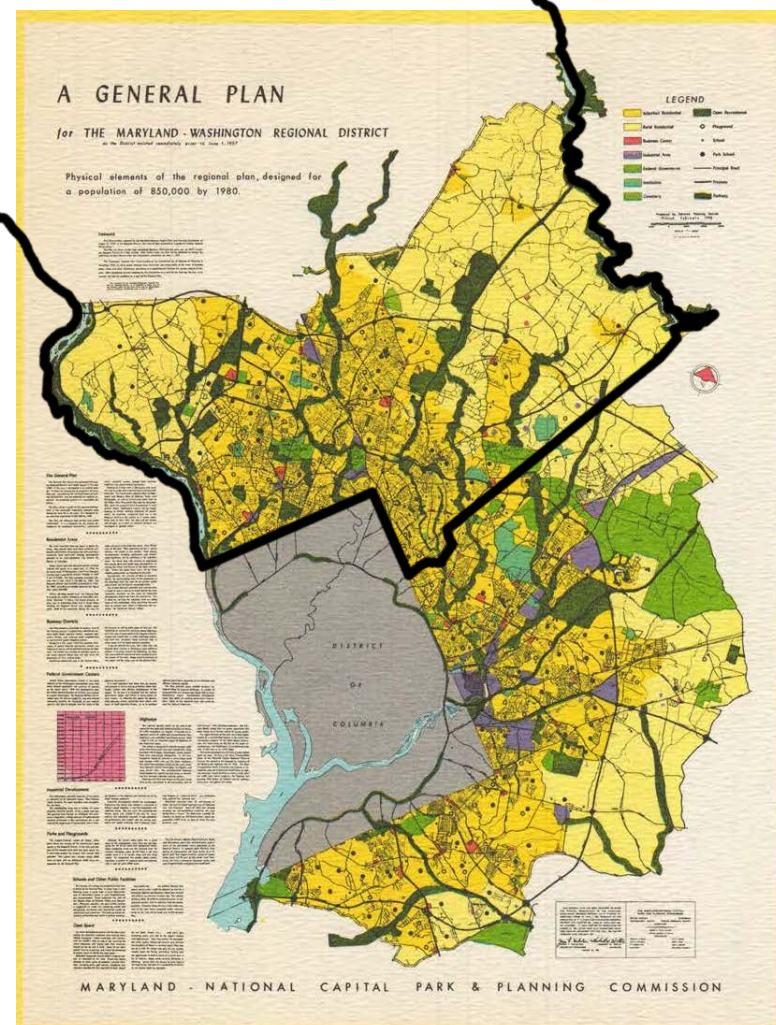
Shenk

looking ahead

1958

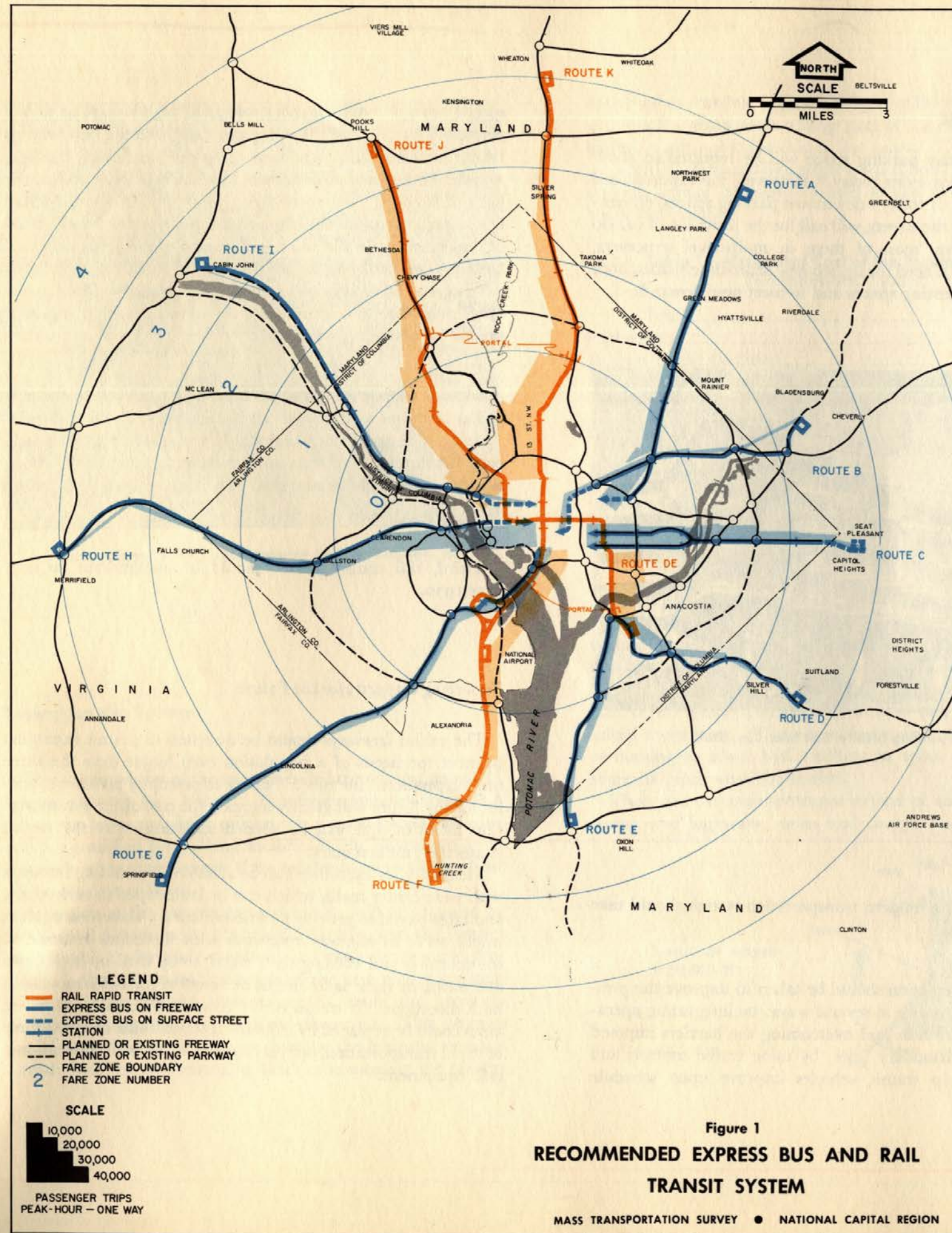
1980

a general plan
for the maryland-washington regional district

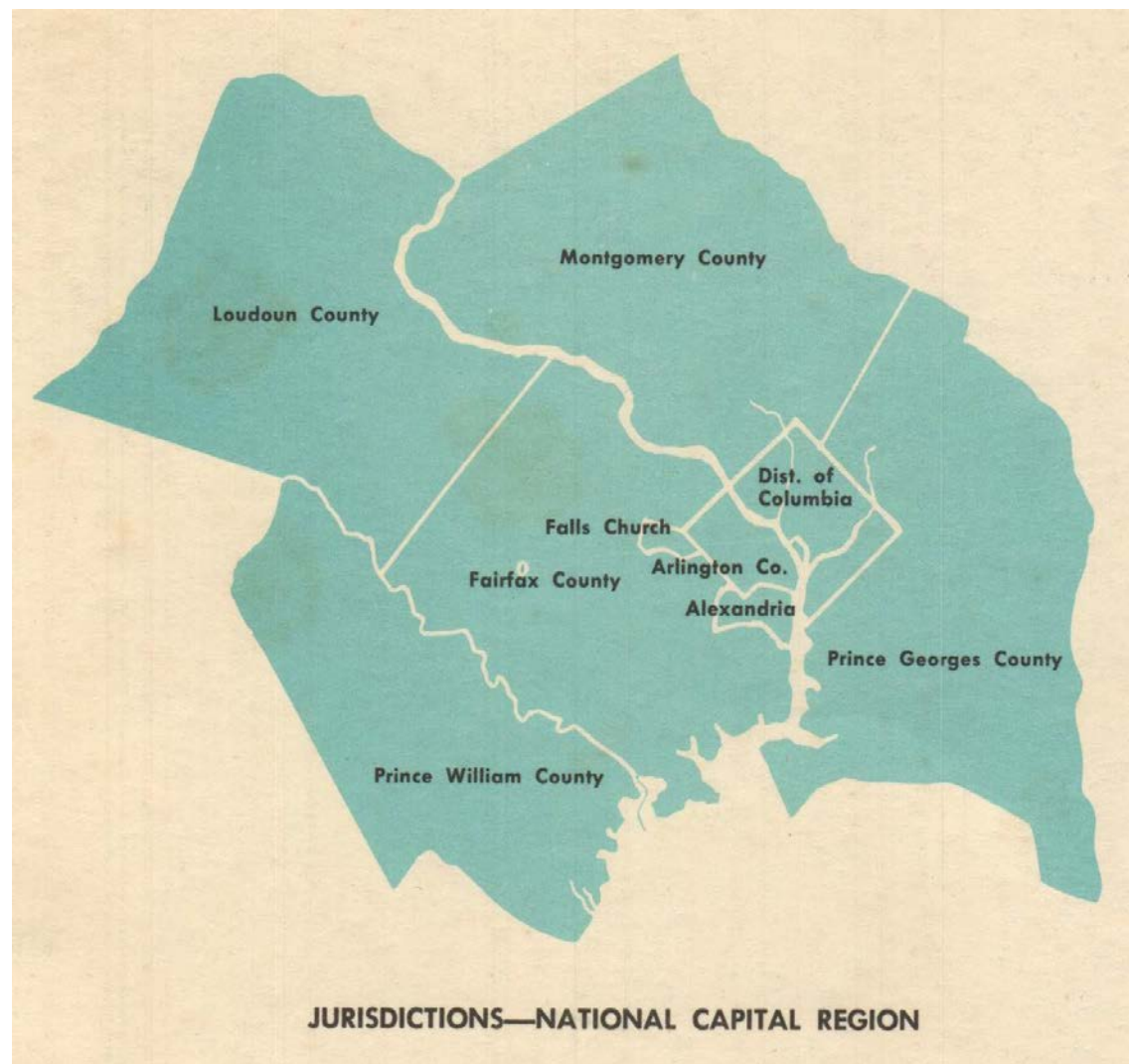




Plan REGION



REGIONAL PLANNING COUNCIL



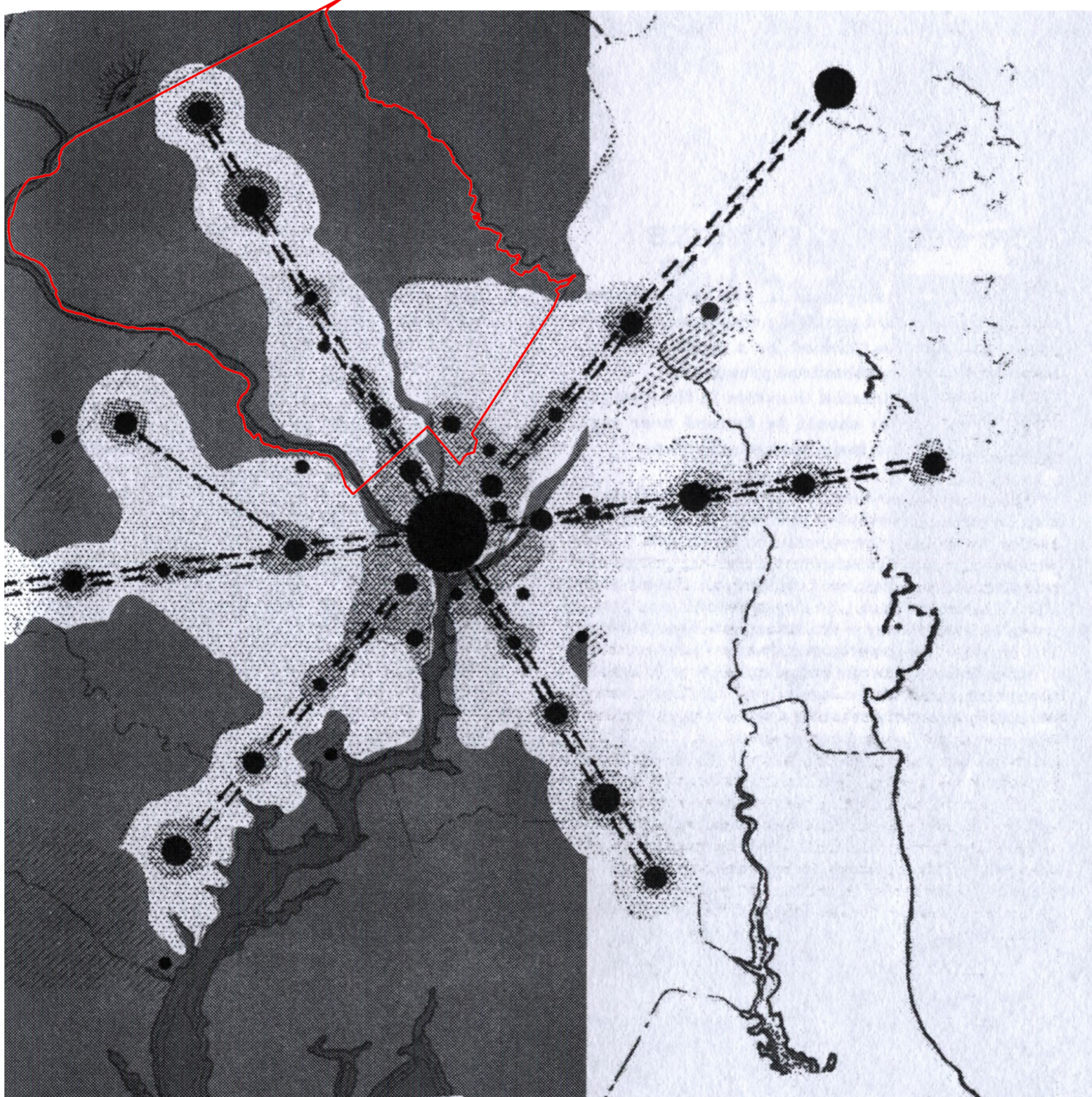
A policies plan for the year 2000

The Nation's capital,

United States. National Capital Planning Commission



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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.**

...on wedges and corridors

