

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





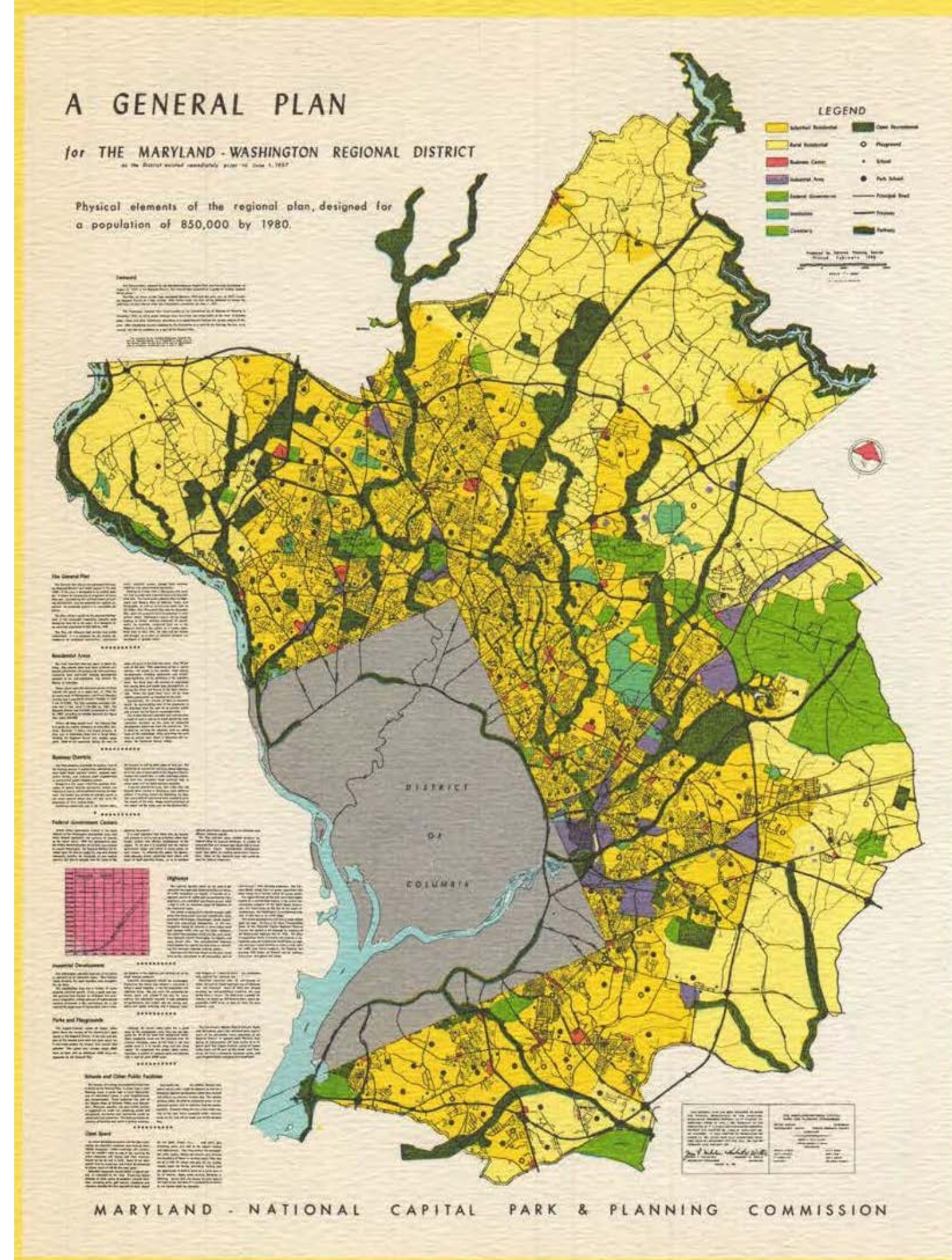
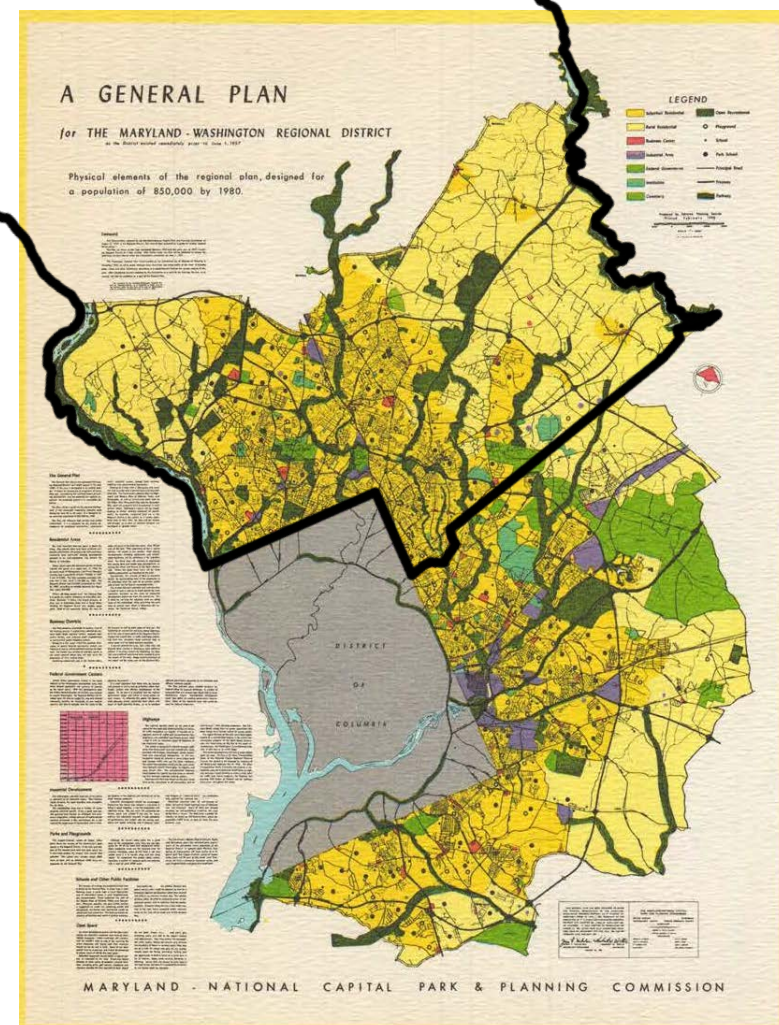
Shenk

