

Montgomery Planning

12/12/2019

Thrive Montgomery 2050

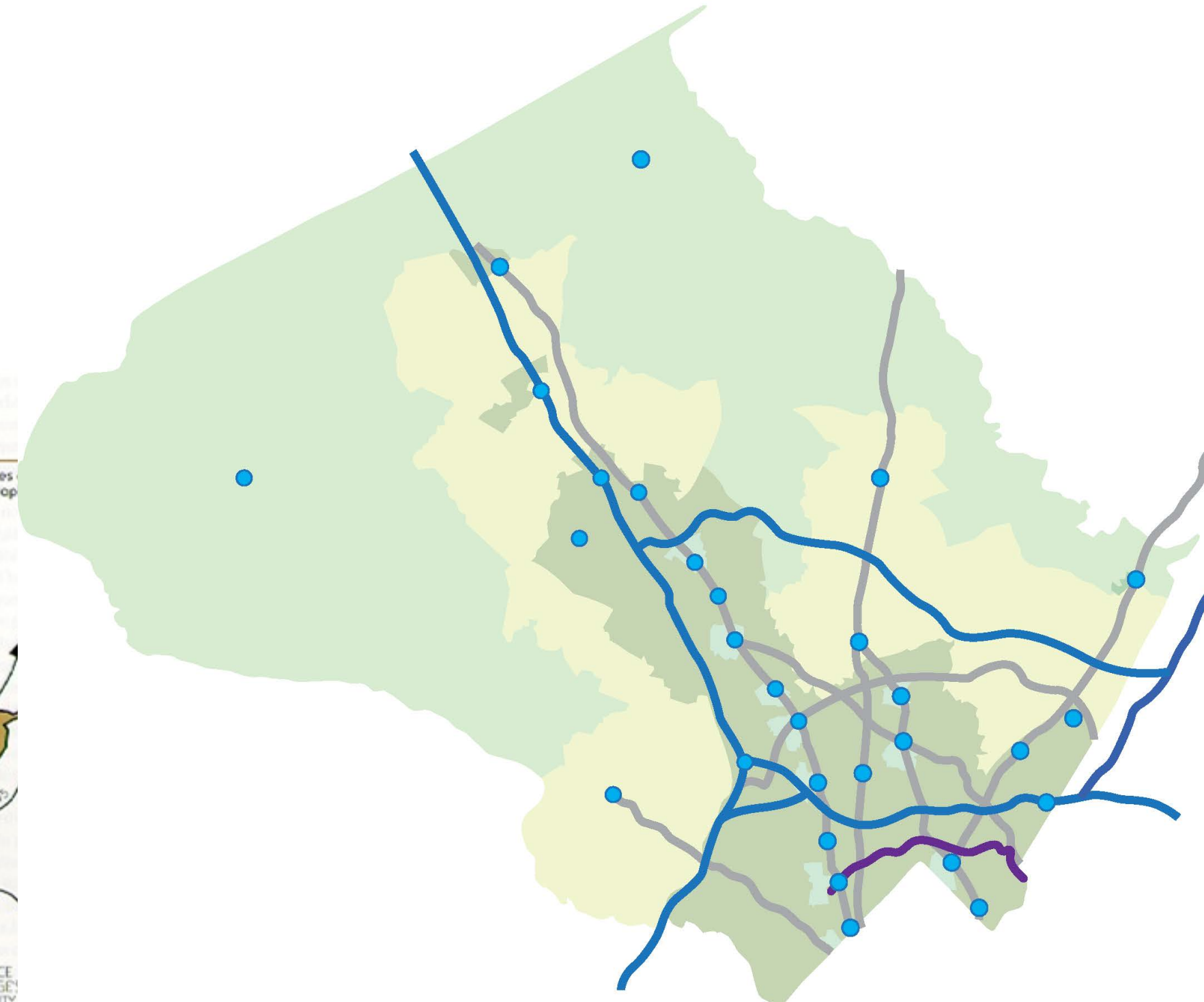