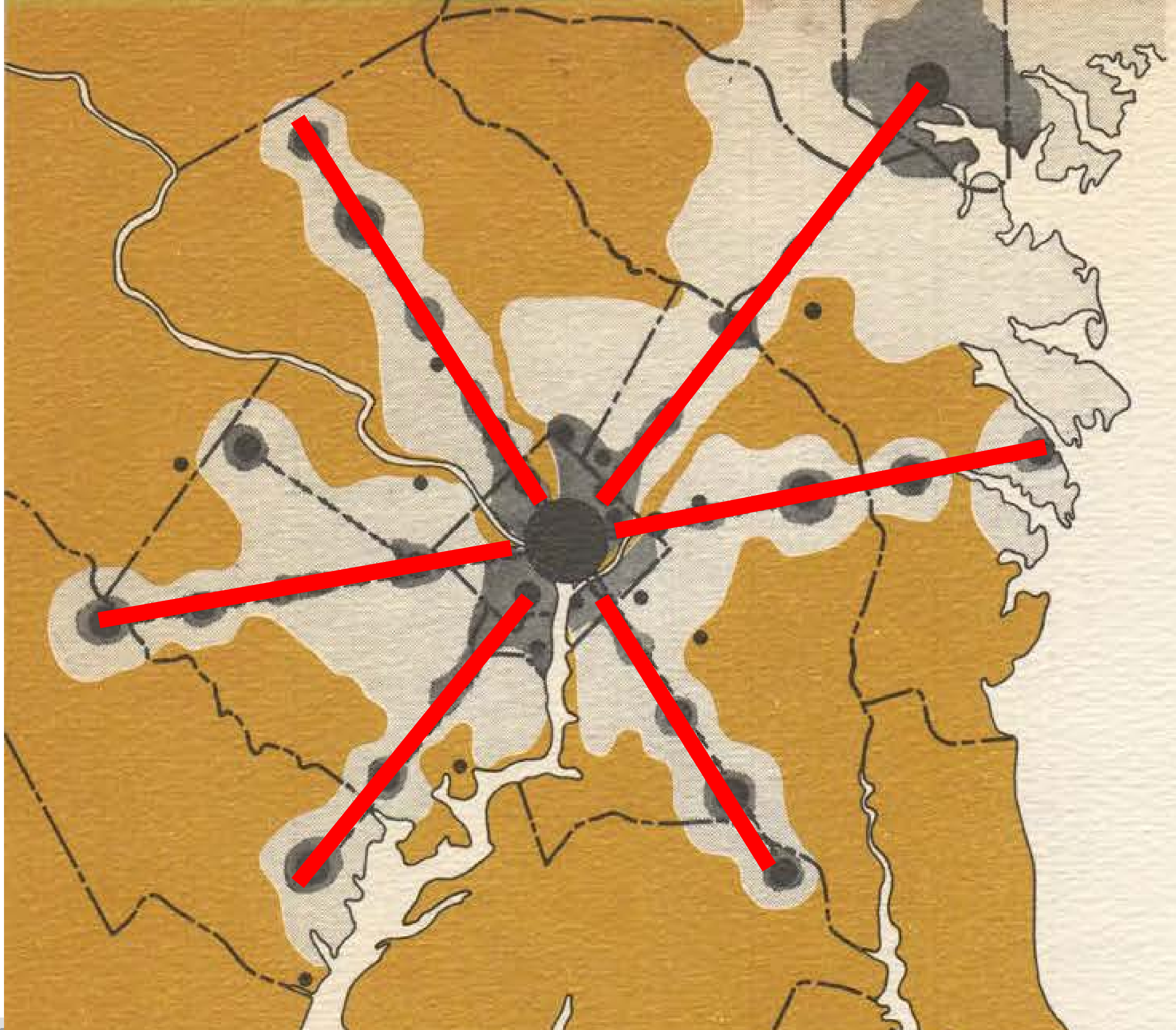


ADOPTED
JANUARY 22, 1964

a general plan
for the maryland-washington regional district

Goals of the 1964 General Plan

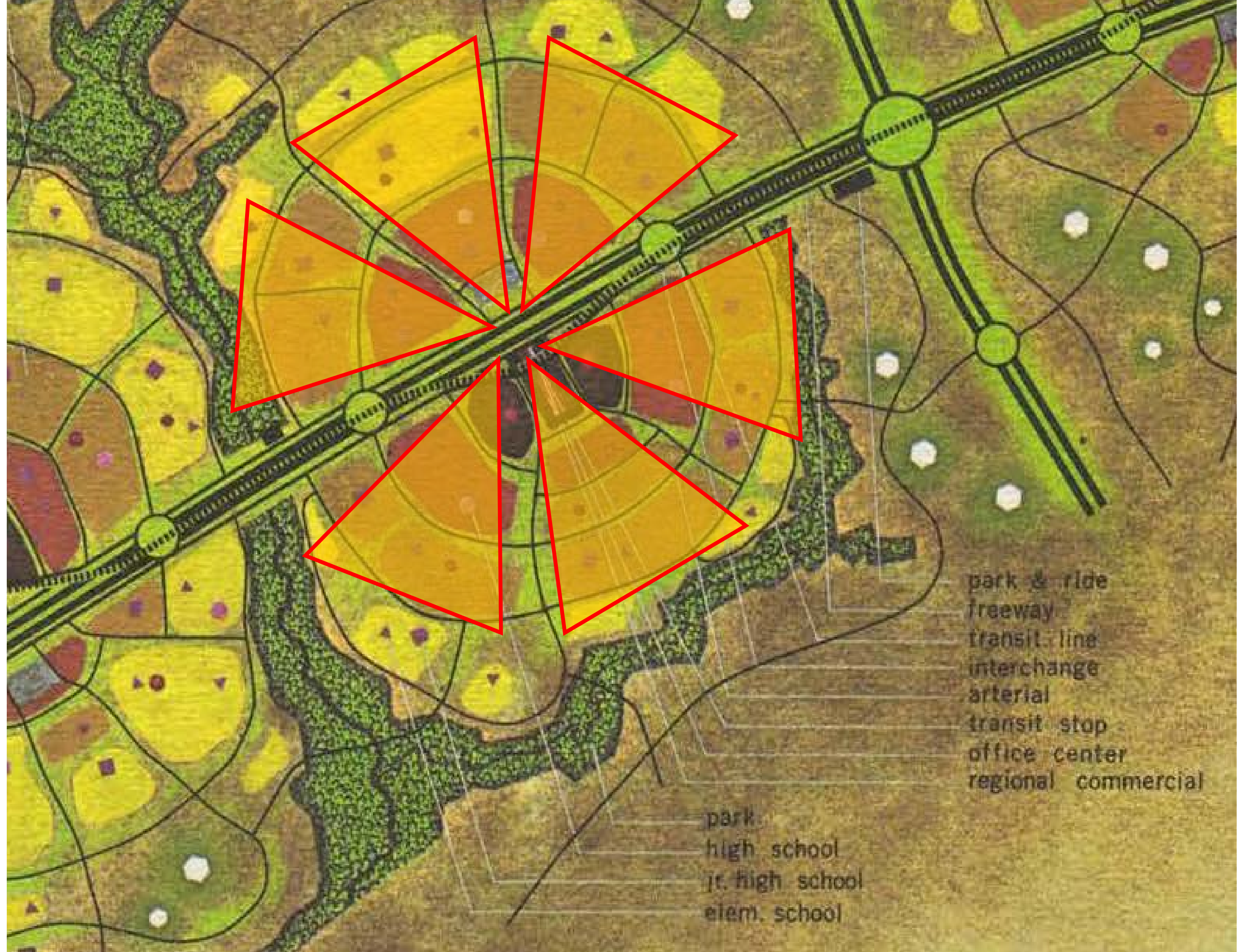
1. Use land efficiently.
2. Encourage an orderly **conversion of undeveloped land to urban use.**
3. Protect natural resources.
4. Maintain large open spaces.
5. Expand opportunities for outdoor recreation.
6. Facilitate the orderly and efficient arrangement of public utilities and services.
7. Provide 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.