looking ahead

1958

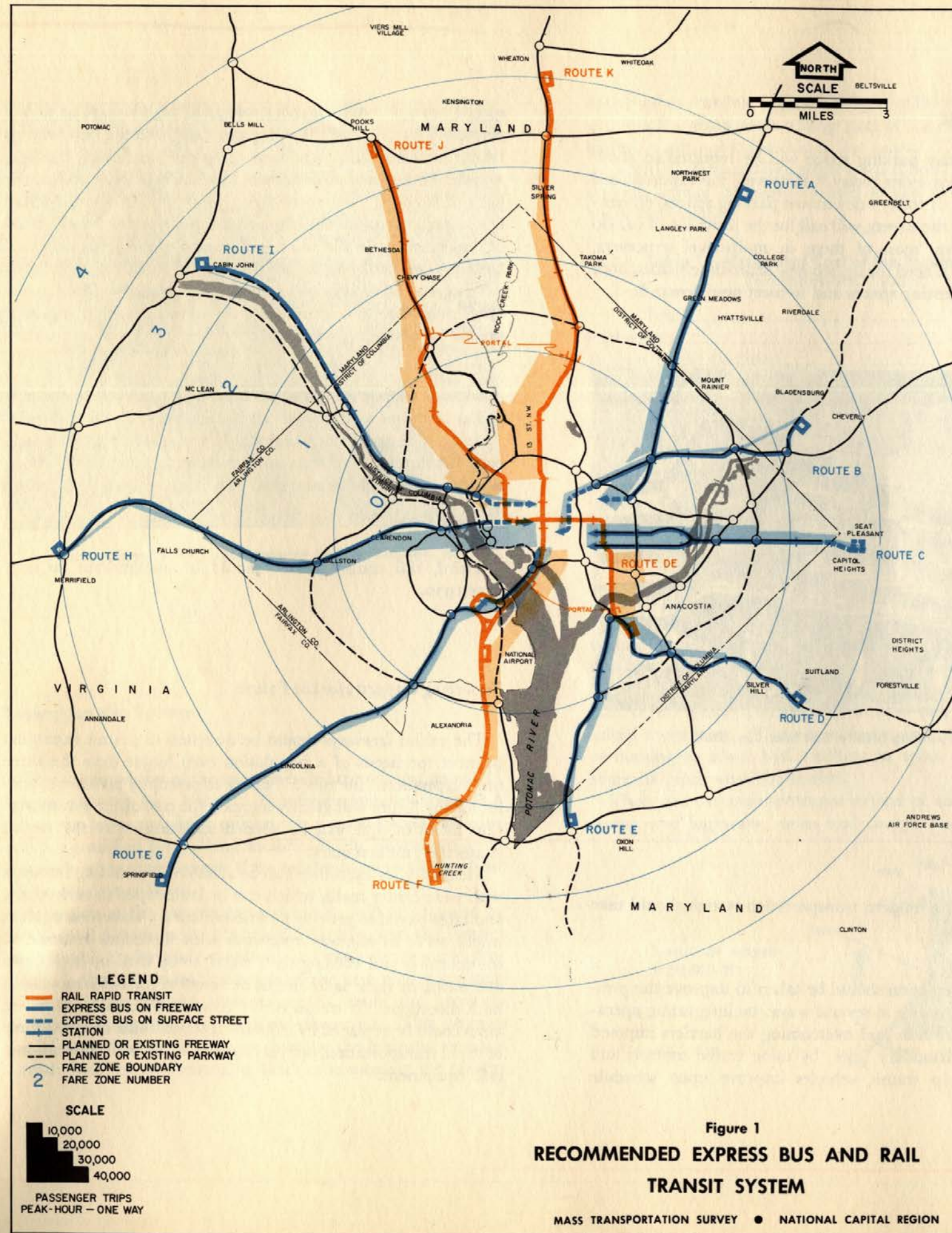
1980

a general plan
for the maryland-washington regional district

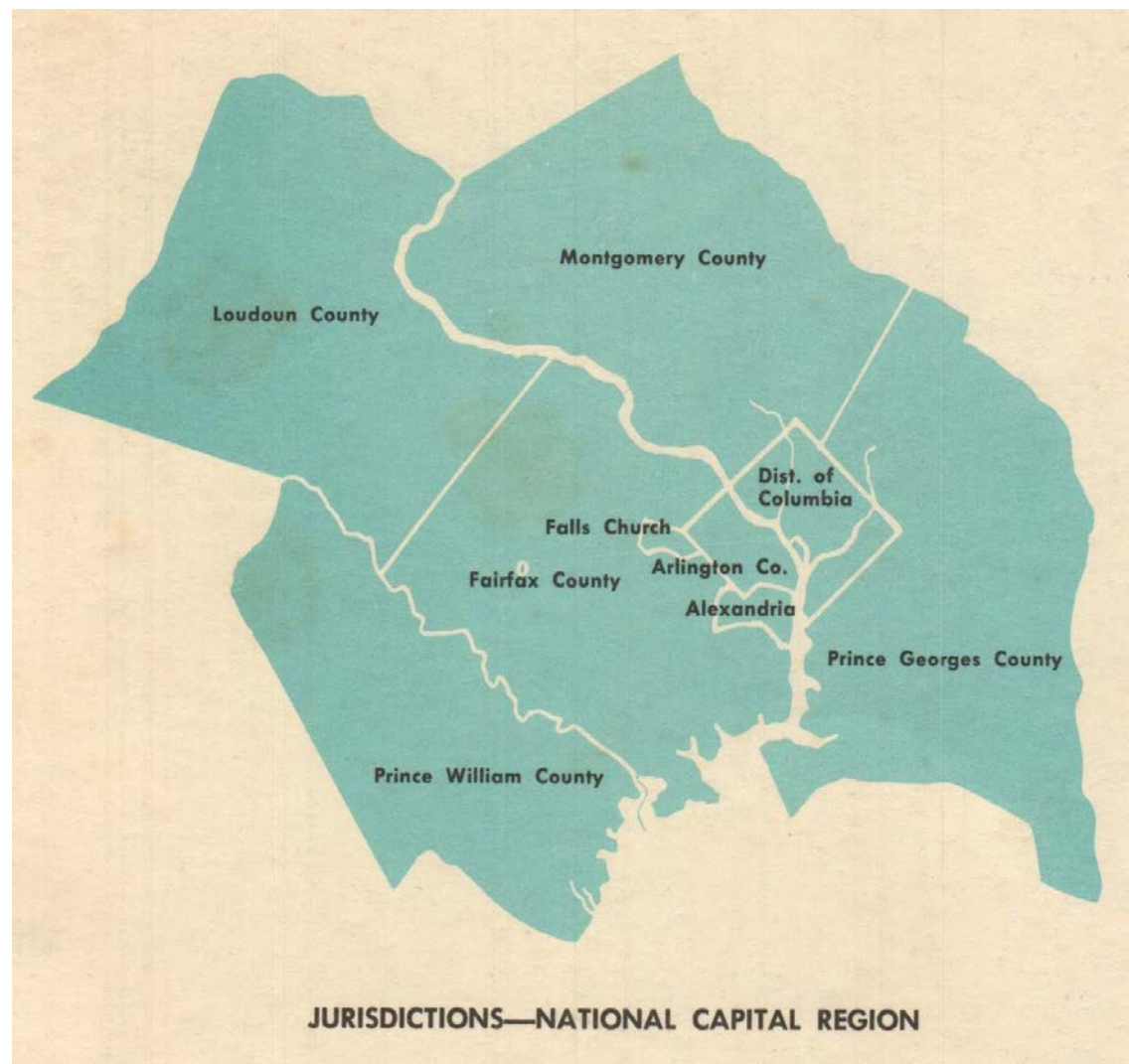




Plan REGION



REGIONAL PLANNING COUNCIL



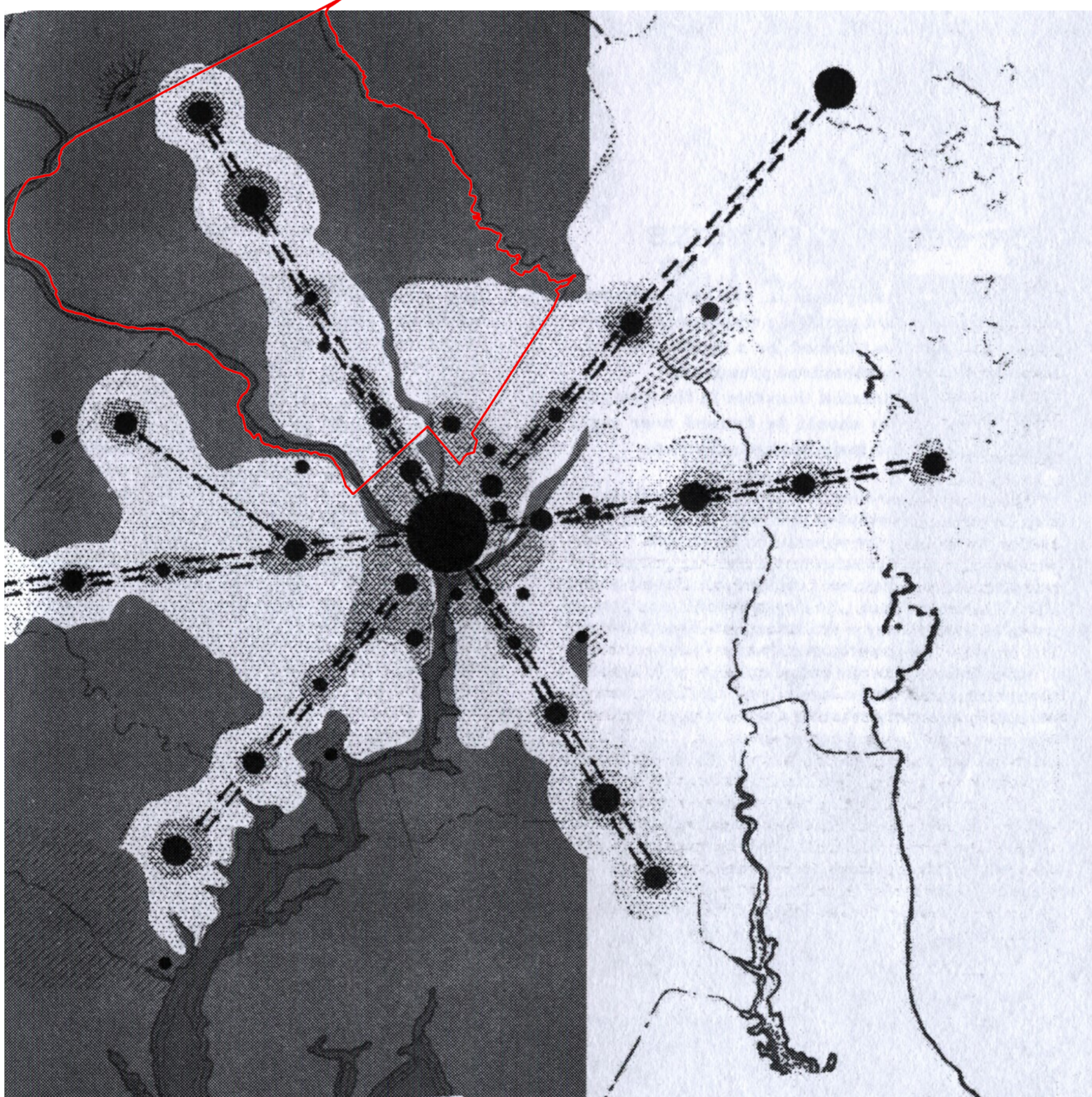
A policies plan for the year 2000

The Nation's capital,

United States. National Capital Planning Commission



Reprints from the collection of the
University of Michigan Library





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.**

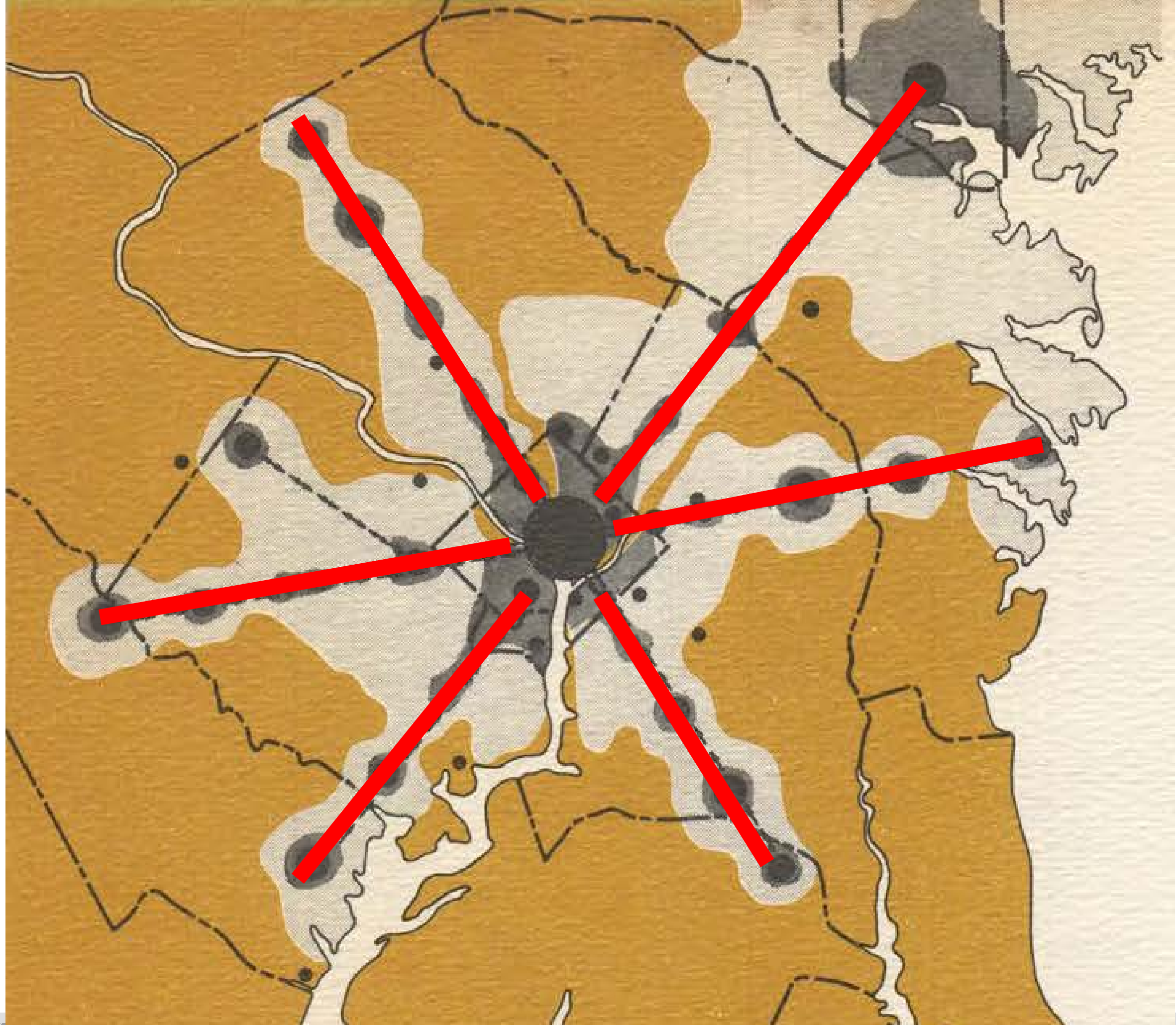
...on wedges and corridors



a general plan
for the maryland-washington regional district

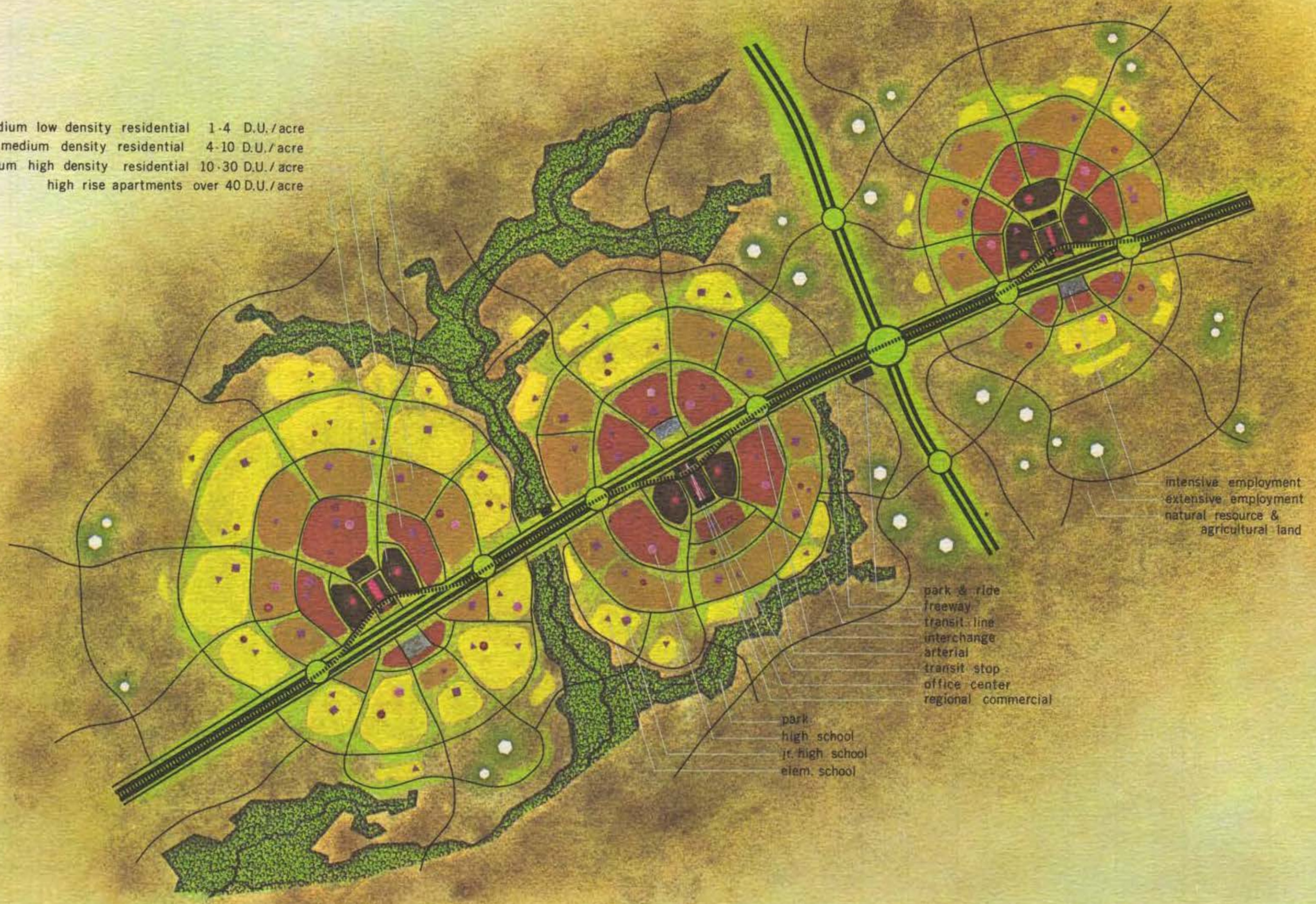
Goals of the 1964 General Plan

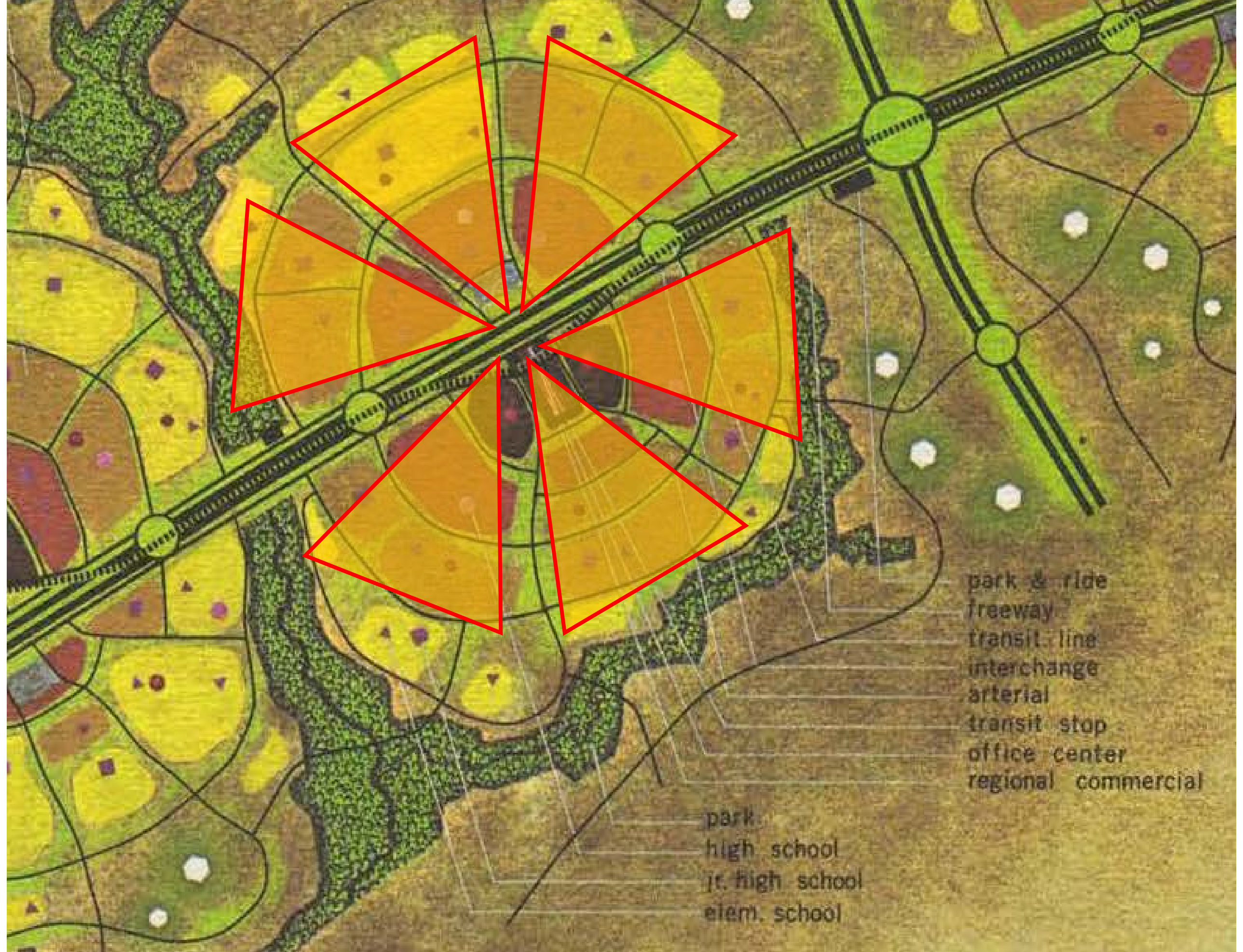
1. Use land efficiently.
2. Encourage an orderly **conversion of undeveloped land to urban use.**
3. Protect natural resources.
4. Maintain large open spaces.
5. Expand opportunities for outdoor recreation.
6. Facilitate the orderly and efficient arrangement of public utilities and services.
7. Provide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