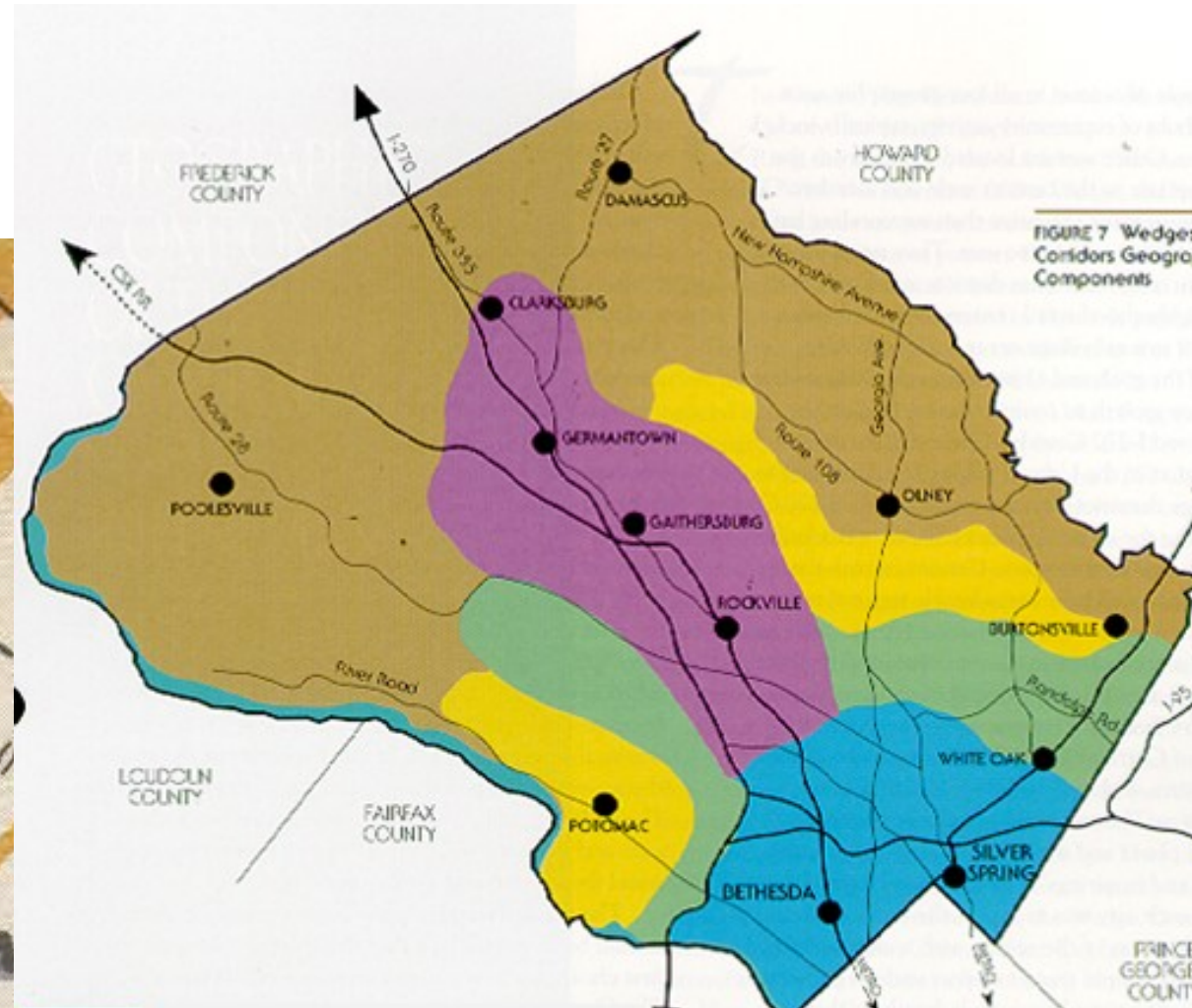
Planning Board-Issues Briefing