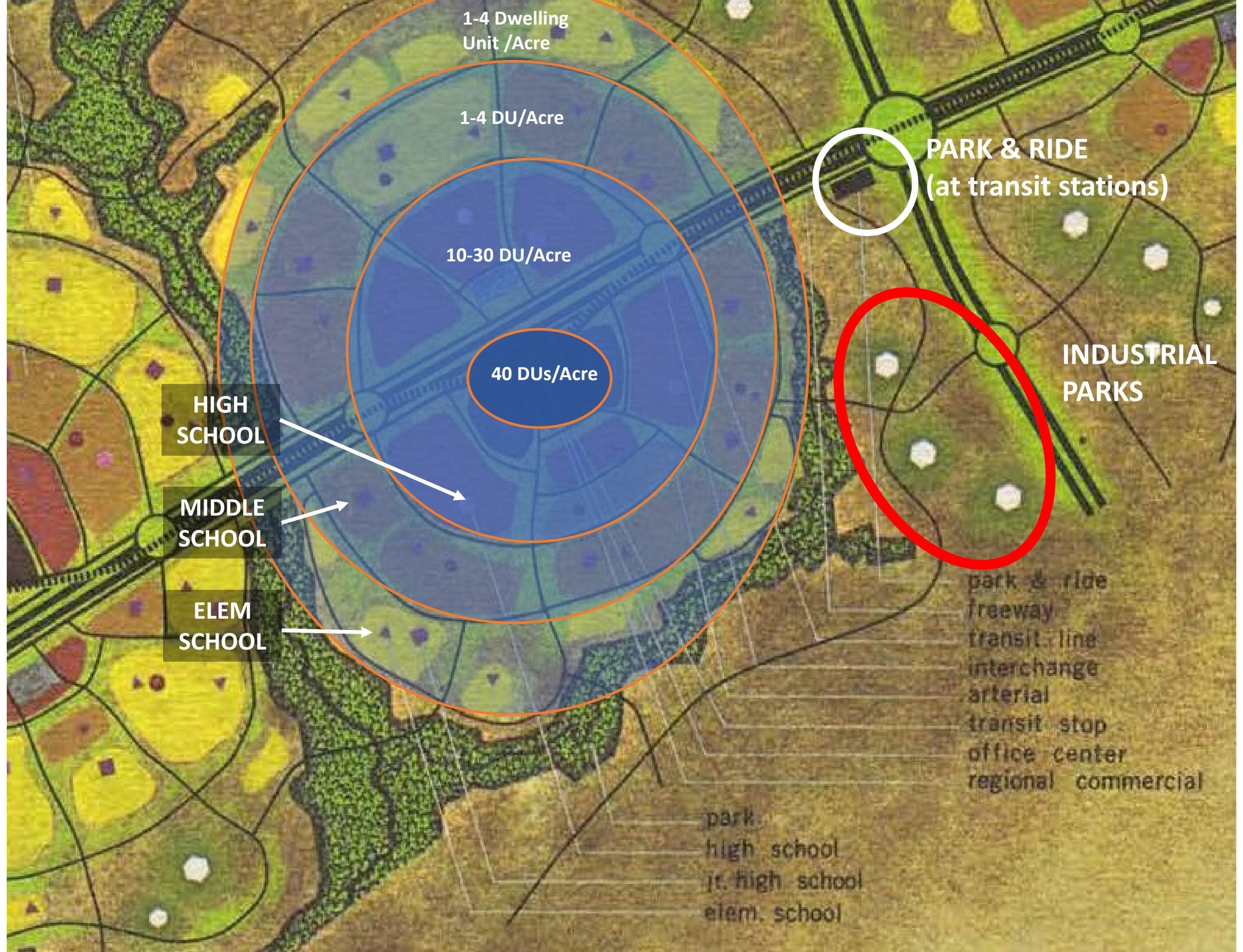


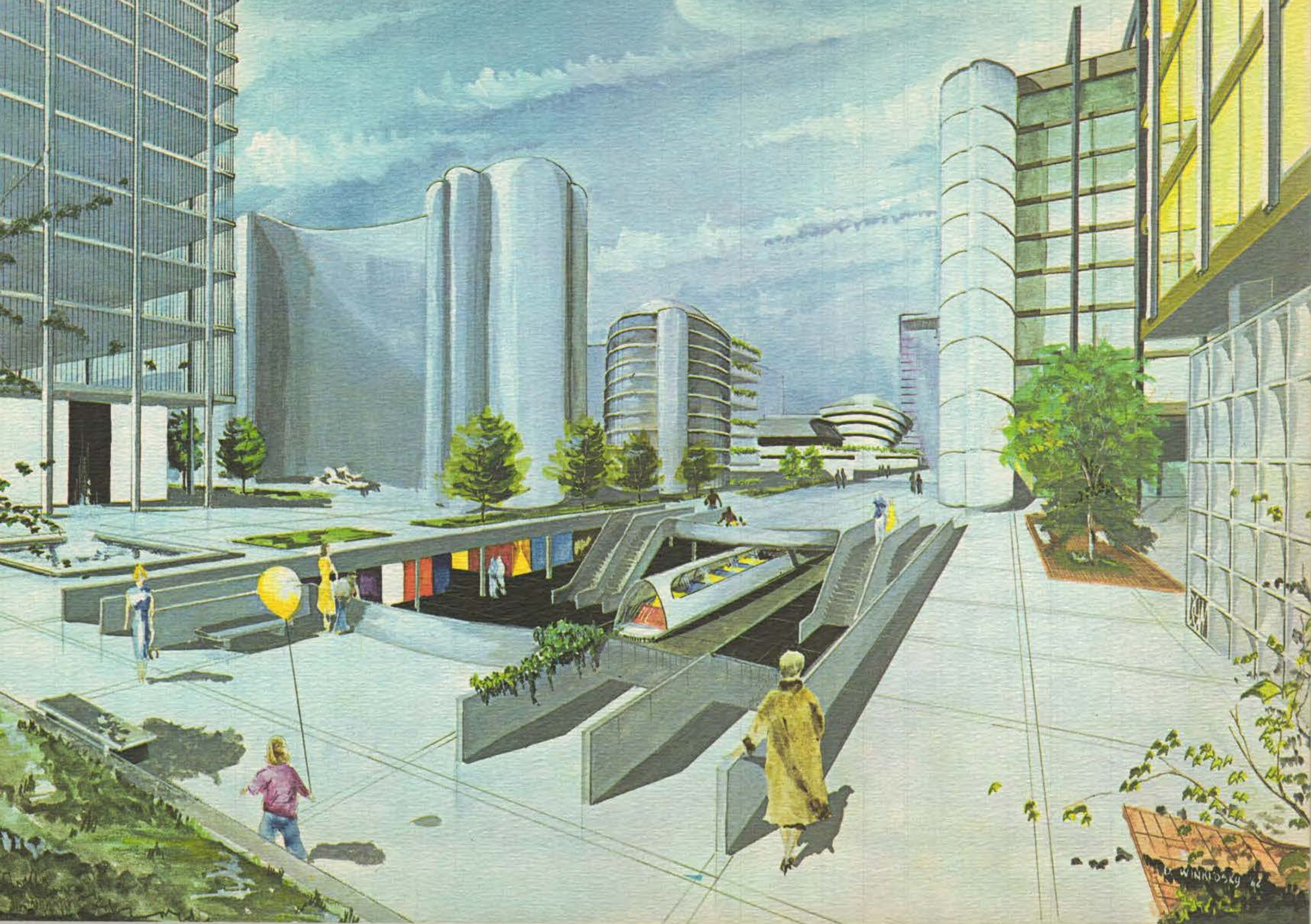


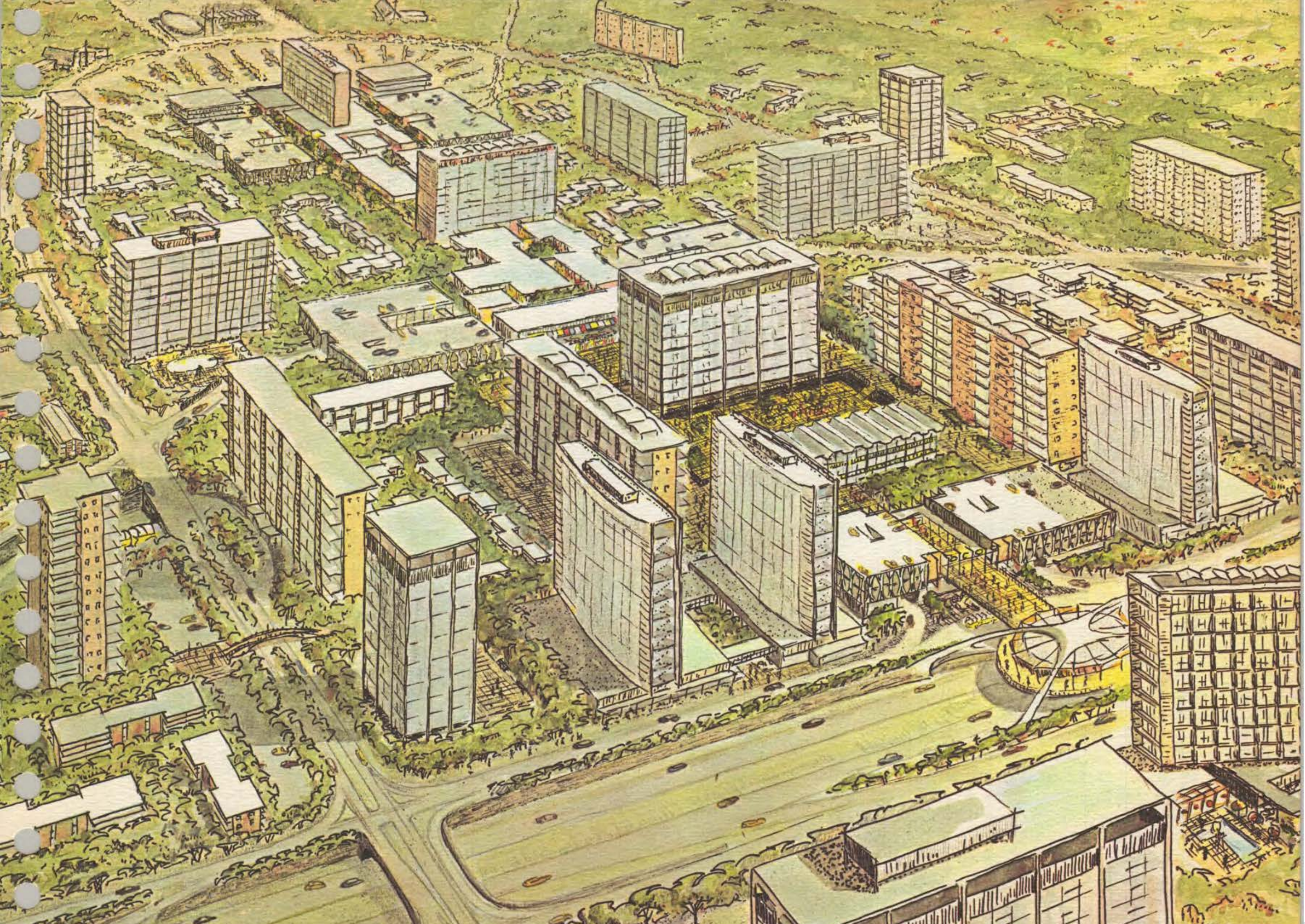
medium low density residential 1-4 D.U./acre
 medium density residential 4-10 D.U./acre
 medium high density residential 10-30 D.U./acre
 high rise apartments over 40 D.U./acre