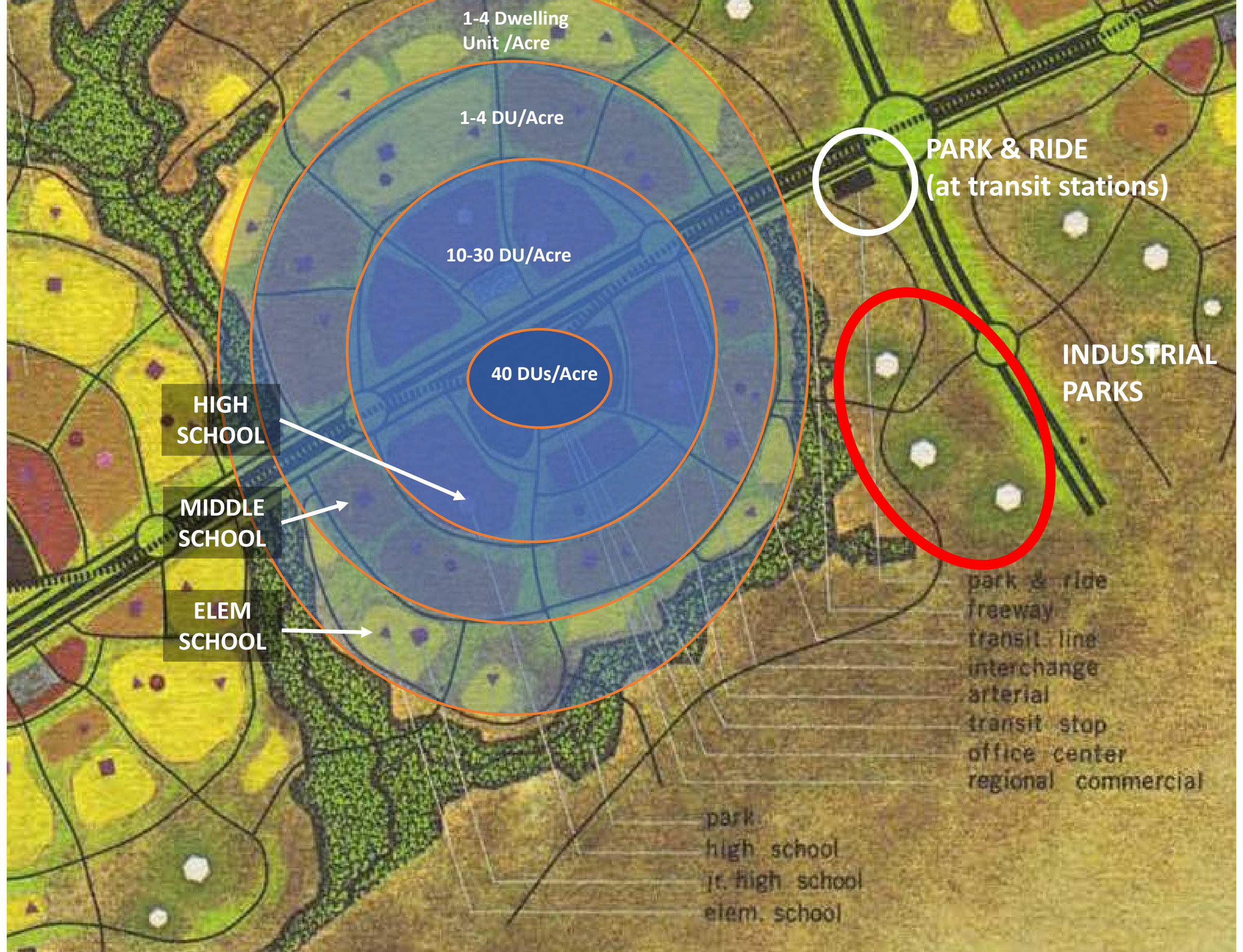


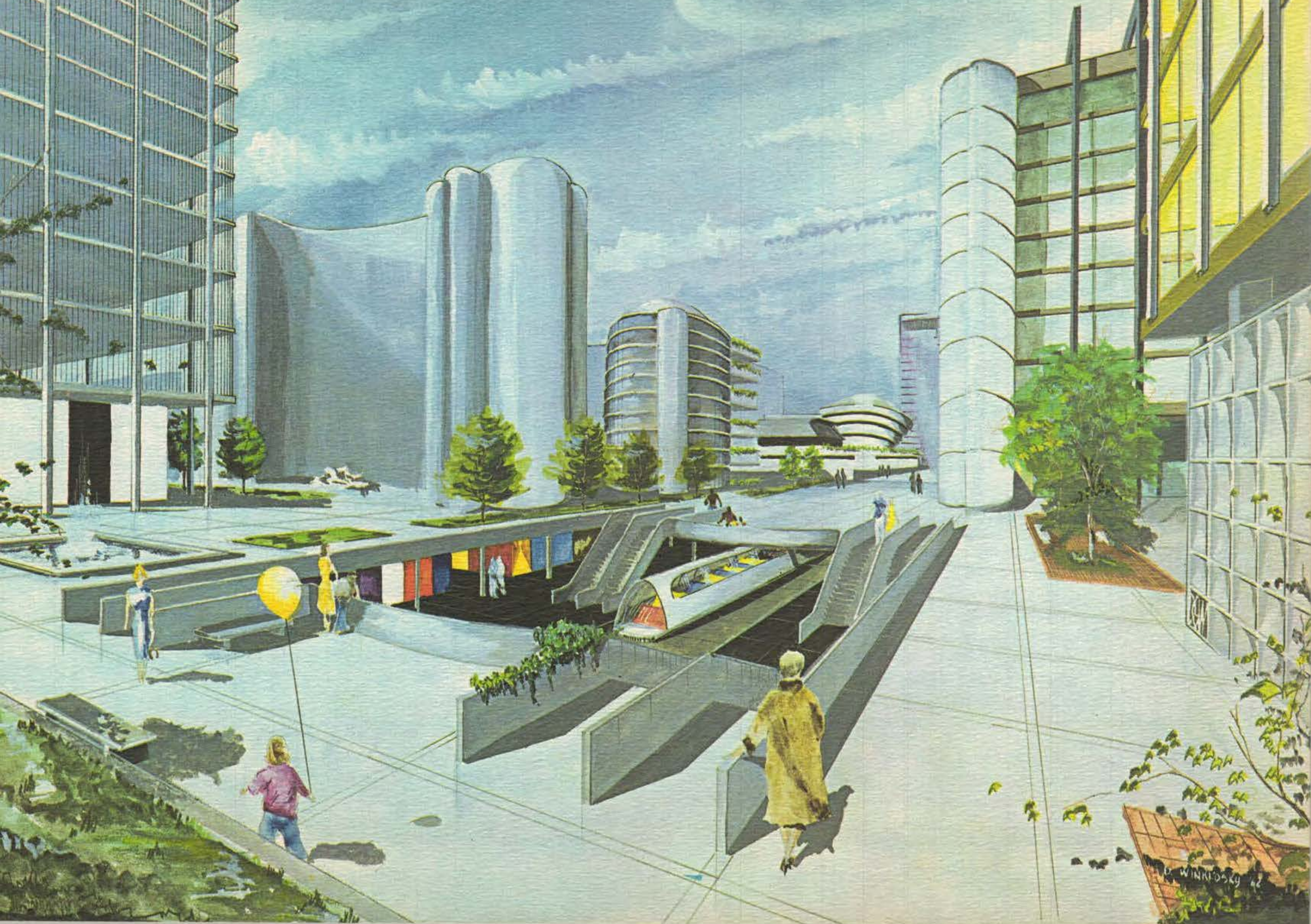


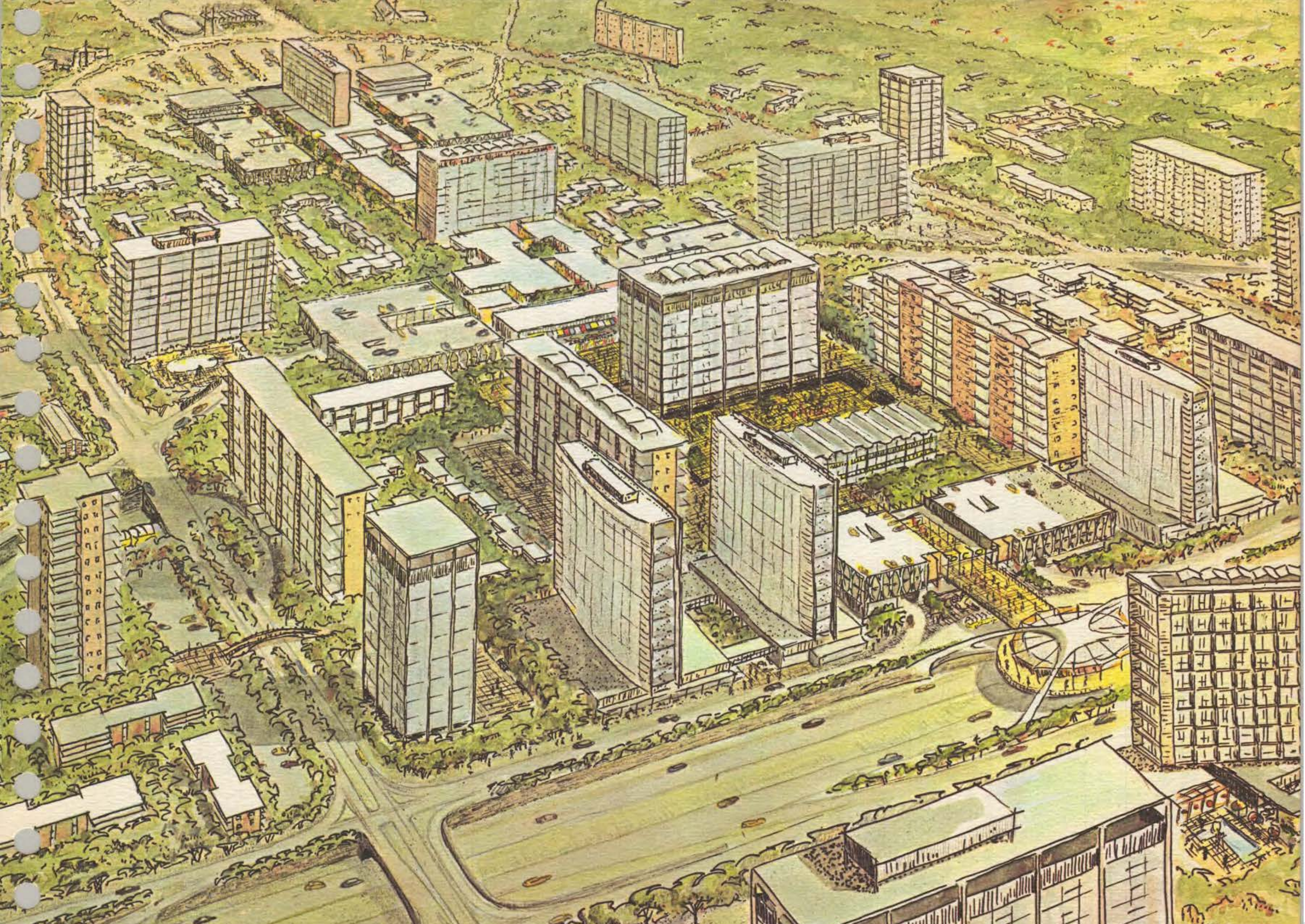
medium low density residential 1-4 D.U./acre
 medium density residential 4-10 D.U./acre
 medium high density residential 10-30 D.U./acre
 high rise apartments over 40 D.U./acre