The purpose of today's presentation

The Board's feedback on:

1. The organization and structure of the eight categories
2. Issues and questions proposed under each category

The evolution of the county's patterns of growth



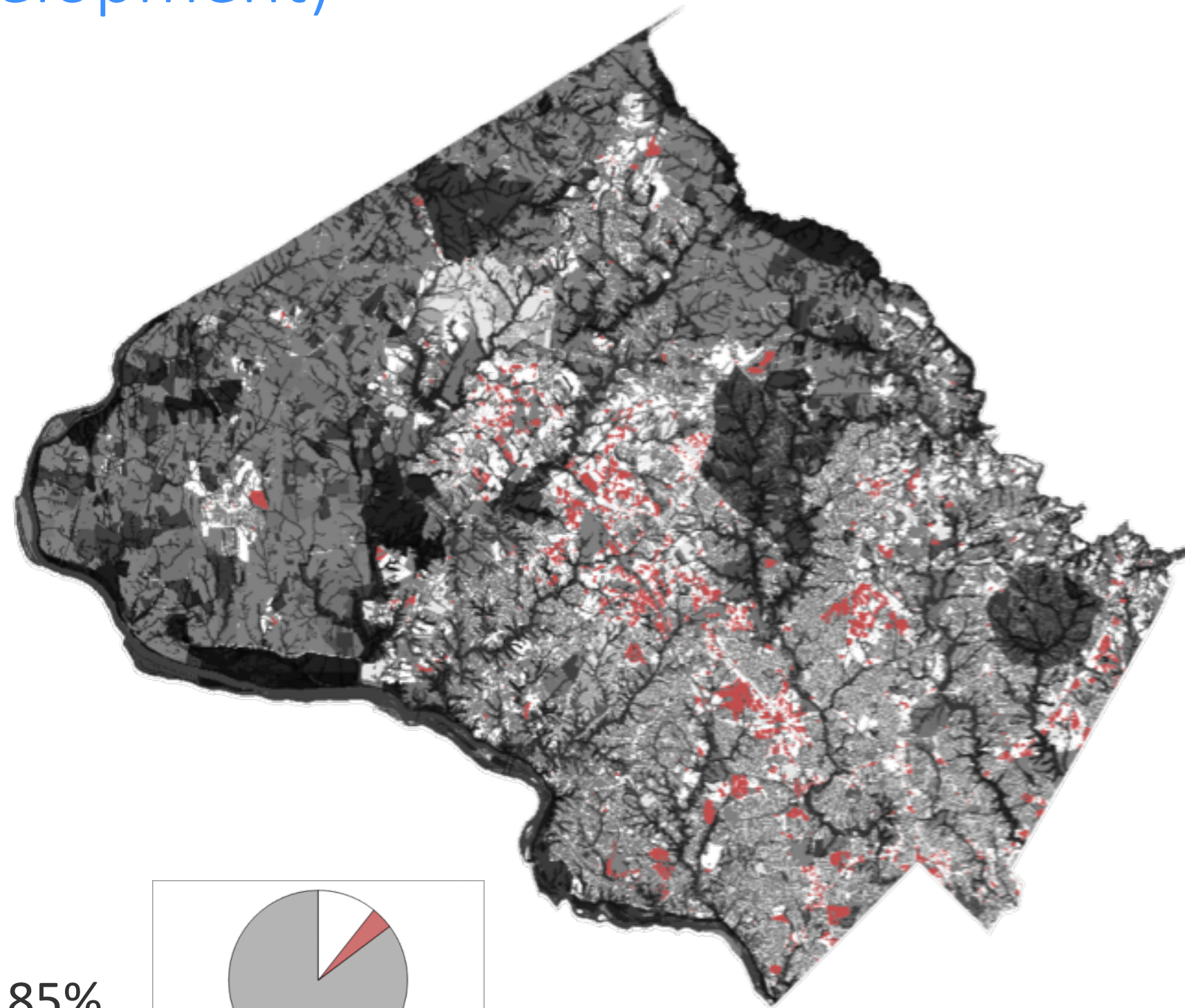
County is mostly built up (future is infill and redevelopment)

Environmental

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

Qualifiers

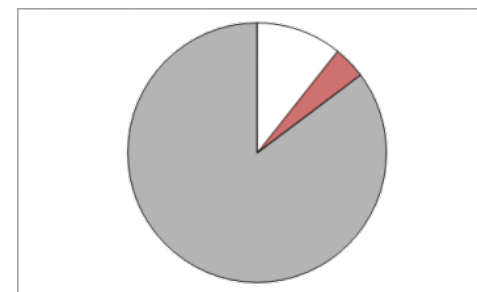
- Multiple owners
- Improvement Value >2 Land Value
- Office Buildings less than 50 years old
- Retail Buildings less than 15 years old