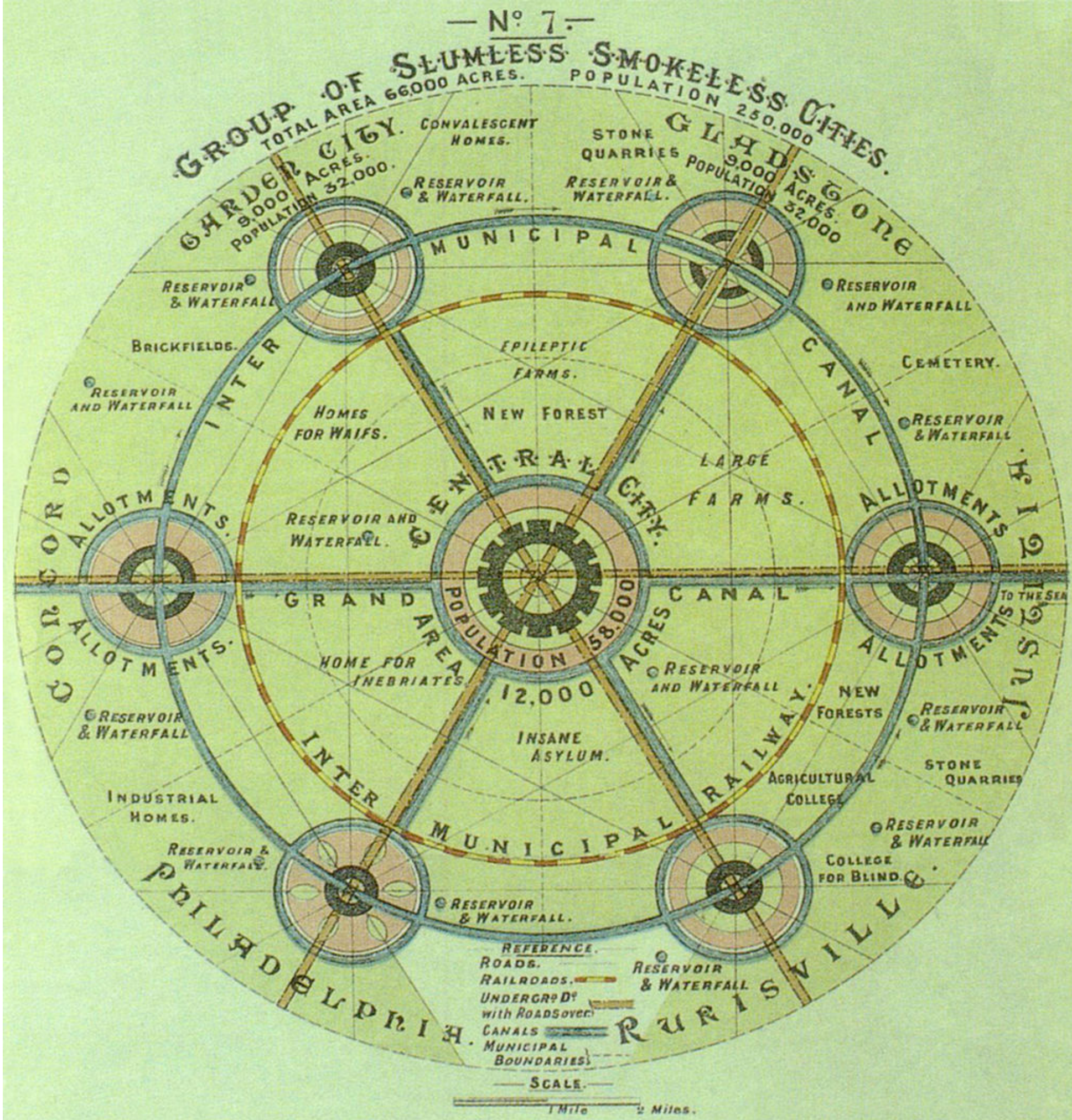




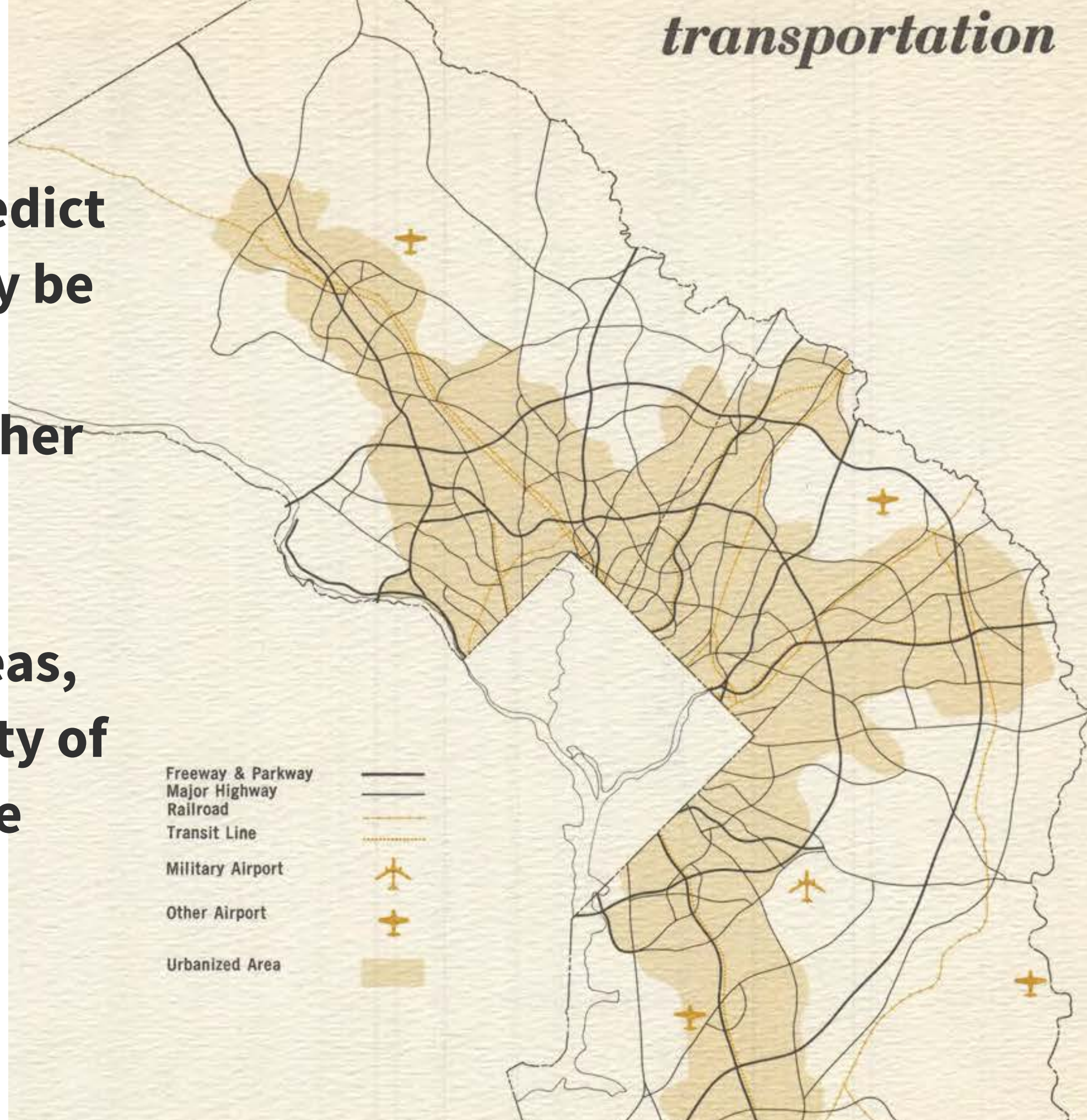


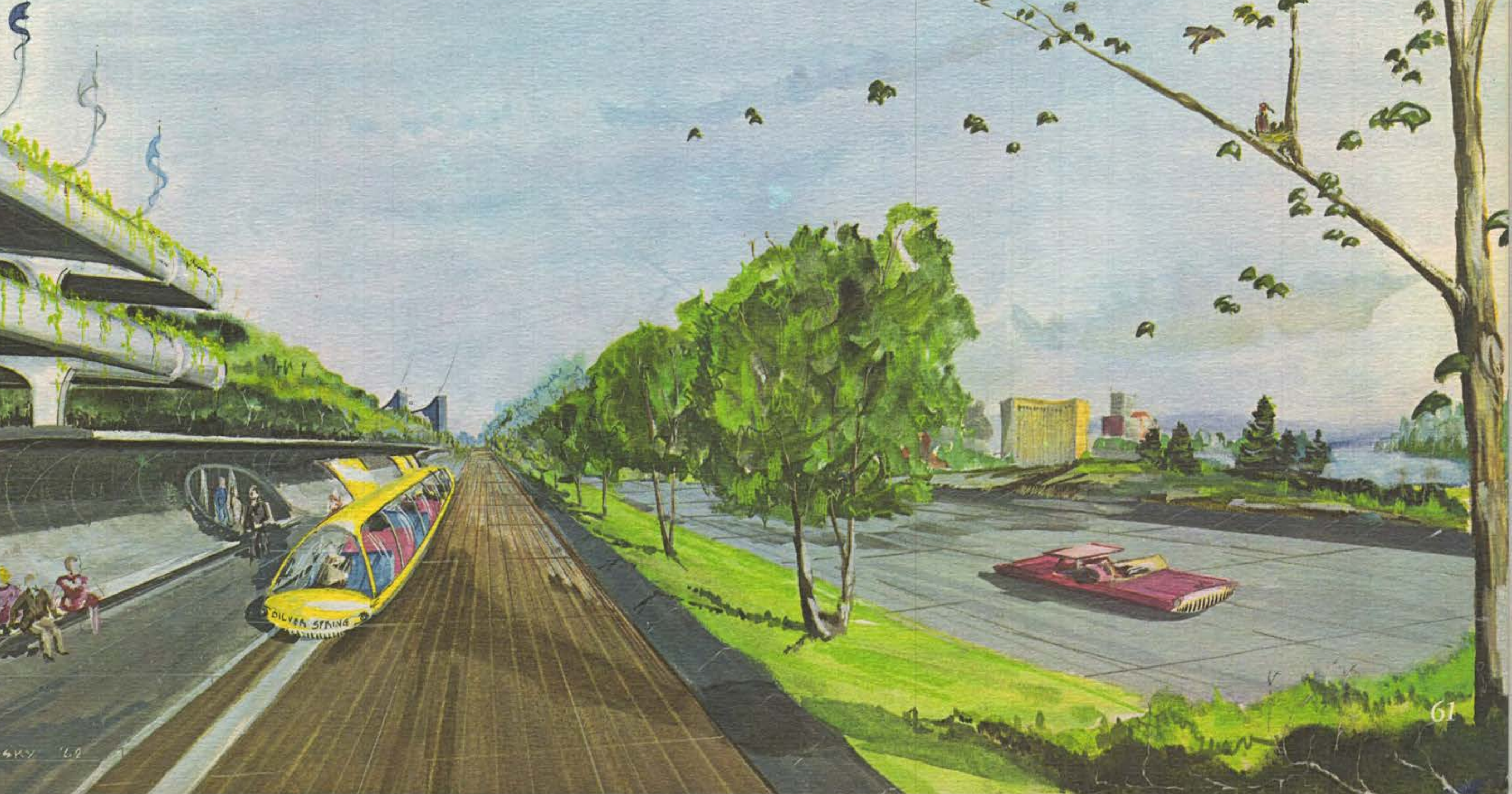
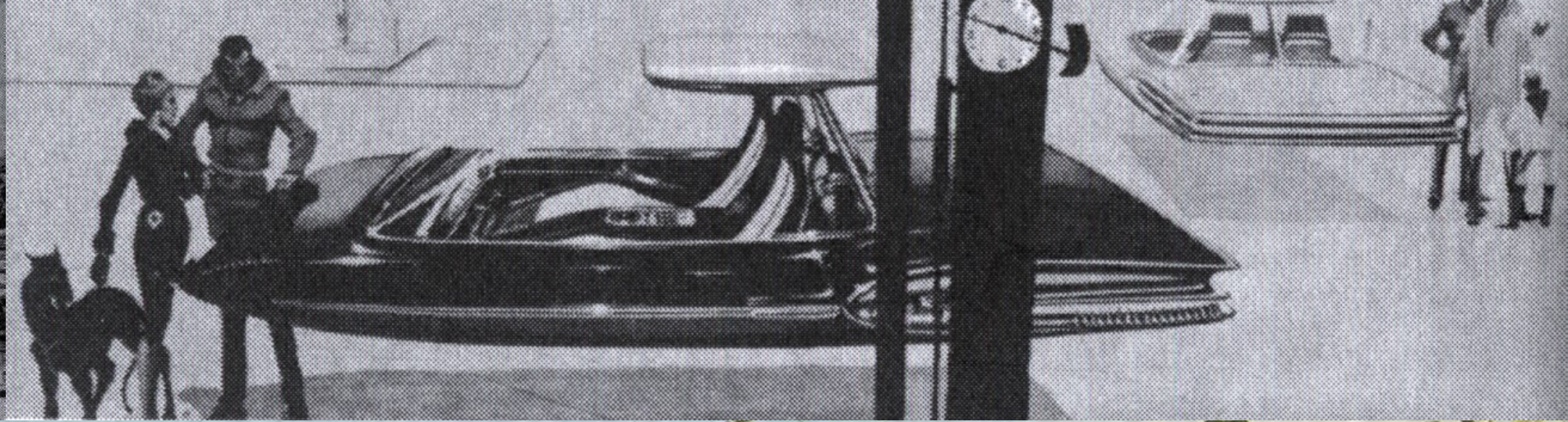
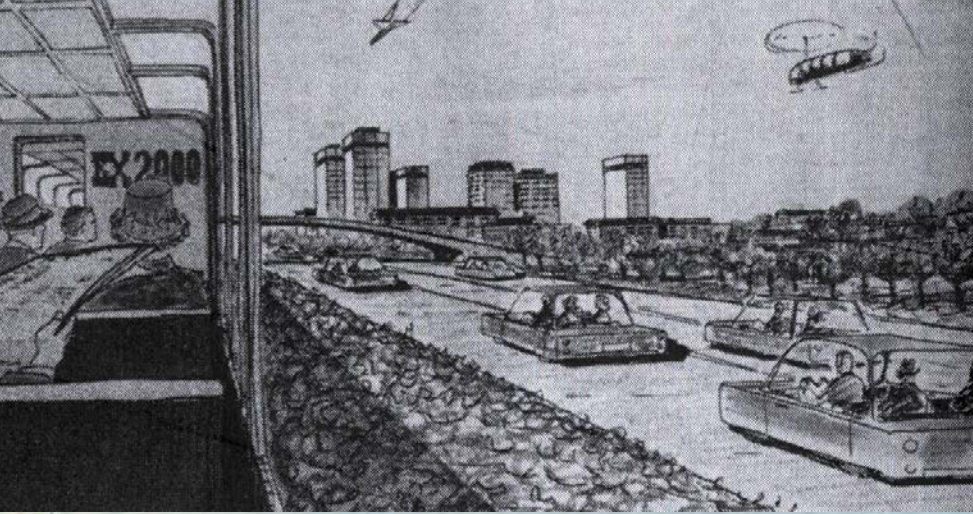