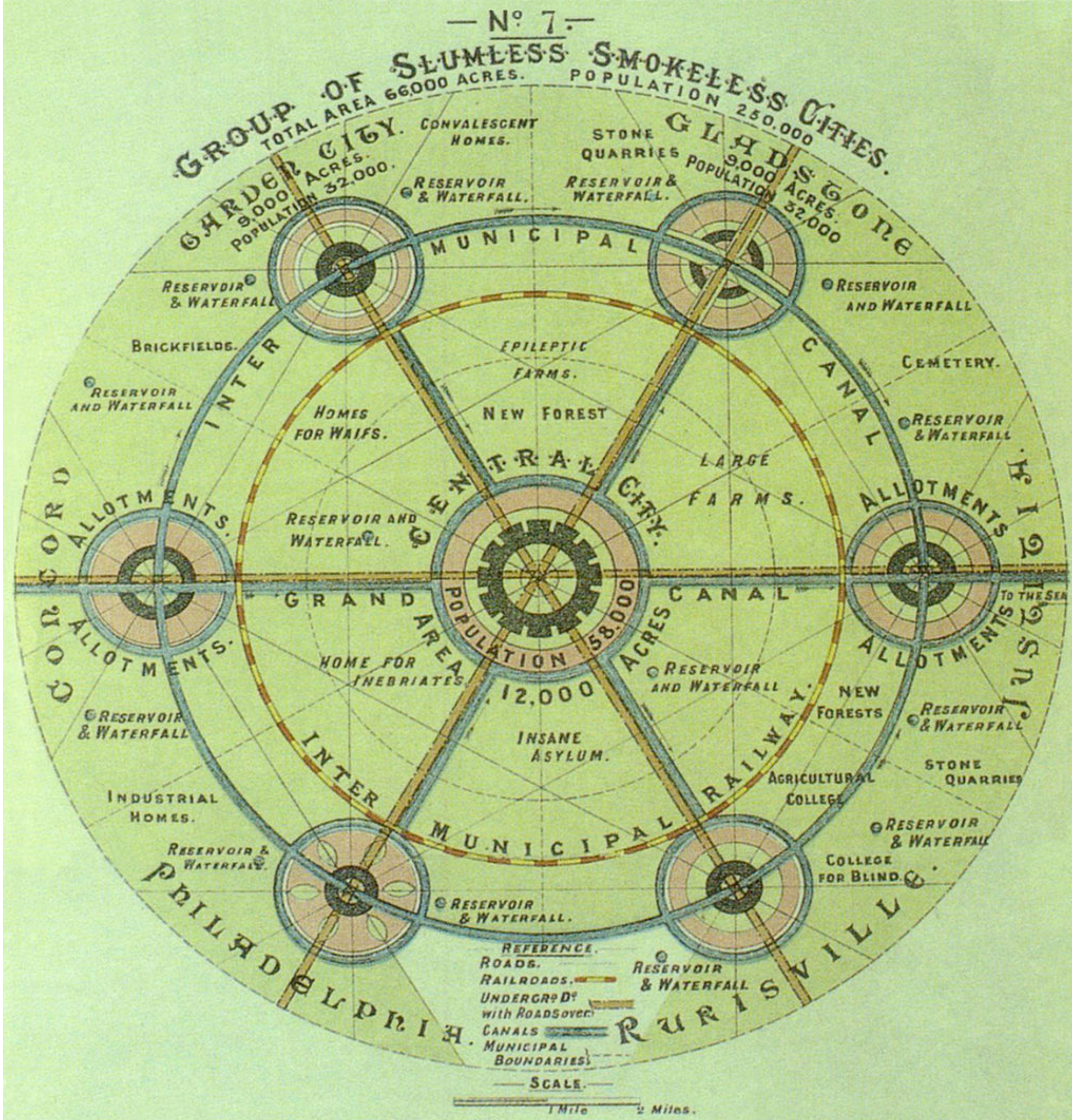




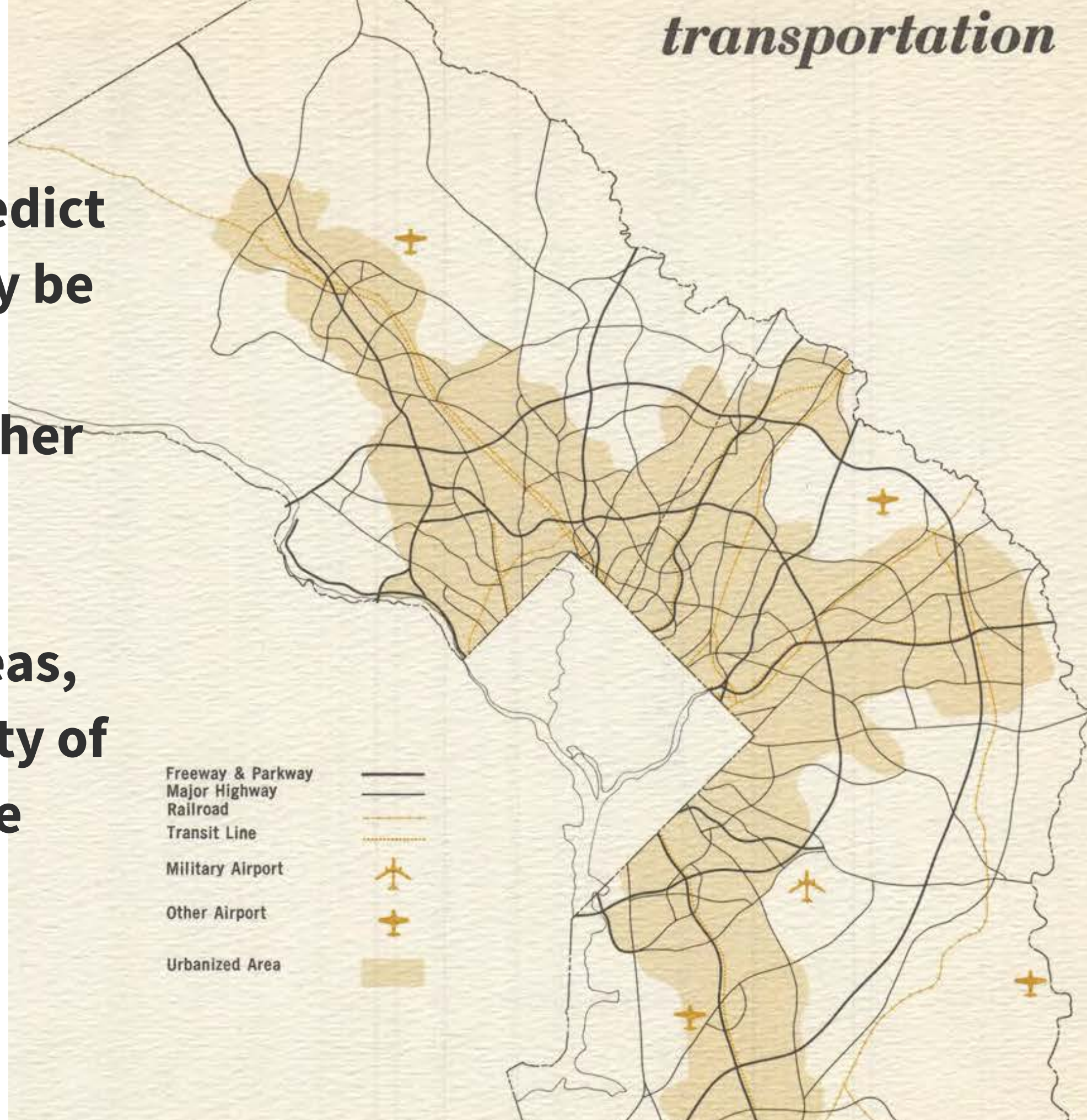


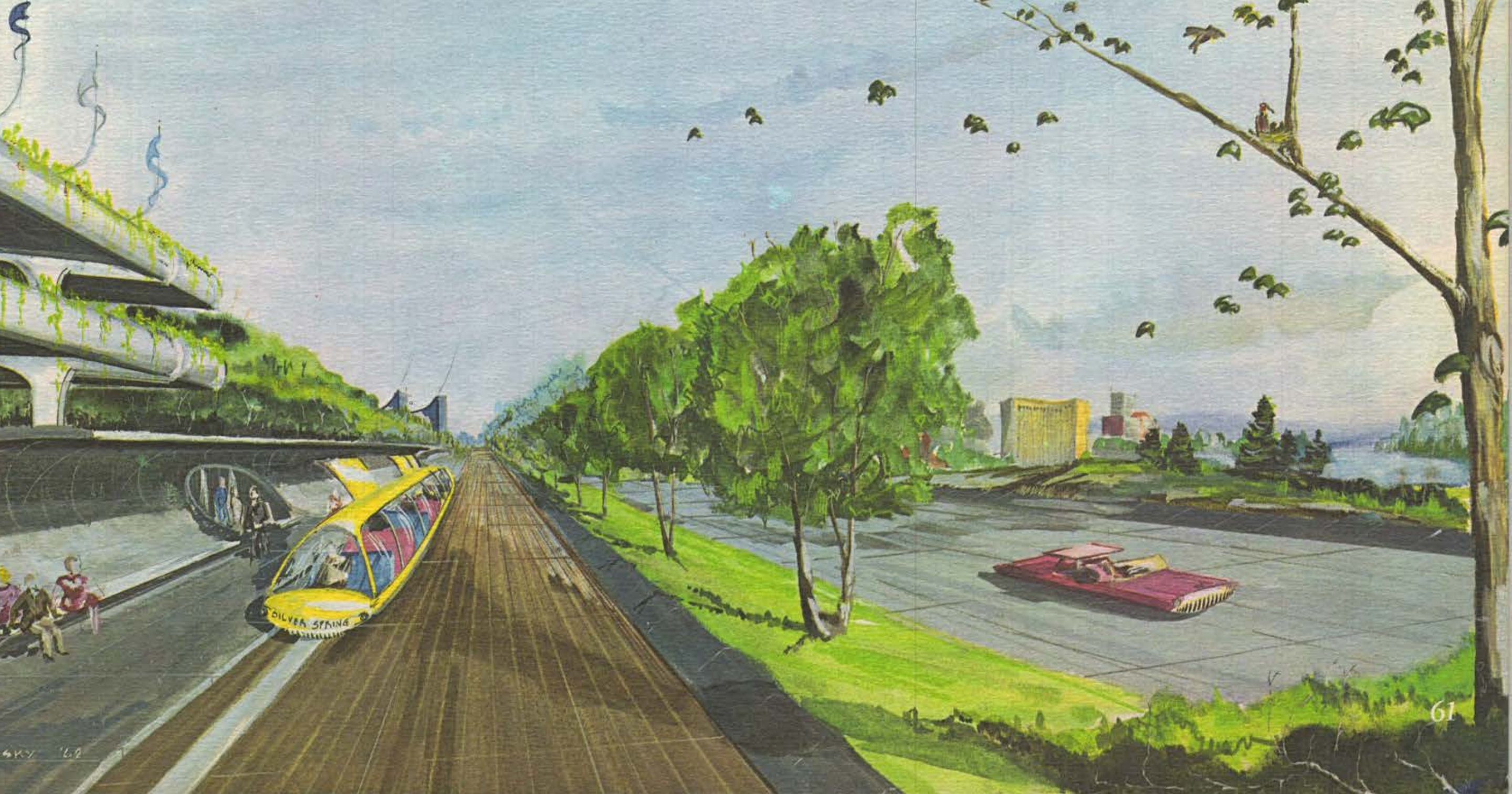
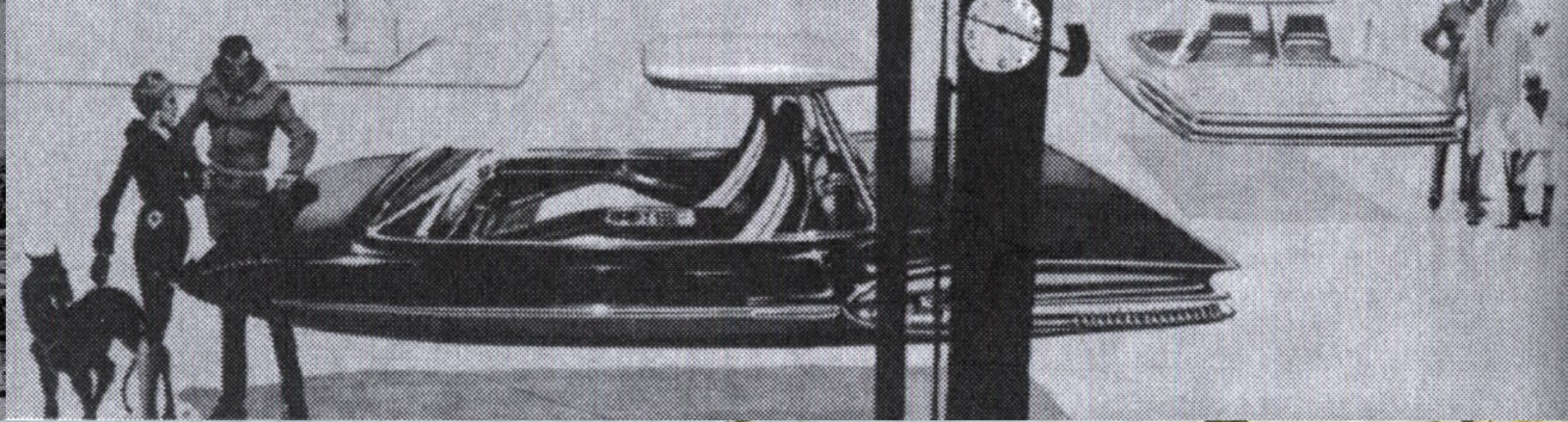
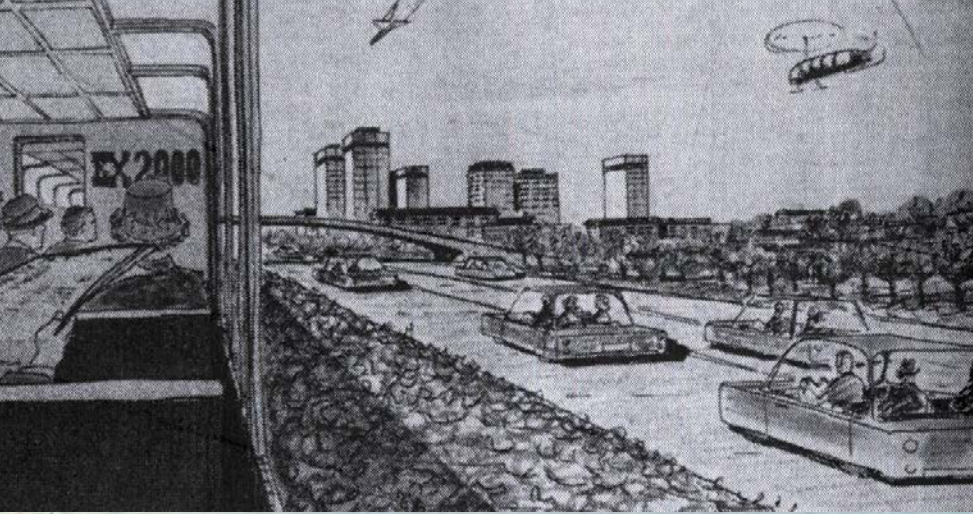


“new towns” of England
 Vallingby, Sweden
 Brasilia, Brazil;
 New Delhi, India;
 Radburn, NJ
 Greenbelt, MD



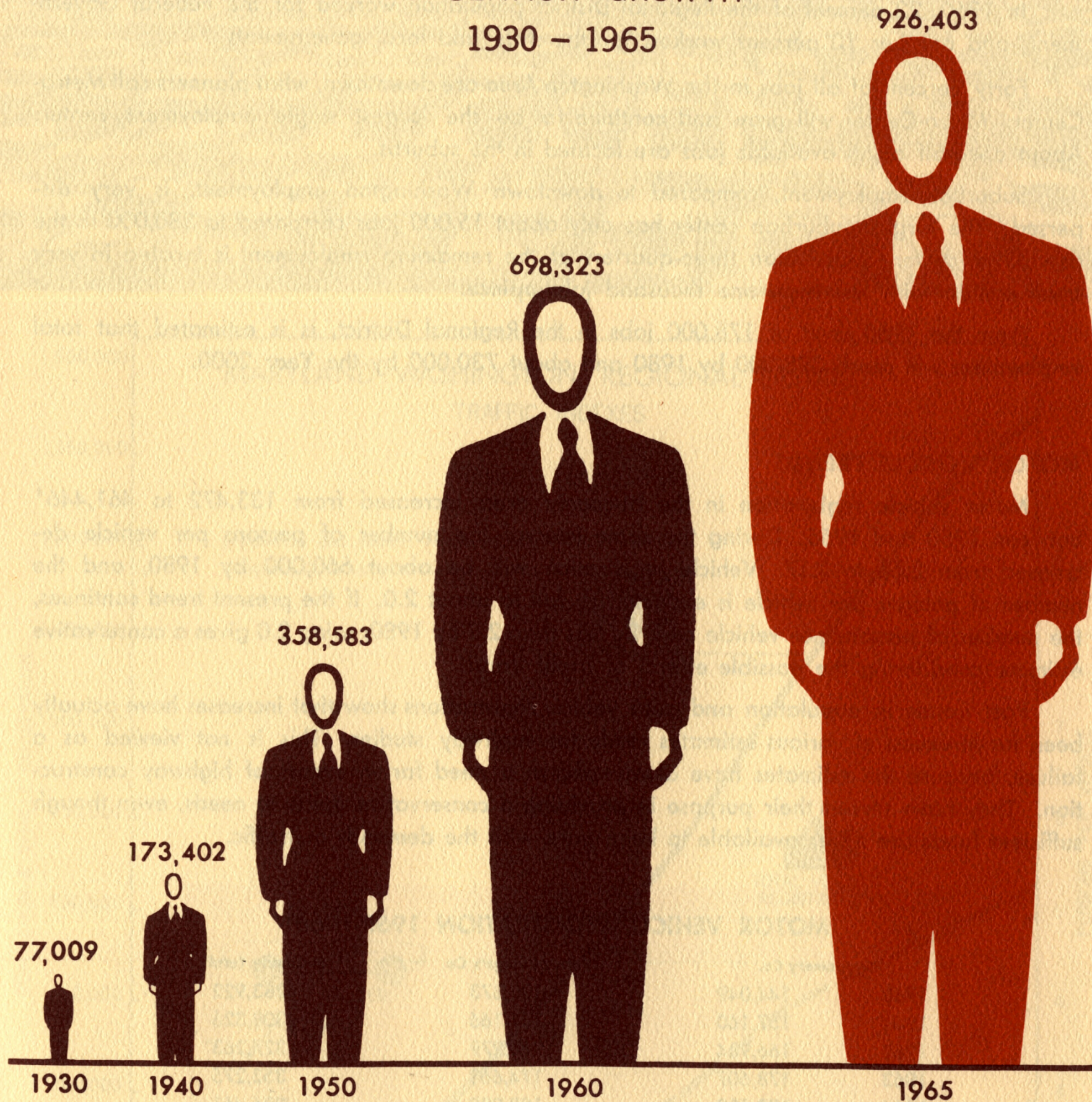
“Too early to predict the role that may be played by helicopters or other means of air transportation within urban areas, but the possibility of a substantial role must be kept in mind.”







THE MARYLAND-WASHINGTON REGIONAL DISTRICT
POPULATION GROWTH
1930 - 1965



A GENERAL PLAN*

MONTGOMERY AND PRINCE GEORGE'S COUNTIES

DECEMBER, 1969

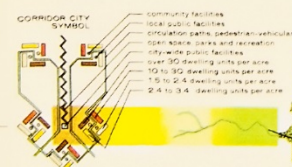


LEGEND

- COMMERCIAL
- INDUSTRIAL
- EXTENSIVE EMPLOYMENT CENTER
- FEDERAL INSTALLATION, QUASI-PUBLIC OR PRIVATE INSTITUTIONAL
- PUBLIC OPEN SPACE AND RECREATION
- FREEWAY
- FREEWAY DESIRE LINE
- PARKWAY
- PARKWAY DESIRE LINE
- MAJOR HIGHWAY, URBAN & INTERCITY (SELECTED)
- MAJOR HIGHWAY, RURAL (SELECTED)
- RAPID TRANSIT
- TRANSIT TERMINAL AND UTILITY
- AIRFIELD APPROACH ZONE
- CONSERVATION
- NATURAL RESOURCES, AGRICULTURAL LANDS, LARGE LOT RESIDENTIAL (less than 20 dwelling units per acre)
- PRIVATE OPEN SPACE AND RECREATION

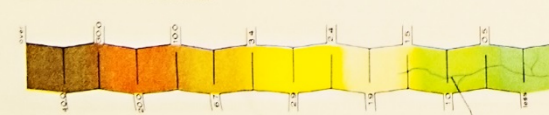
CORRIDOR CITY

THE CORRIDOR CITY SYMBOL IS APPLIED TO AN AREA COMPOSED OF COMMUNITIES EACH PROMOTING A DIVERSED AND INDIVIDUAL LIVING ENVIRONMENT AND EACH CONSISTING OF A HARMONIOUS ARRANGEMENT OF DIFFERENT INTENSITIES OF DEVELOPMENT. IN TOTAL, THE CITY'S AVERAGE RESIDENTIAL DENSITY DECREASES AS THE DISTANCE FROM A CITY'S FOCAL POINT INCREASES.



CORRIDOR CITY SYMBOL
community facilities
local public facilities
circulation paths, pedestrian, vehicular
open space, parks and recreation
citywide public facilities
over 50 dwelling units per acre
10 to 50 dwelling units per acre
5 to 10 dwelling units per acre
2 to 5 dwelling units per acre
extensive land
open space
and private
open space
and public
local stream valley
conservation

LEGEND OF RESIDENTIAL DENSITIES*



*Density ranges depict a variety of subdivision types within the specified color as expressed in a maximum to minimum number of dwelling units per gross neighborhood acre.

CERTIFICATE OF ADOPTION
This General Plan for the Prince Georges County of the Maryland-National Capital Park and Planning Commission was adopted by the Board of Commissioners on January 22, 1969, and is hereby certified as the official General Plan of the County.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
January 22, 1969
WILLIAM J. STEVENS, Chairman
JAMES F. STEVENS, Vice Chairman
JAMES F. STEVENS, Secretary
JAMES F. STEVENS, Treasurer
JAMES F. STEVENS, Auditor

NATURAL RESOURCE AREA

RESOURCES: WATER, SOIL, CLIMATE, VEGETATION, AND ANIMALS. THESE RESOURCES ARE OF SUCH IMPORTANCE THAT THEY SHOULD BE PROTECTED AND PRESERVED FOR THE BENEFIT OF THE PRESENT AND FUTURE GENERATIONS.

*GENERAL PLAN MAP UPDATED THROUGH DECEMBER, 1969

The General Plan, "On Bridges and Corridors," adopted February 22, 1964, by the Maryland-National Capital Park and Planning Commission, has been amended by the adoption of the following amendments and amendments to the General Plan.