“new towns” of England
Vallingby, Sweden
Brasilia, Brazil;
New Delhi, India;
Radburn, NJ
Greenbelt, MD

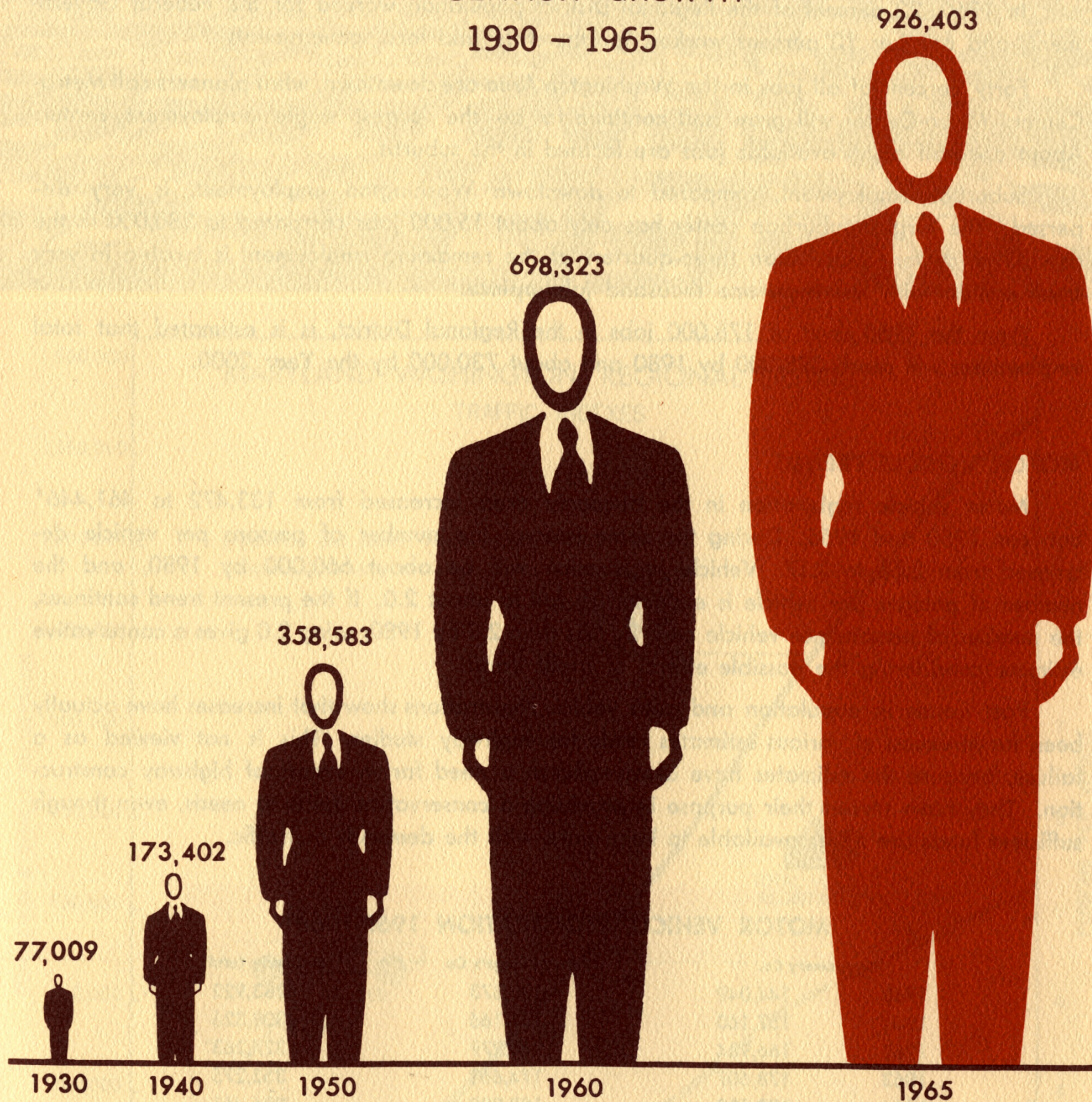


“Too early to predict the role that may be played by helicopters or other means of air transportation within urban areas, but the possibility of a substantial role must be kept in mind.”





THE MARYLAND-WASHINGTON REGIONAL DISTRICT
POPULATION GROWTH
1930 - 1965



**Increase Affordable
Housing**



MPDU Law

Protect Farmland



TDRs

**Timely
Infrastructure**



APFO

Population estimate	1980	2000
1964 Plan	643,350	995,000
1969 Plan	780,000	1,500,000

Actual 2000 = 873,341

1970s

Approval of the Metrorail system.

Creation of Central Business Districts.

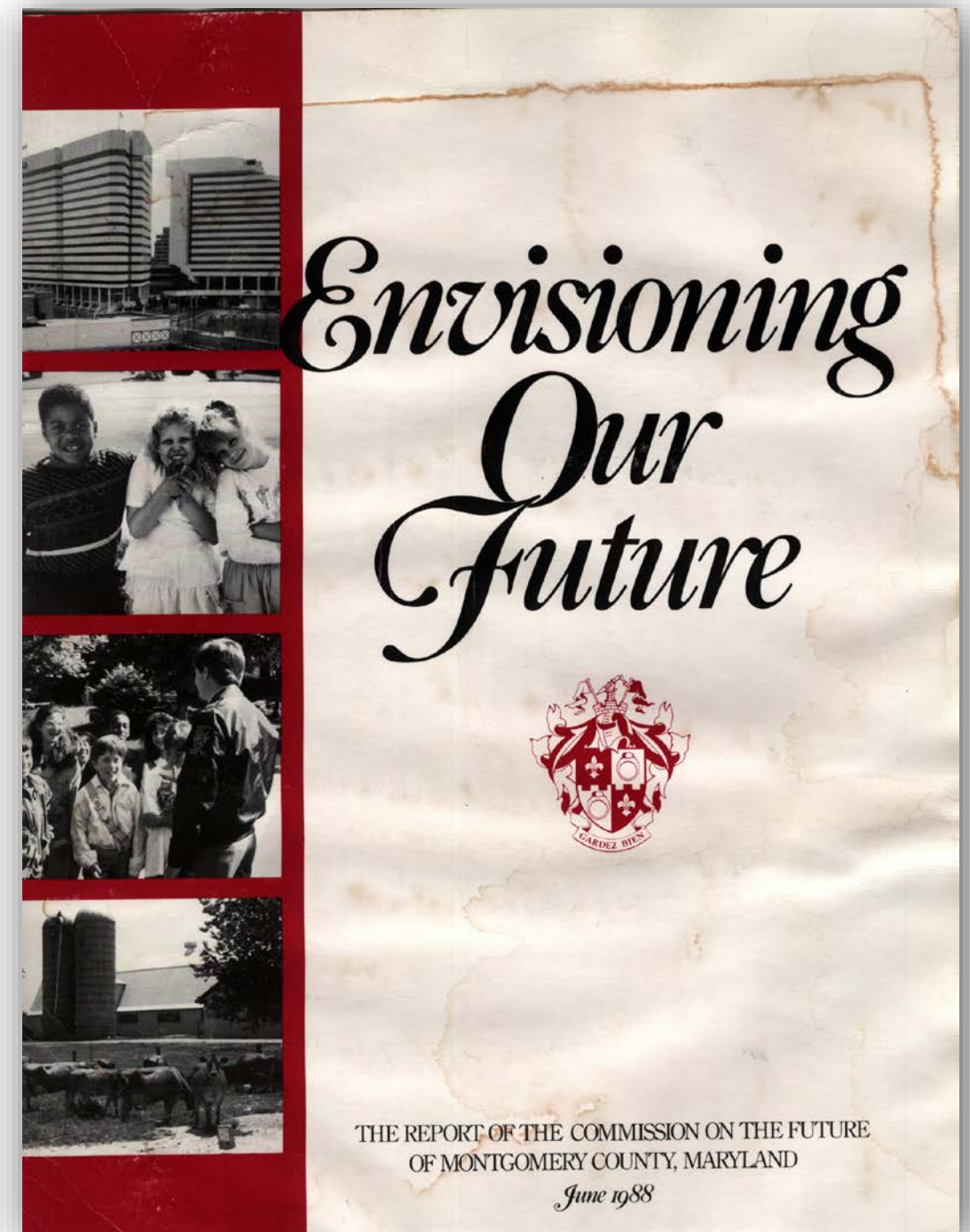
Elimination of the outer Beltway from the plans.

Elimination of the Northern Parkway.

Elimination of Metro along I-95.

1988 Report of the “Commission on the Future”

- 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 ofcommercial 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.”

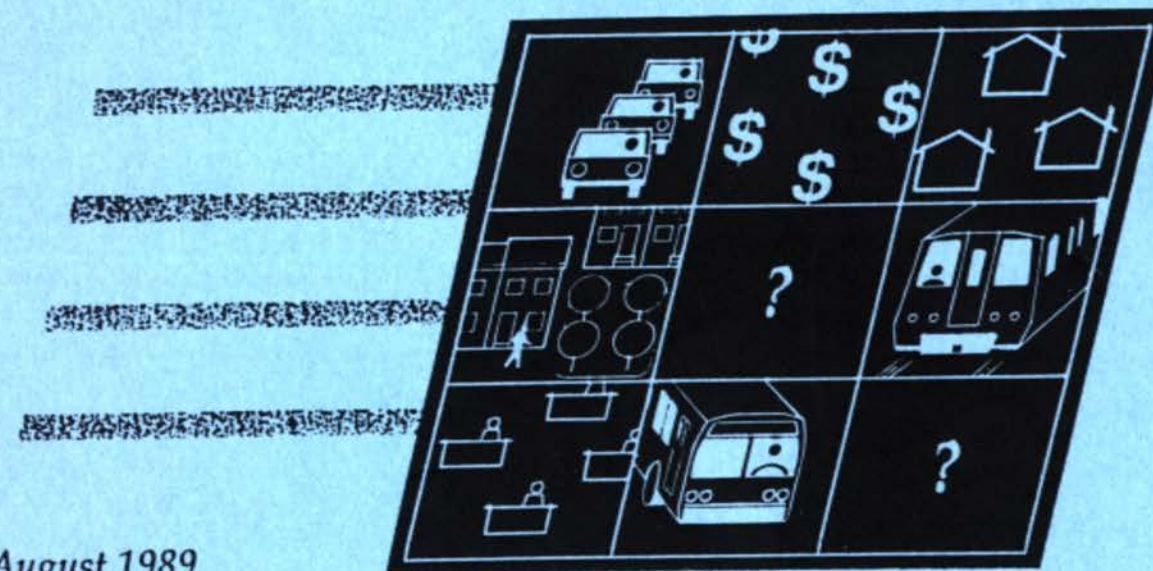
**Suggested undertaking of a
comprehensive reassessment of
the General Plan.**