MONTGOMERY COUNTY

PRINCE GEORGE'S COUNTY

AMENDMENTS

AMENDMENT NO. 1

AMENDMENT NO. 2

AMENDMENT NO. 3

AMENDMENT NO. 4

AMENDMENT NO. 5

AMENDMENT NO. 6

AMENDMENT NO. 7

AMENDMENT NO. 8

AMENDMENT NO. 9

AMENDMENT NO. 10

AMENDMENT NO. 11

AMENDMENT NO. 12

AMENDMENT NO. 13

AMENDMENT NO. 14

AMENDMENT NO. 15

AMENDMENT NO. 16

AMENDMENT NO. 17

AMENDMENT NO. 18

AMENDMENT NO. 19

AMENDMENT NO. 20

AMENDMENT NO. 21

AMENDMENT NO. 22

AMENDMENT NO. 23

AMENDMENT NO. 24

AMENDMENT NO. 25

AMENDMENT NO. 26

AMENDMENT NO. 27

AMENDMENT NO. 28

AMENDMENT NO. 29

AMENDMENT NO. 30

AMENDMENT NO. 31

AMENDMENT NO. 32

AMENDMENT NO. 33

AMENDMENT NO. 34

AMENDMENT NO. 35

AMENDMENT NO. 36

AMENDMENT NO. 37

AMENDMENT NO. 38

AMENDMENT NO. 39

AMENDMENT NO. 40

AMENDMENT NO. 41

AMENDMENT NO. 42

AMENDMENT NO. 43

AMENDMENT NO. 44

AMENDMENT NO. 45

AMENDMENT NO. 46

AMENDMENT NO. 47

AMENDMENT NO. 48

AMENDMENT NO. 49

AMENDMENT NO. 50

AMENDMENT NO. 51

AMENDMENT NO. 52

AMENDMENT NO. 53

AMENDMENT NO. 54

AMENDMENT NO. 55

AMENDMENT NO. 56

AMENDMENT NO. 57

AMENDMENT NO. 58

AMENDMENT NO. 59

AMENDMENT NO. 60

AMENDMENT NO. 61

AMENDMENT NO. 62

AMENDMENT NO. 63

AMENDMENT NO. 64

AMENDMENT NO. 65

AMENDMENT NO. 66

AMENDMENT NO. 67

AMENDMENT NO. 68

AMENDMENT NO. 69

AMENDMENT NO. 70

AMENDMENT NO. 71

AMENDMENT NO. 72

AMENDMENT NO. 73

AMENDMENT NO. 74

AMENDMENT NO. 75

AMENDMENT NO. 76

AMENDMENT NO. 77

AMENDMENT NO. 78

AMENDMENT NO. 79

AMENDMENT NO. 80

AMENDMENT NO. 81

AMENDMENT NO. 82

AMENDMENT NO. 83

AMENDMENT NO. 84

AMENDMENT NO. 85

AMENDMENT NO. 86

AMENDMENT NO. 87

AMENDMENT NO. 88

AMENDMENT NO. 89

AMENDMENT NO. 90

AMENDMENT NO. 91

AMENDMENT NO. 92

AMENDMENT NO. 93

AMENDMENT NO. 94

AMENDMENT NO. 95

AMENDMENT NO. 96

AMENDMENT NO. 97

AMENDMENT NO. 98

AMENDMENT NO. 99

AMENDMENT NO. 100

AMENDMENT NO. 101

AMENDMENT NO. 102

AMENDMENT NO. 103

AMENDMENT NO. 104

AMENDMENT NO. 105

AMENDMENT NO. 106

AMENDMENT NO. 107

AMENDMENT NO. 108

AMENDMENT NO. 109

AMENDMENT NO. 110

AMENDMENT NO. 111

AMENDMENT NO. 112

AMENDMENT NO. 113

AMENDMENT NO. 114

AMENDMENT NO. 115

AMENDMENT NO. 116

AMENDMENT NO. 117

AMENDMENT NO. 118

AMENDMENT NO. 119

AMENDMENT NO. 120

AMENDMENT NO. 121

AMENDMENT NO. 122

AMENDMENT NO. 123

AMENDMENT NO. 124

AMENDMENT NO. 125

AMENDMENT NO. 126

AMENDMENT NO. 127

AMENDMENT NO. 128

AMENDMENT NO. 129

AMENDMENT NO. 130

AMENDMENT NO. 131

AMENDMENT NO. 132

AMENDMENT NO. 133

AMENDMENT NO. 134

AMENDMENT NO. 135

AMENDMENT NO. 136

AMENDMENT NO. 137

AMENDMENT NO. 138

AMENDMENT NO. 139

AMENDMENT NO. 140

AMENDMENT NO. 141

AMENDMENT NO. 142

AMENDMENT NO. 143

AMENDMENT NO. 144

AMENDMENT NO. 145

AMENDMENT NO. 146

AMENDMENT NO. 147

AMENDMENT NO. 148

AMENDMENT NO. 149

AMENDMENT NO. 150

AMENDMENT NO. 151

AMENDMENT NO. 152

AMENDMENT NO. 153

AMENDMENT NO. 154

AMENDMENT NO. 155

AMENDMENT NO. 156

AMENDMENT NO. 157

AMENDMENT NO. 158

AMENDMENT NO. 159

AMENDMENT NO. 160

AMENDMENT NO. 161

AMENDMENT NO. 162

AMENDMENT NO. 163

AMENDMENT NO. 164

AMENDMENT NO. 165

AMENDMENT NO. 166

AMENDMENT NO. 167

AMENDMENT NO. 168

AMENDMENT NO. 169

AMENDMENT NO. 170

AMENDMENT NO. 171

AMENDMENT NO. 172

AMENDMENT NO. 173

AMENDMENT NO. 174

AMENDMENT NO. 175

AMENDMENT NO. 176

AMENDMENT NO. 177

AMENDMENT NO. 178

AMENDMENT NO. 179

AMENDMENT NO. 180

AMENDMENT NO. 181

AMENDMENT NO. 182

AMENDMENT NO. 183

AMENDMENT NO. 184

AMENDMENT NO. 185

AMENDMENT NO. 186

AMENDMENT NO. 187

AMENDMENT NO. 188

AMENDMENT NO. 189

AMENDMENT NO. 190

AMENDMENT NO. 191

AMENDMENT NO. 192

AMENDMENT NO. 193

AMENDMENT NO. 194

AMENDMENT NO. 195

AMENDMENT NO. 196

AMENDMENT NO. 197

AMENDMENT NO. 198

AMENDMENT NO. 199

AMENDMENT NO. 200

AMENDMENT NO. 201

AMENDMENT NO. 202

AMENDMENT NO. 203

AMENDMENT NO. 204

AMENDMENT NO. 205

AMENDMENT NO. 206

AMENDMENT NO. 207

AMENDMENT NO. 208

AMENDMENT NO. 209

AMENDMENT NO. 210

AMENDMENT NO. 211

AMENDMENT NO. 212

AMENDMENT NO. 213

AMENDMENT NO. 214

AMENDMENT NO. 215

AMENDMENT NO. 216

AMENDMENT NO. 217

AMENDMENT NO. 218

AMENDMENT NO. 219

AMENDMENT NO. 220

AMENDMENT NO. 221

AMENDMENT NO. 222

AMENDMENT NO. 223

AMENDMENT NO. 224

AMENDMENT NO. 225

AMENDMENT NO. 226

**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.

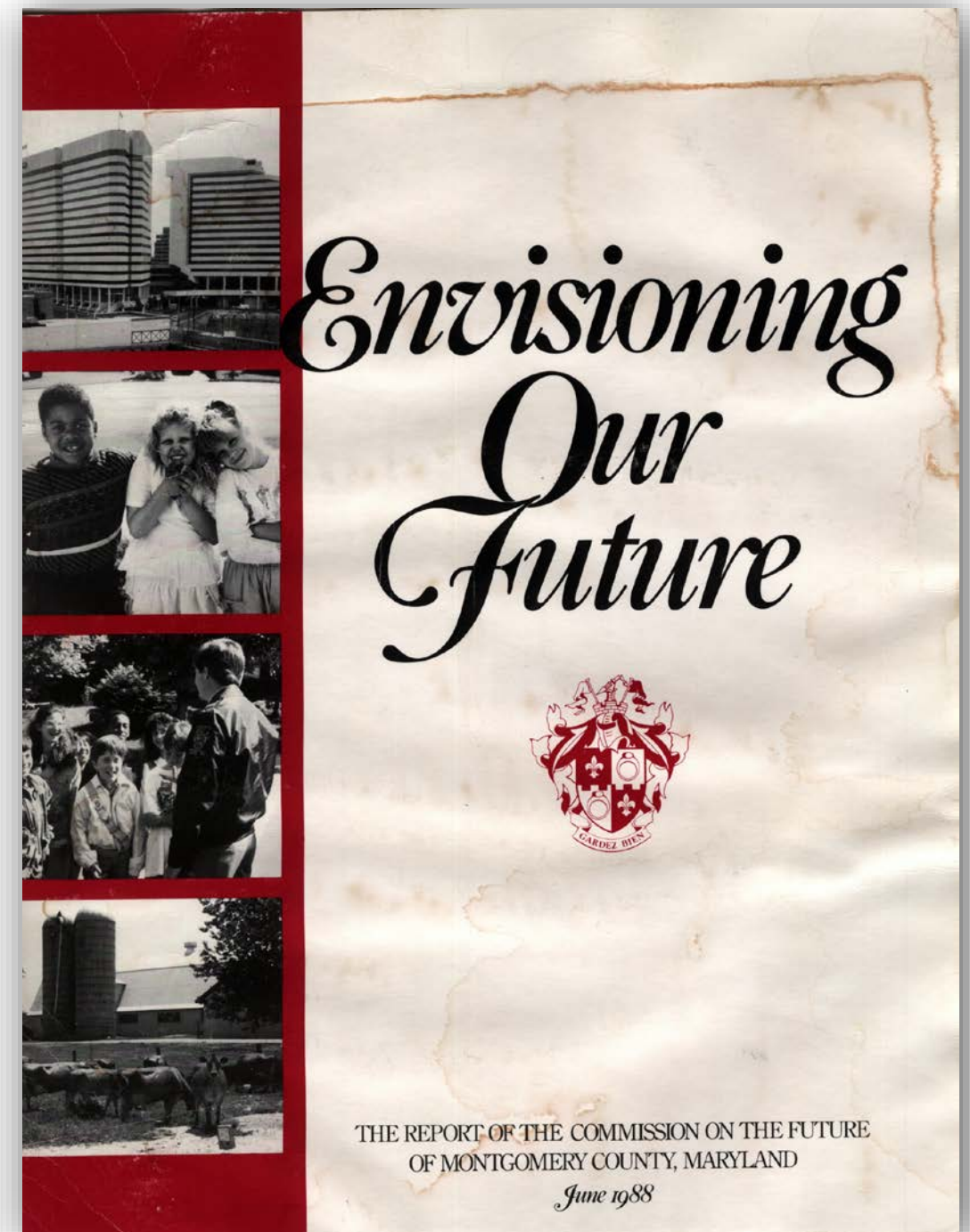
Elimination of the outer Beltway from the plans.

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.”

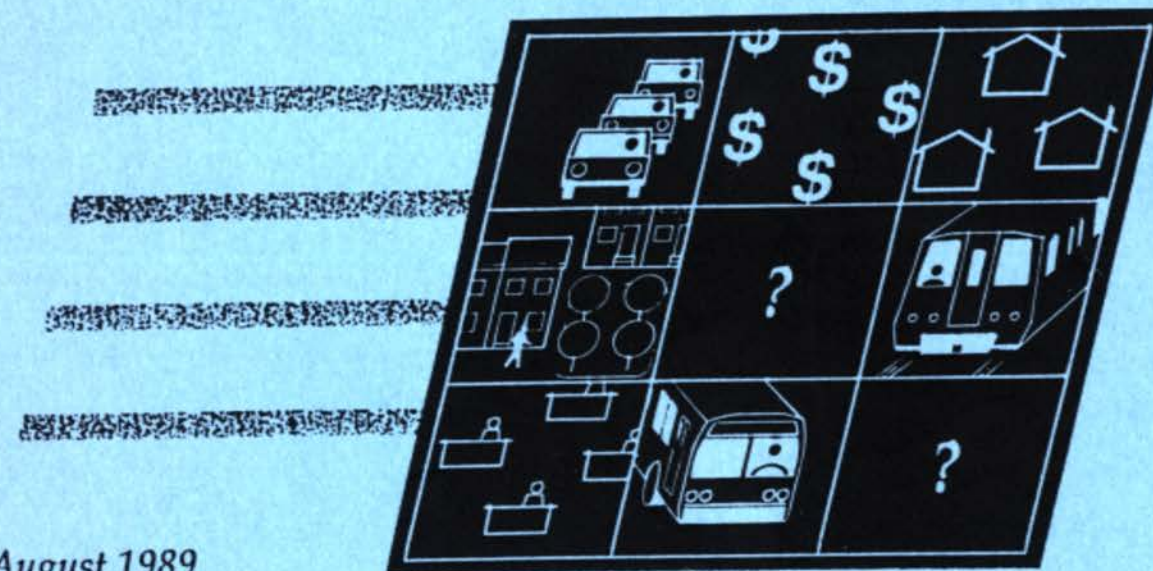
**Suggested undertaking of a
comprehensive reassessment of
the General Plan.**



Vallodan

A POLICY VISION

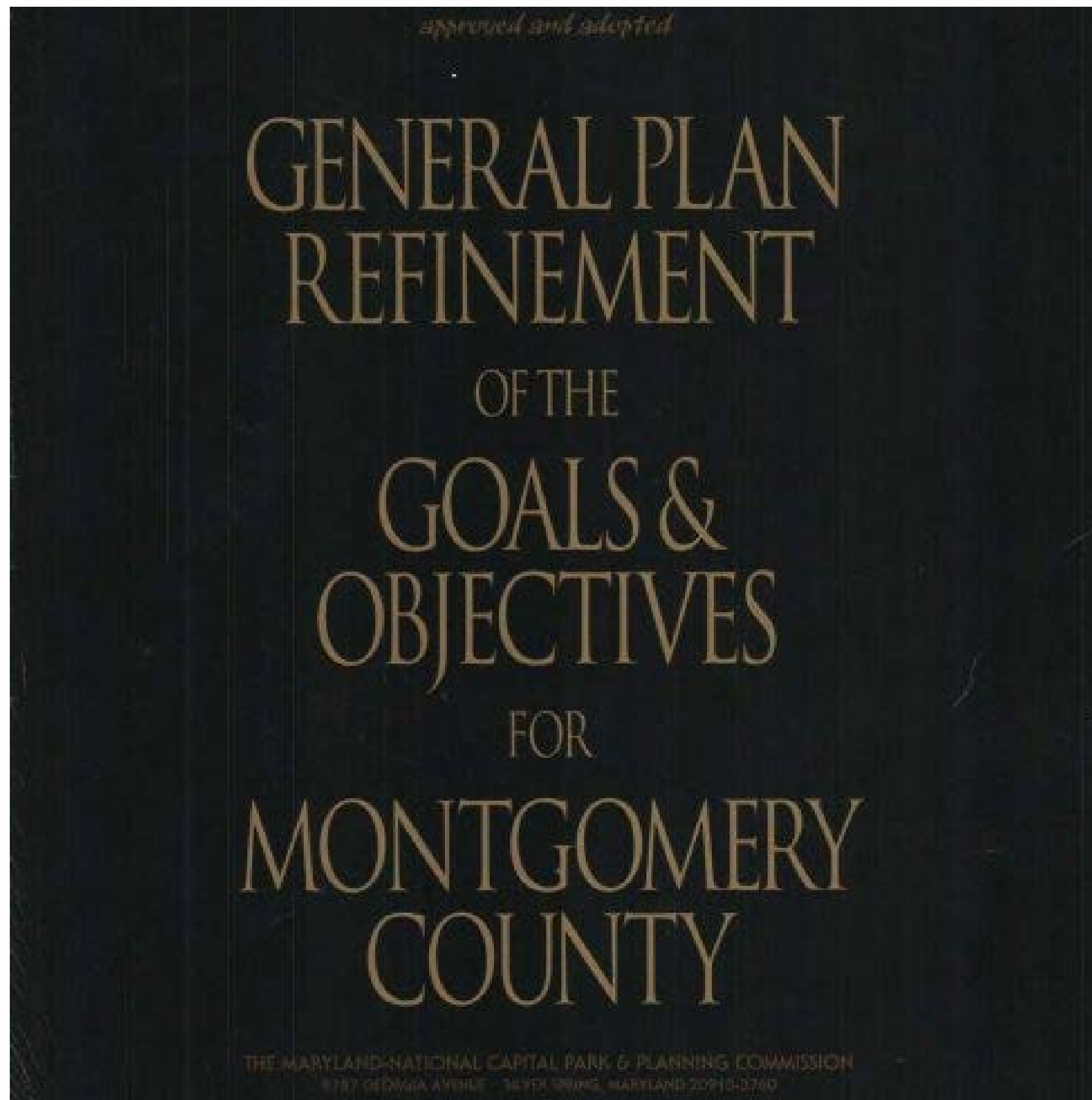
Centers and Trails

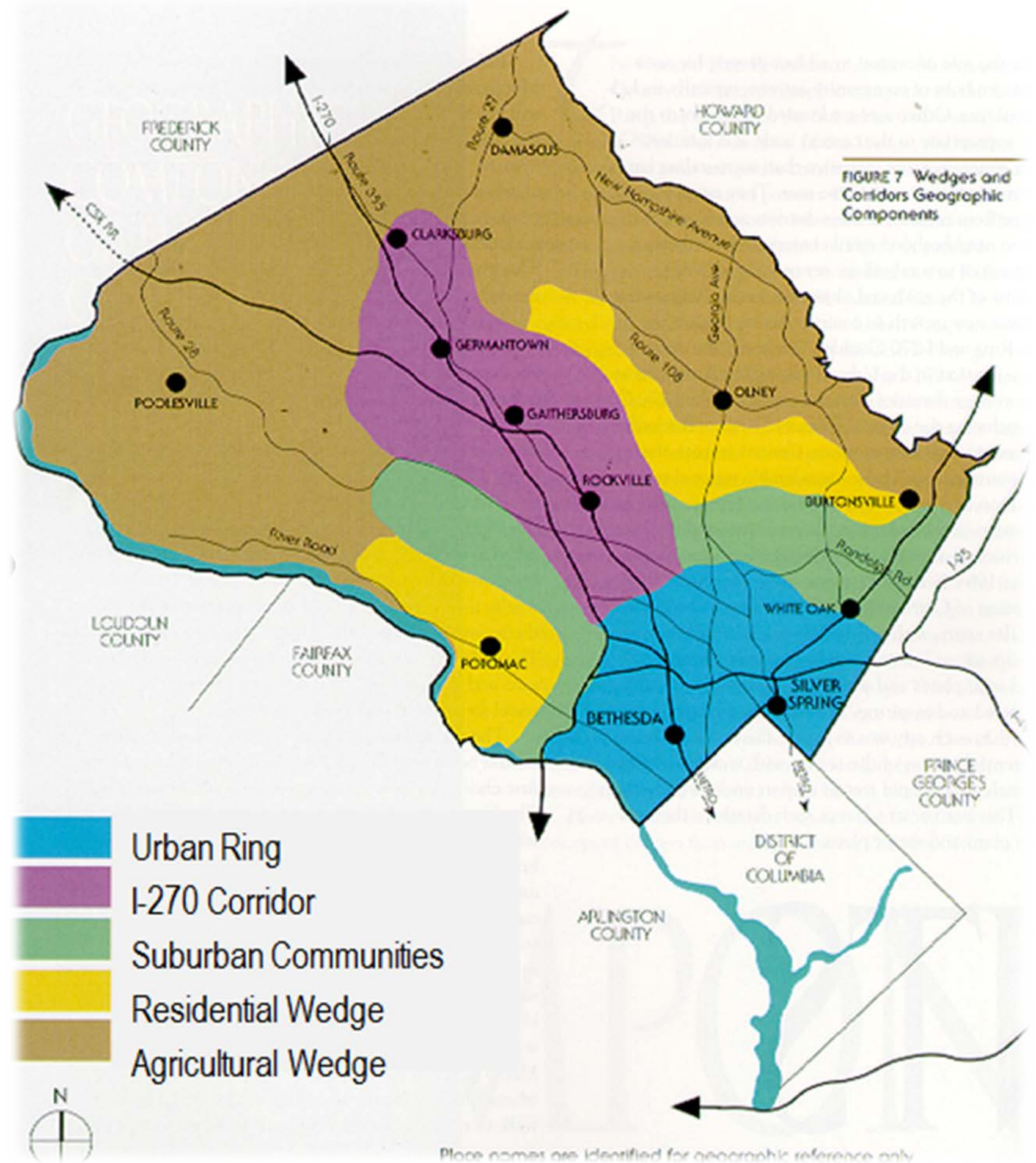
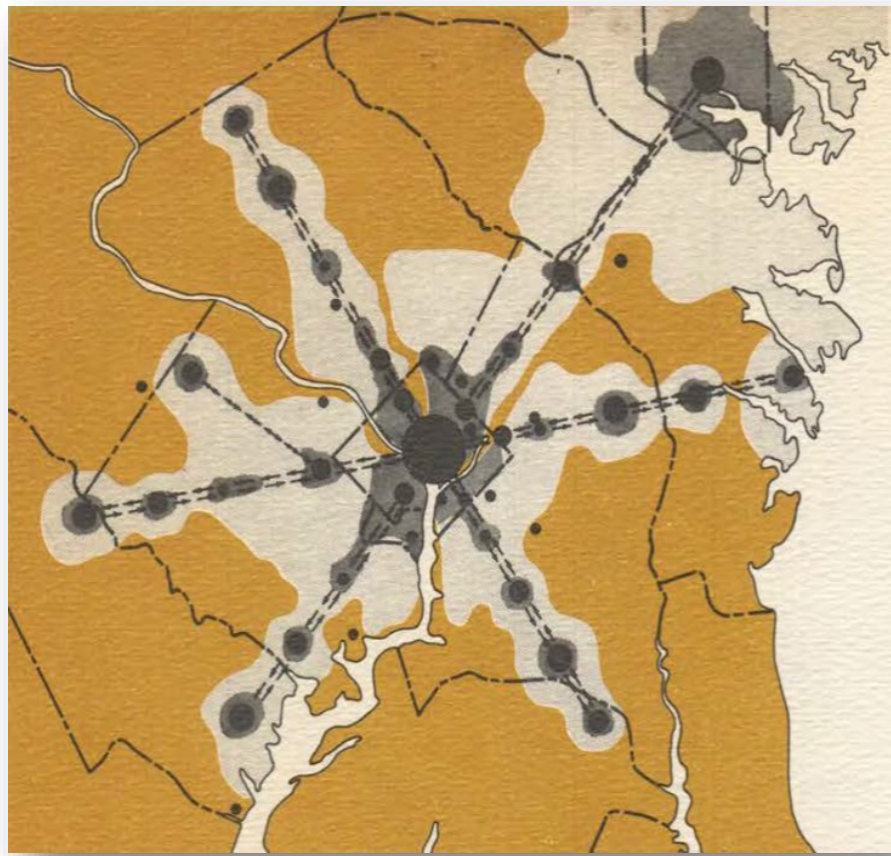


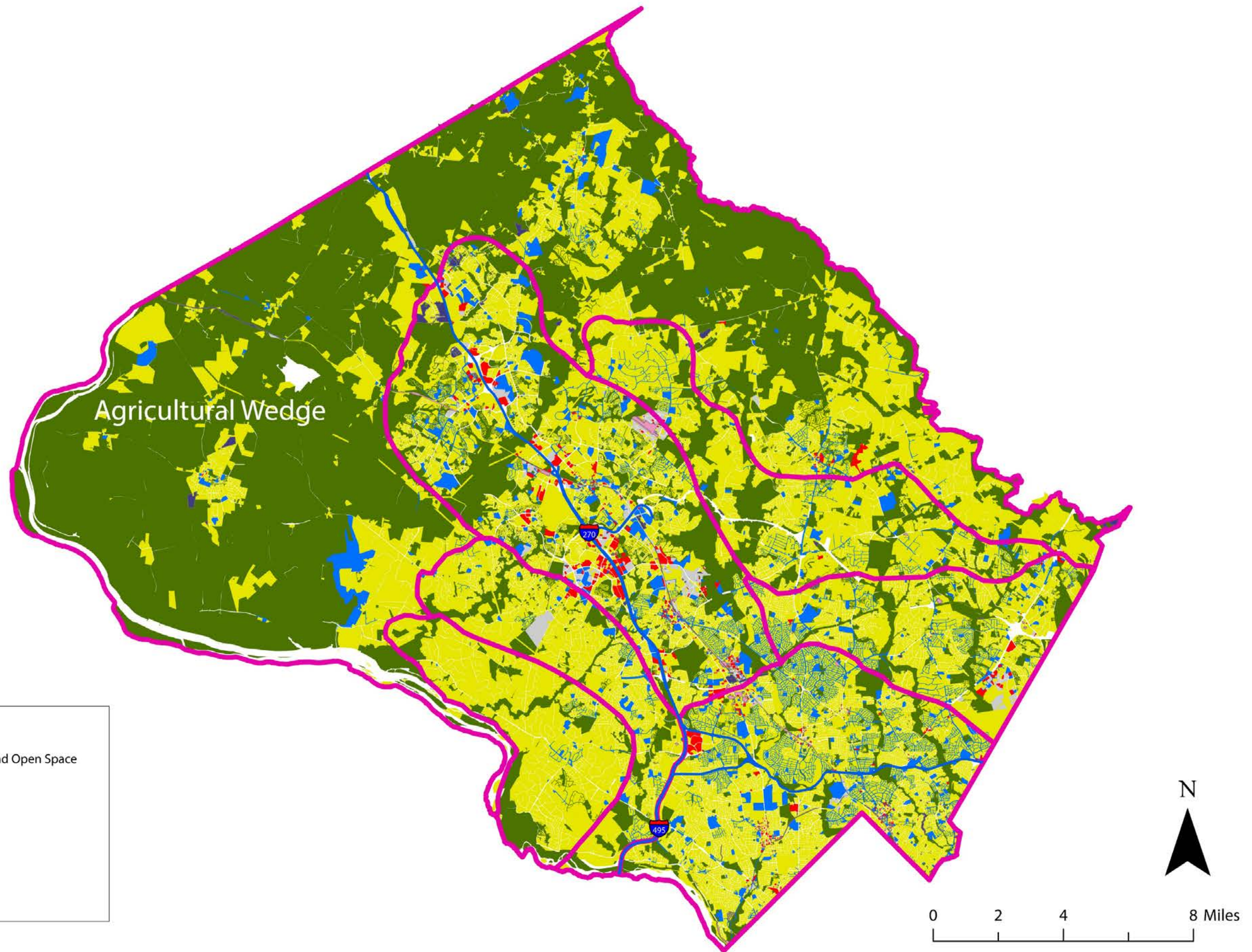
August 1989

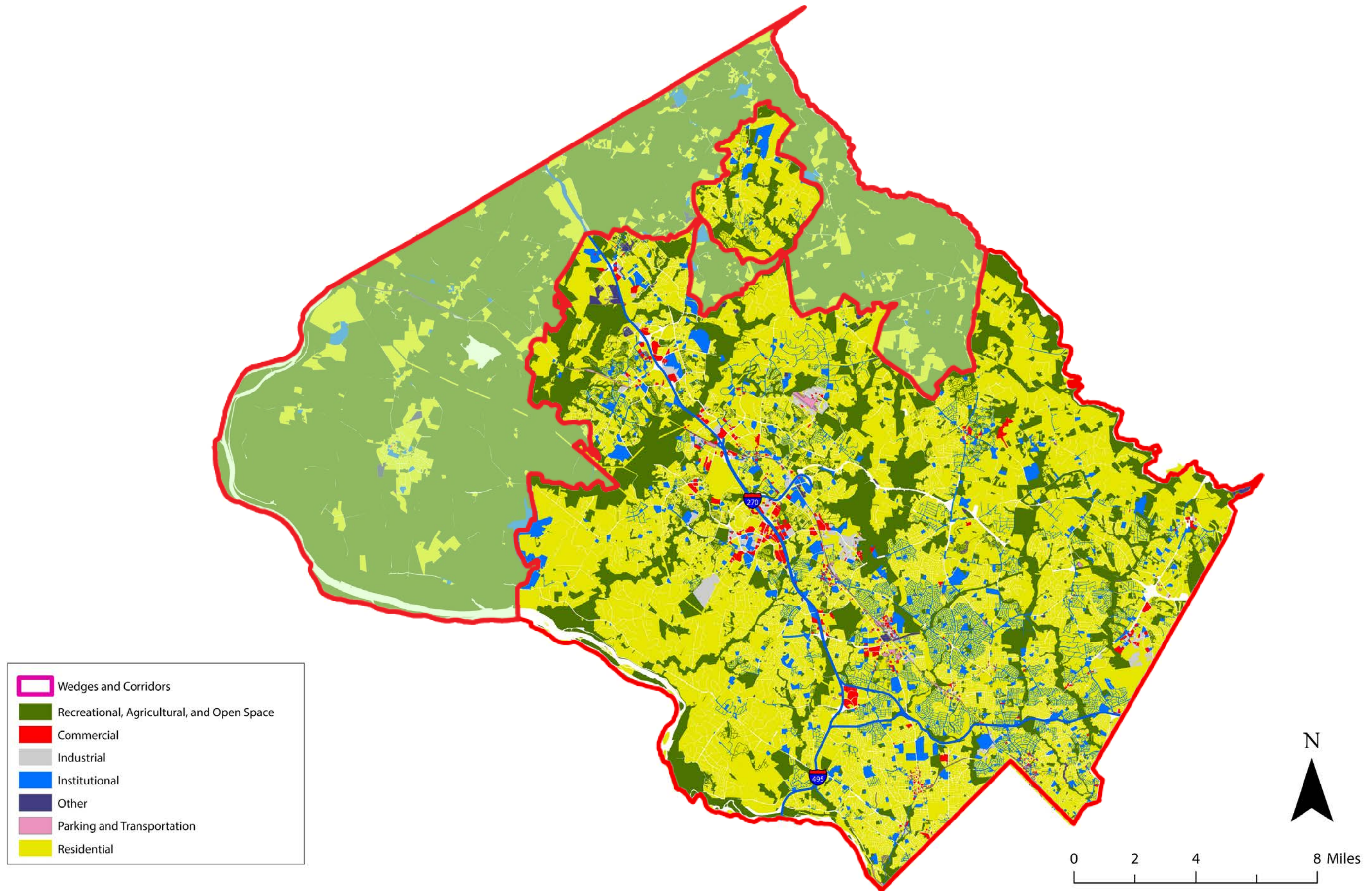
Volume 1

*Montgomery County
Comprehensive Growth Policy Study*







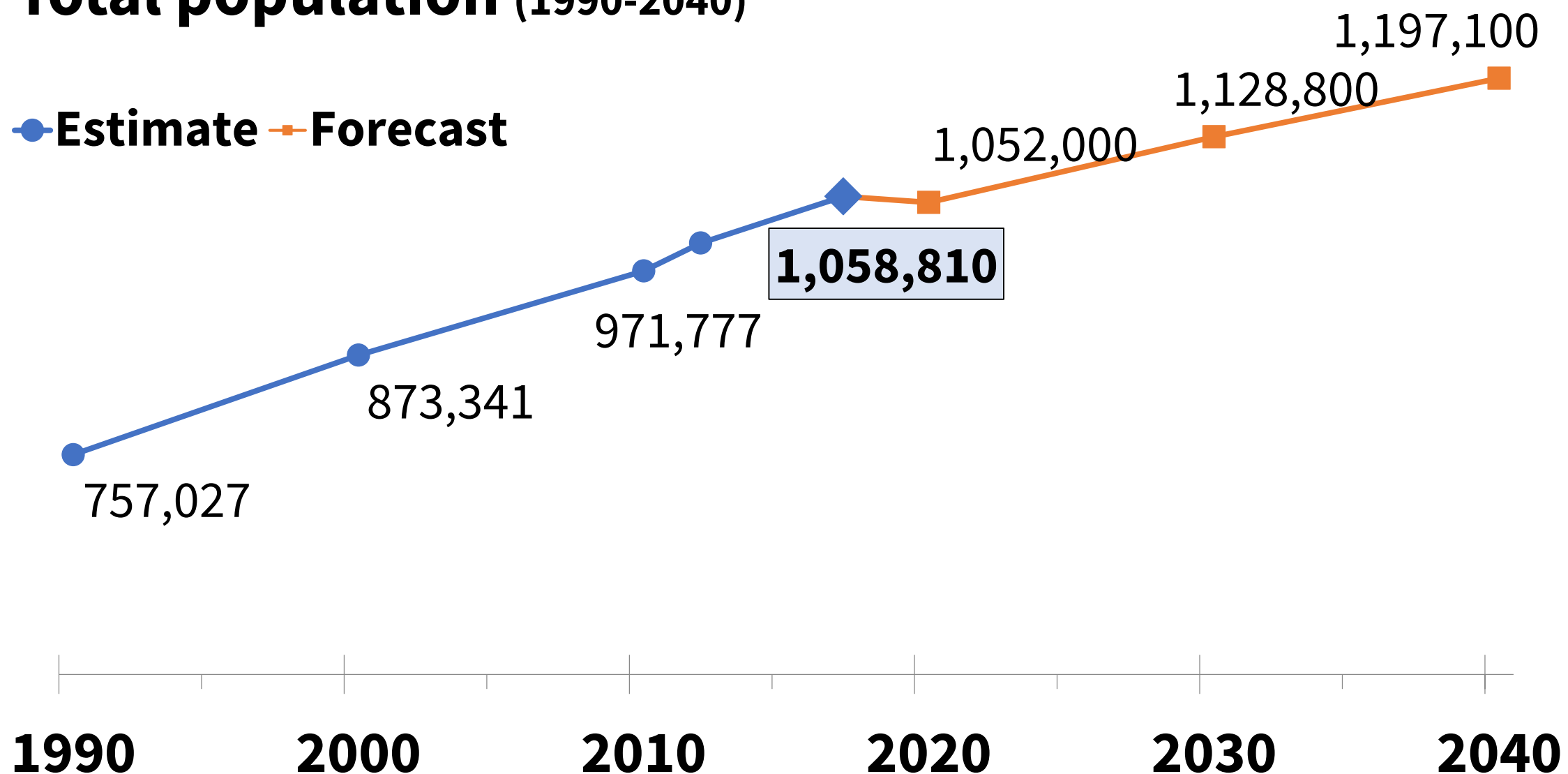




Slow growth of a mature, populous suburb

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:

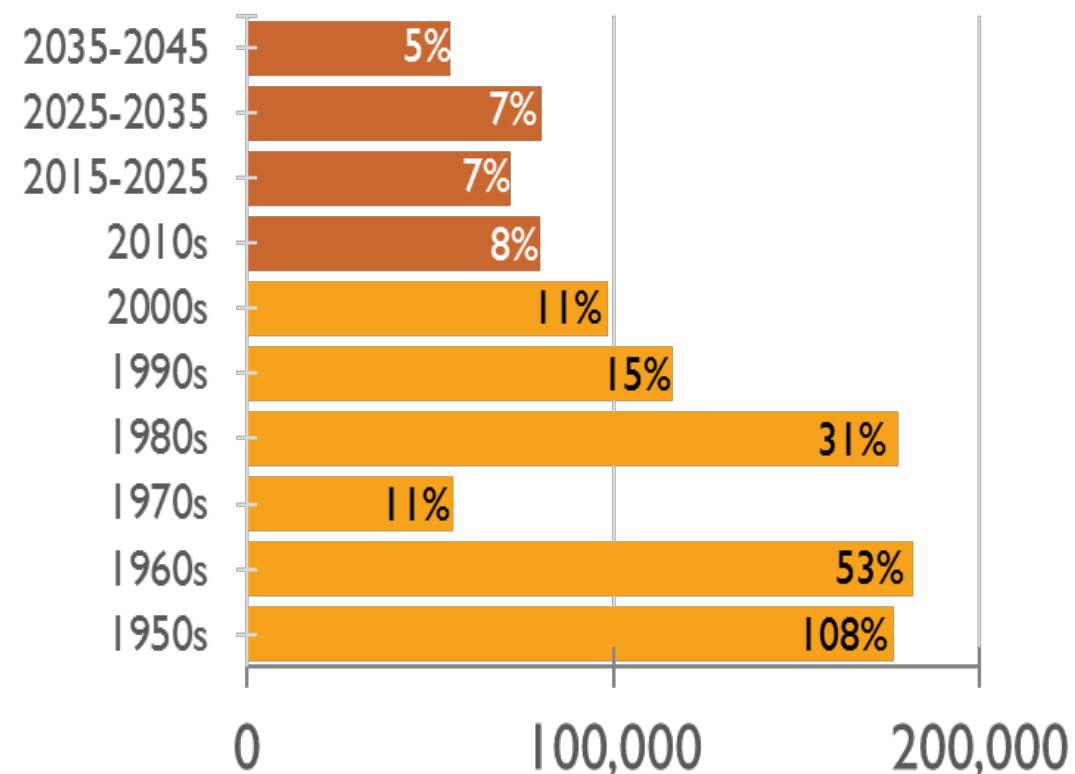
+ 182,000 people

+ 18% gain

1.2 million people

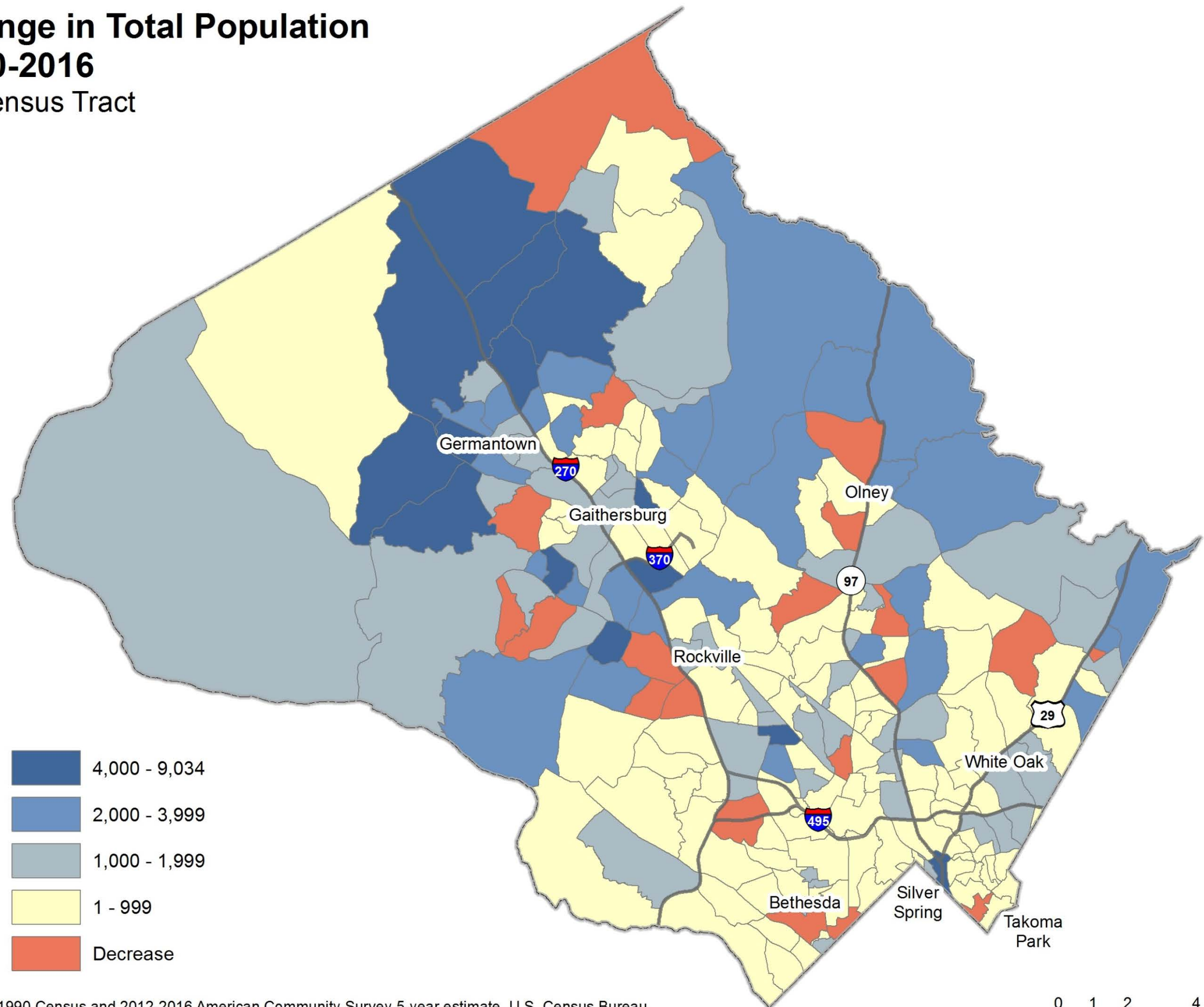
Population Gains & % Rate of Growth

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

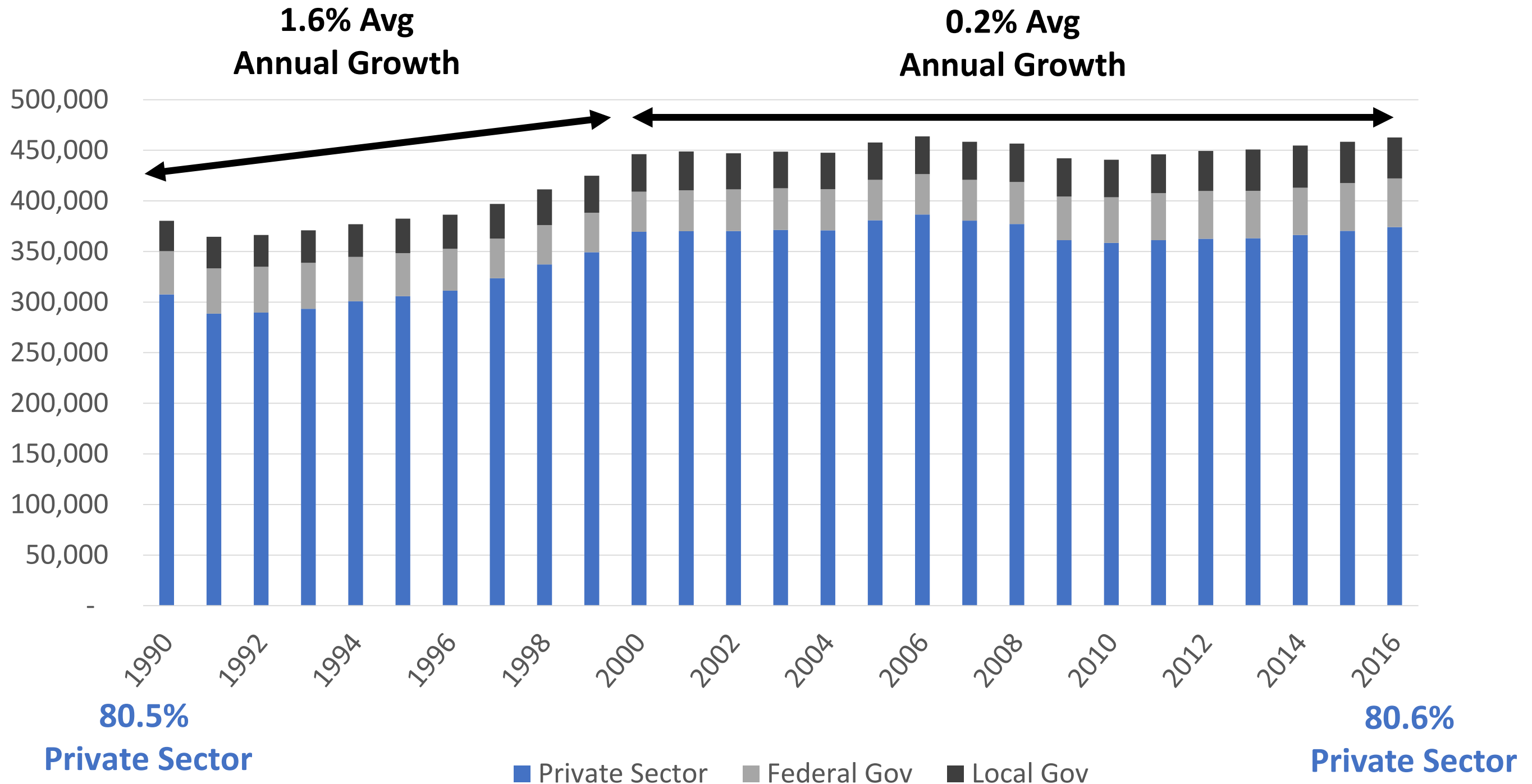


Source: 1990 Census and 2012-2016 American Community Survey 5-year estimate, U.S. Census Bureau

0 1 2 4 Miles



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

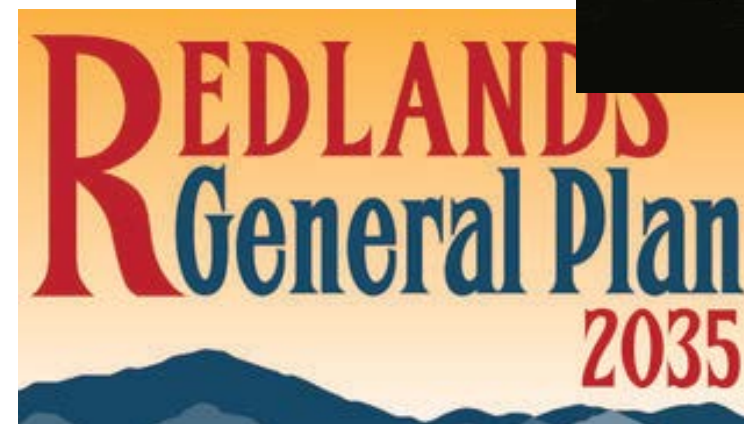
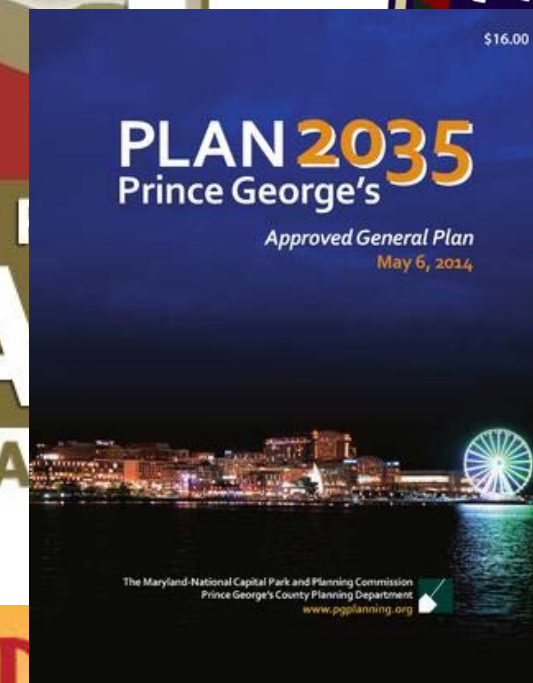
Why Update the General Plan?

- 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

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>