Vallodare

A POLICY VISION

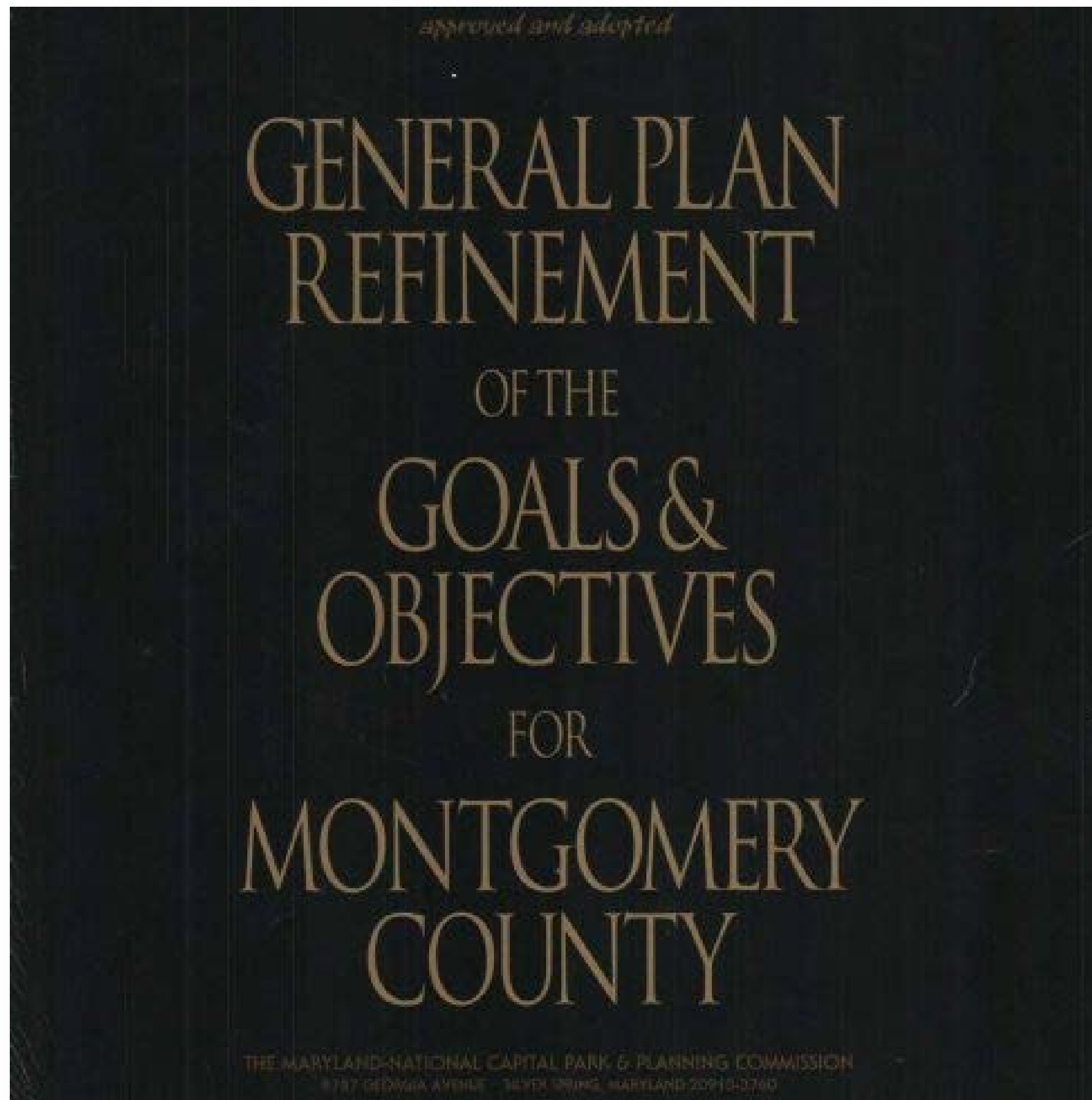
Centers and Trails

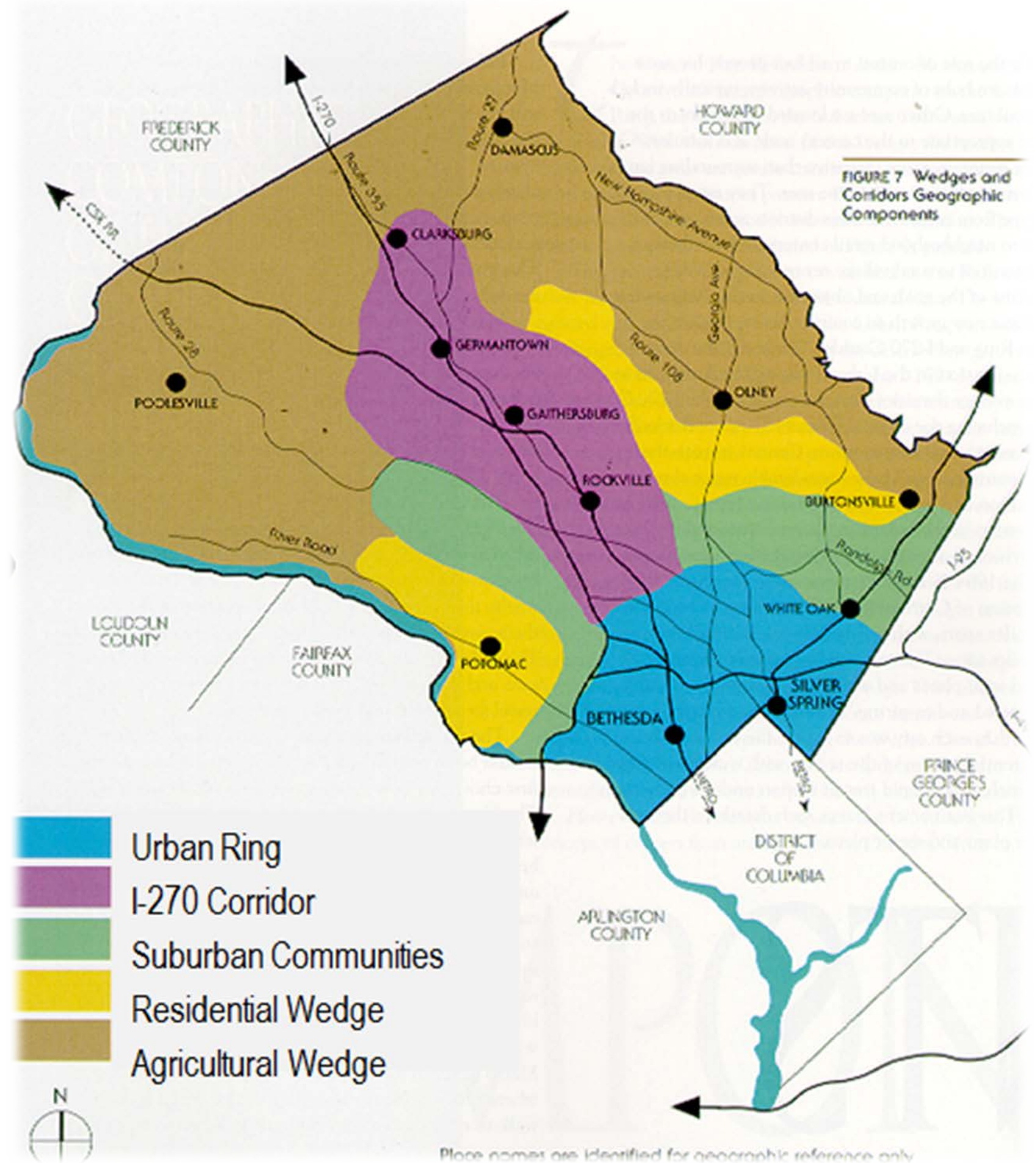
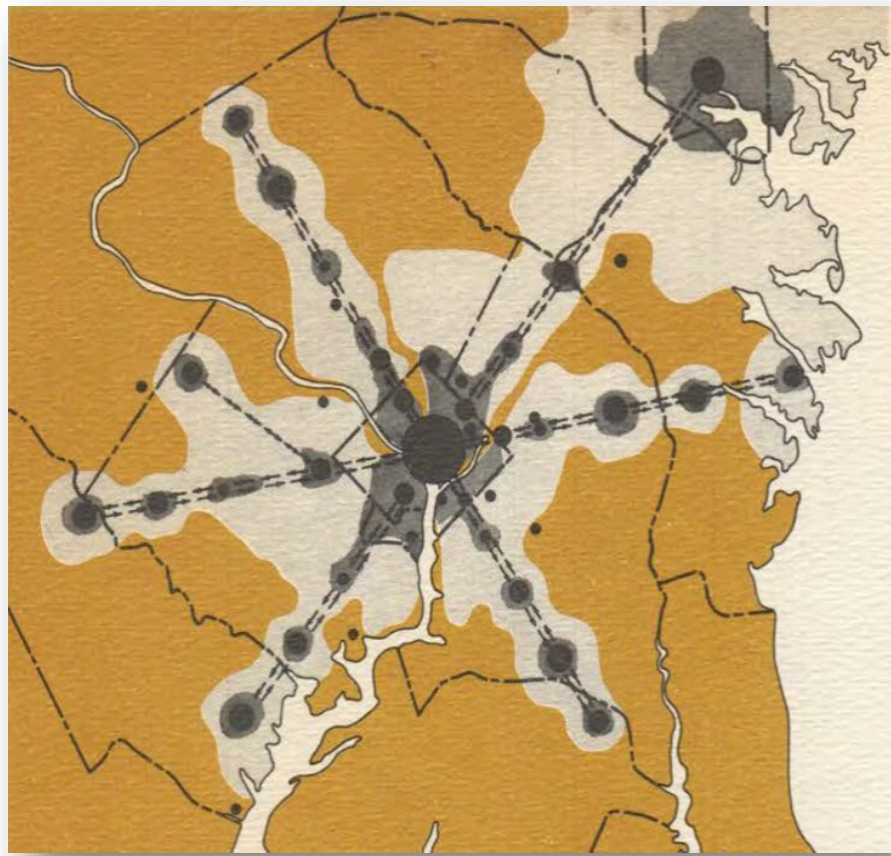


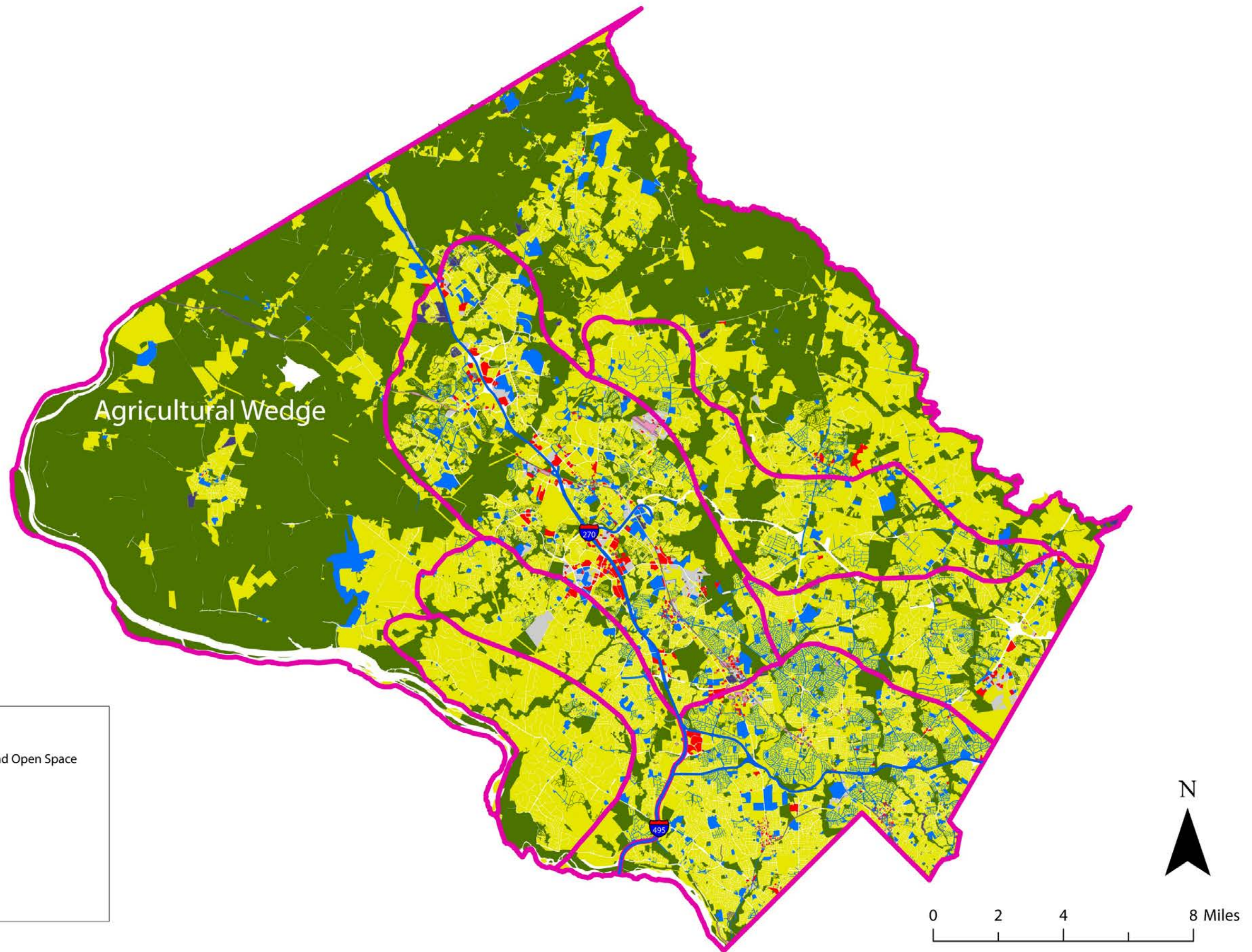
August 1989

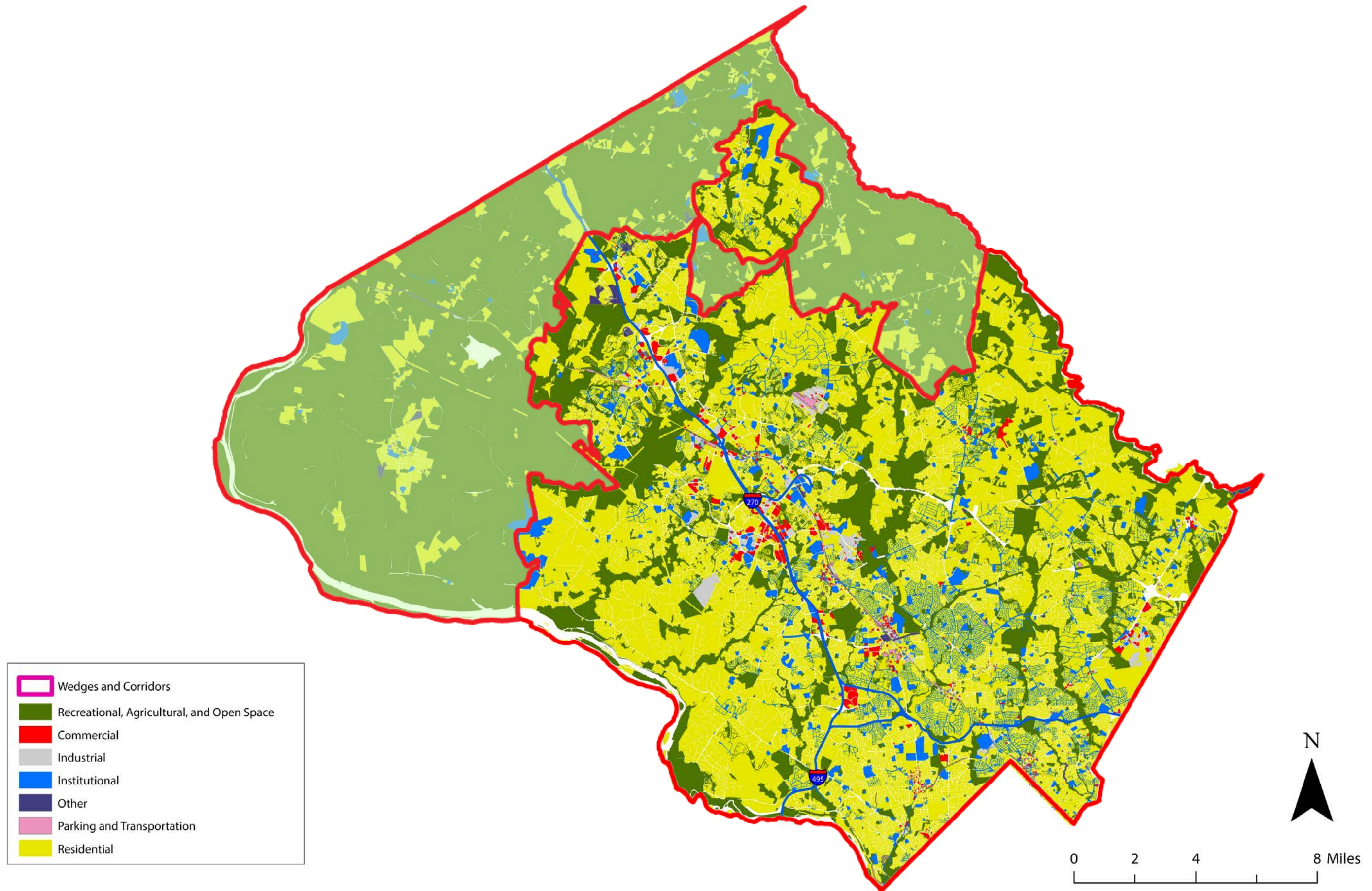
Volume 1

*Montgomery County
Comprehensive Growth Policy Study*







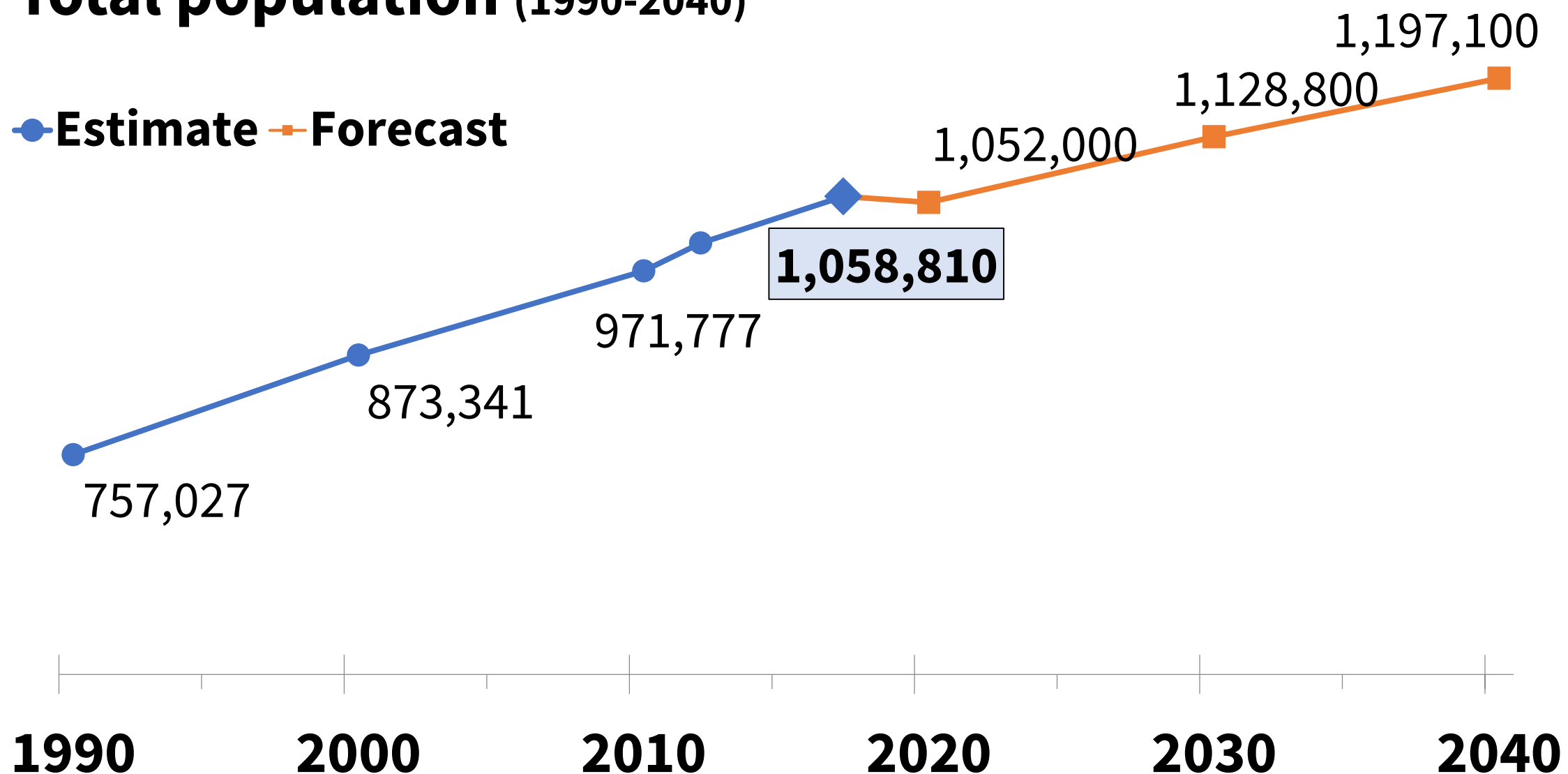




Slow growth of a mature, populous suburb

Total population (1990-2040)

● Estimate — Forecast



Source: 1990-2010 Decennial Census, 2017 Population Estimate Program, U.S. Census Bureau;
Metropolitan Washington Council of Government Forecast Round 9.1, Research and Special Projects



Slow growth of a mature, populous suburb

2015-2025:

+ 72,000 people

+ 7% gain

1.09 million people

2015-2040:

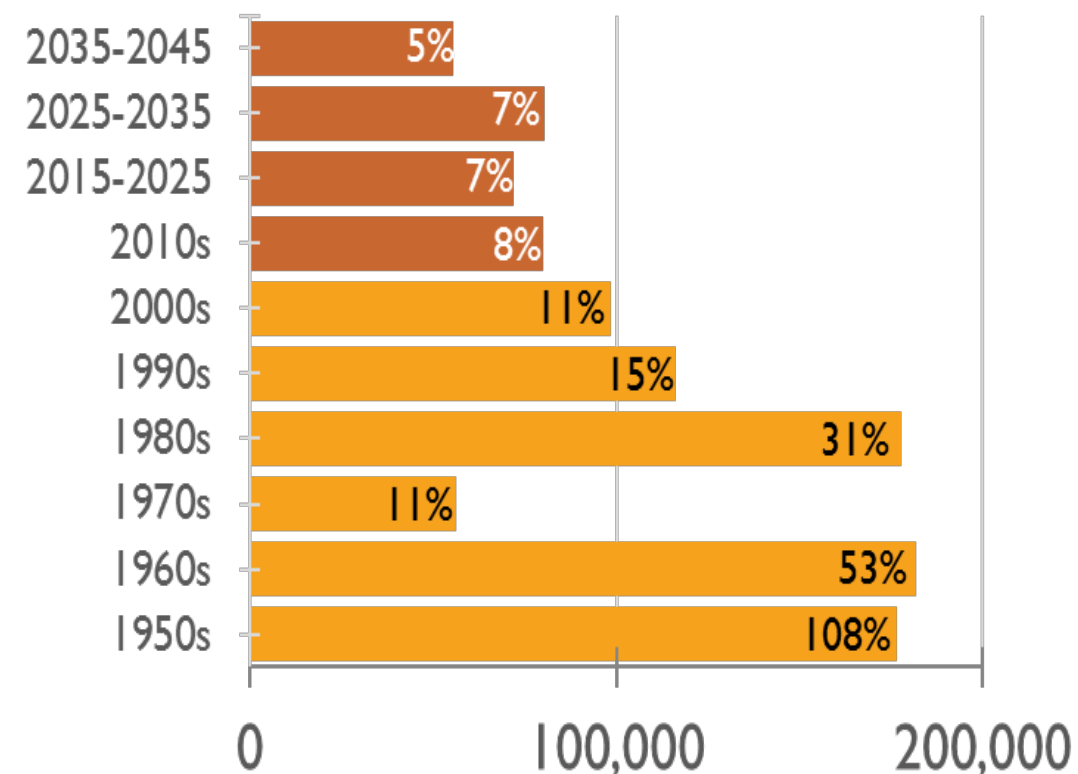
+ 182,000 people

+ 18% gain

1.2 million people

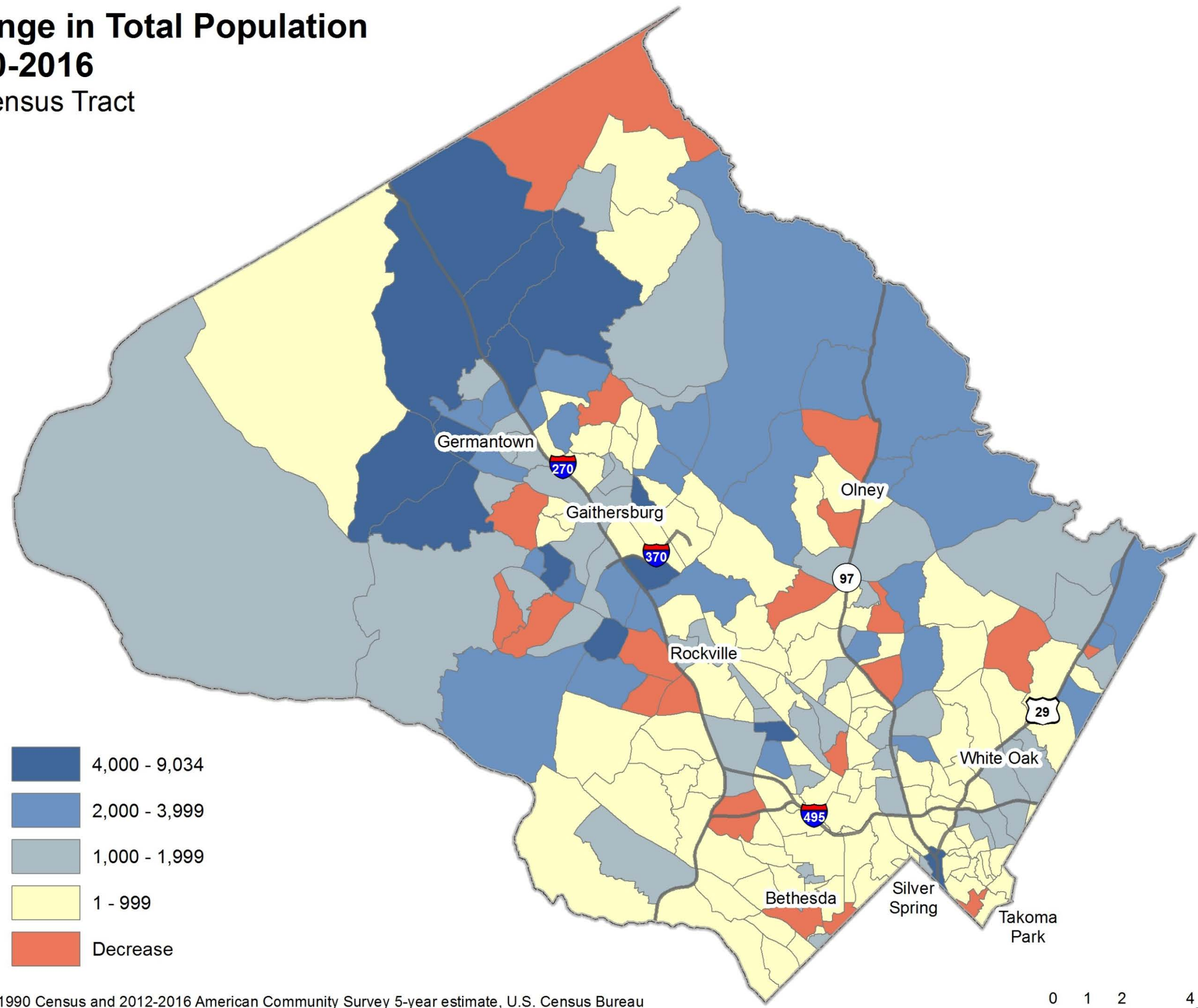
Population Gains & % Rate of Growth

By Decade 1950-2045

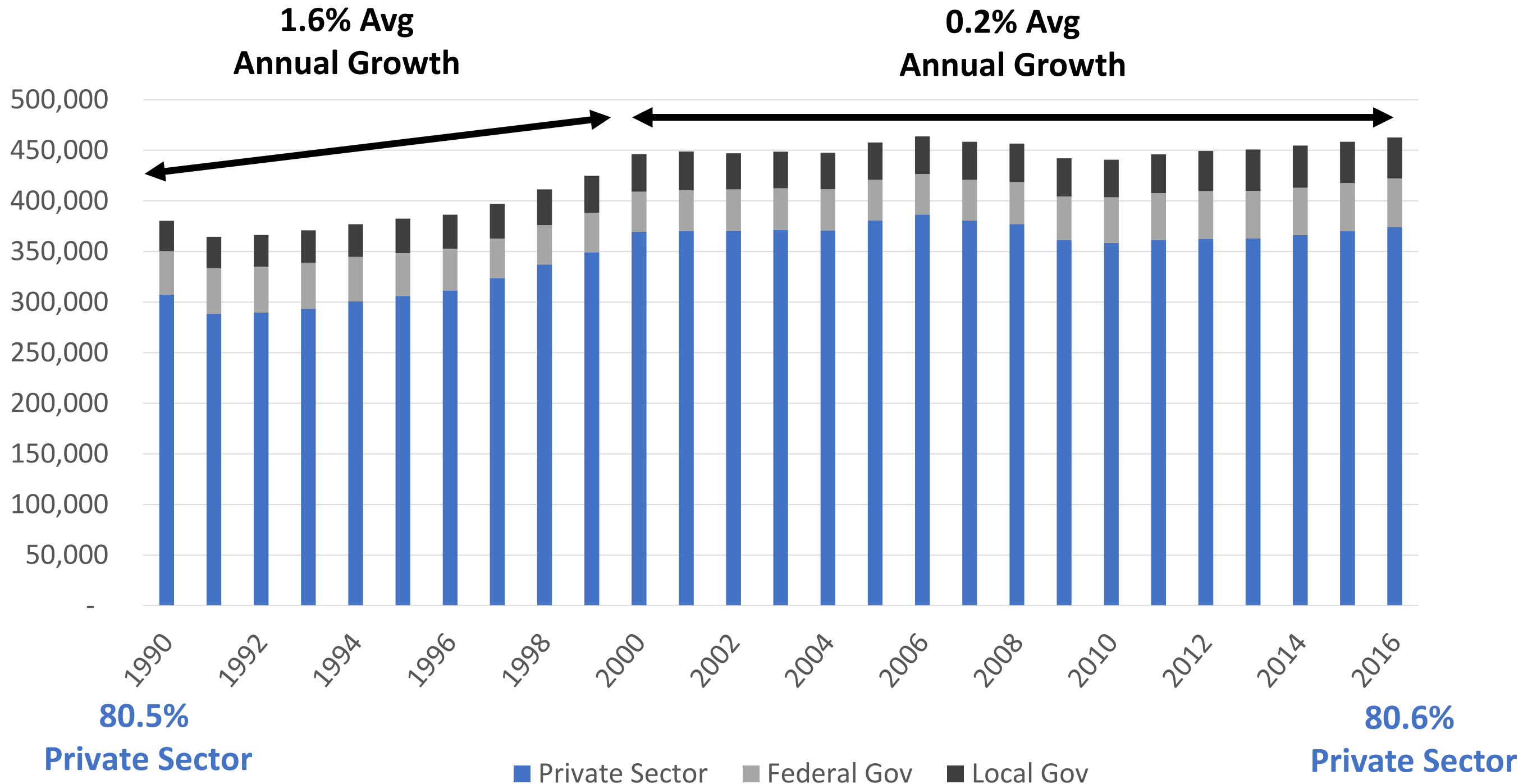


Source: 1995-2010 Decennial Census, 2016 Population Estimate Program, U.S. Census Bureau;
Metropolitan Washington Council of Government Forecast Round 9.1, Research and Special Projects

**Change in Total Population
1990-2016**
by Census Tract



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)

High Quality Public
Schools

Open to New Ideas

Institutionally Rich

Large Biotech Cluster

Committed to Sharing
Prosperity

Saturated with
Transportation Options

Abundant Human
Capital

One of the Most
Affluent in the Nation

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

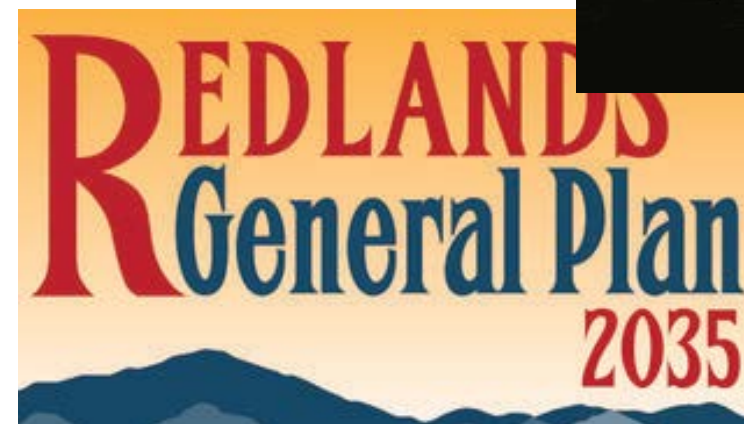
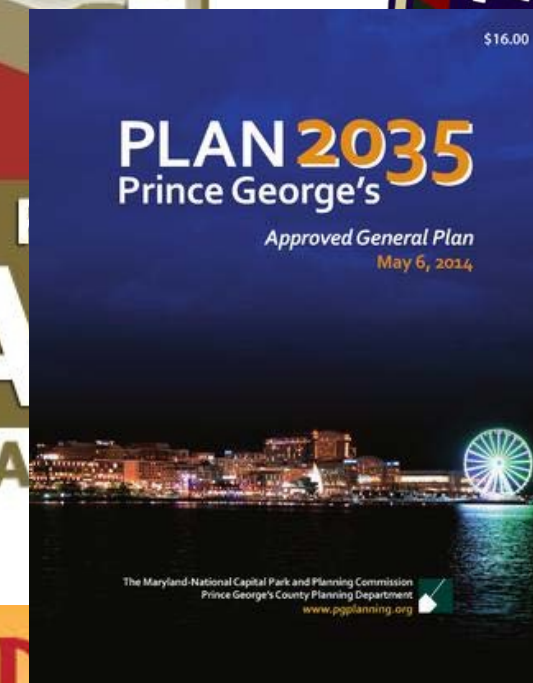
Why Update the General Plan?

- 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

City of Scottsdale
General Plan 2001



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
- 2017—International Green Construction Code
- 60 local area and functional master plans

Process and Timeline



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>