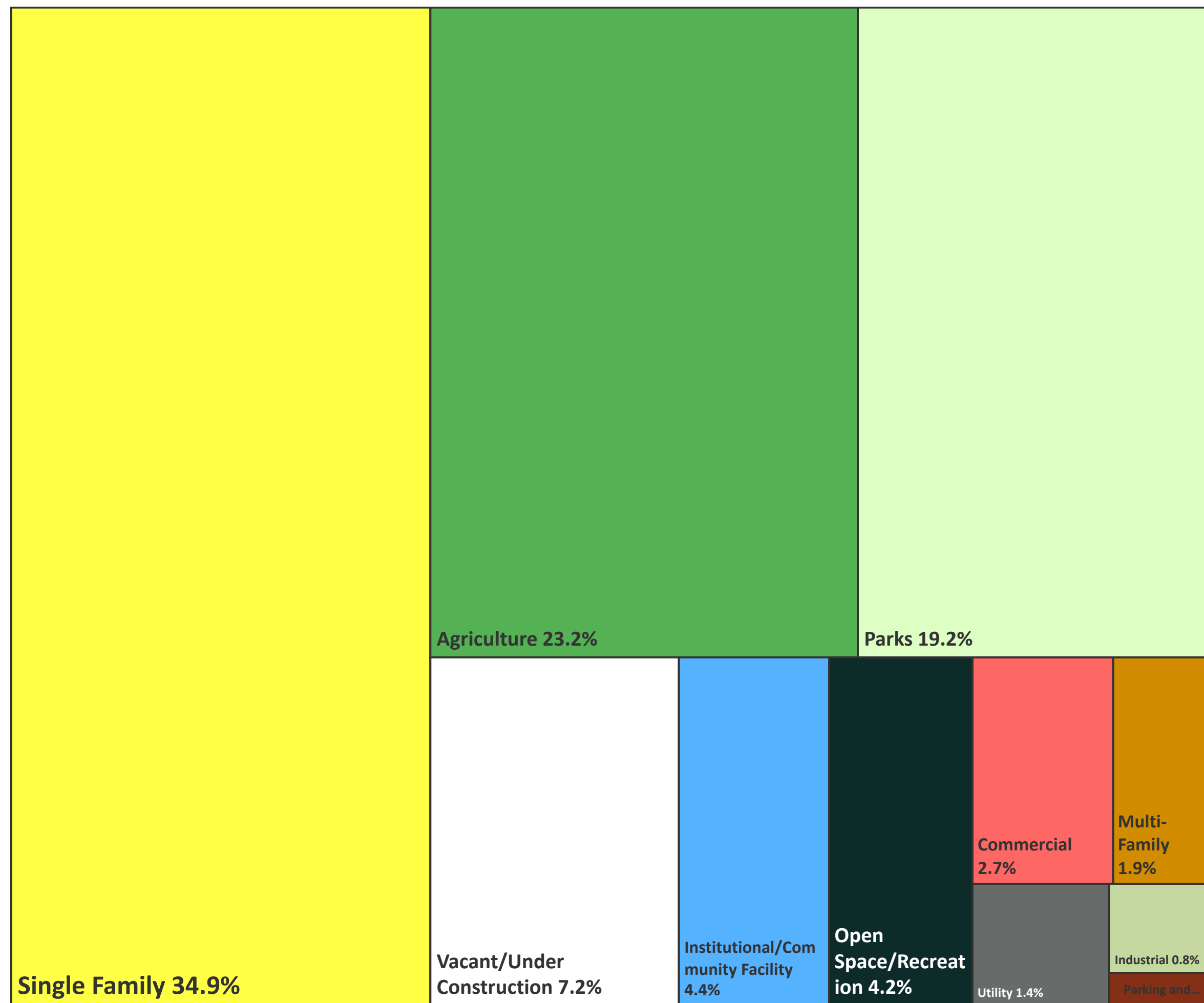


Man-made

- 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

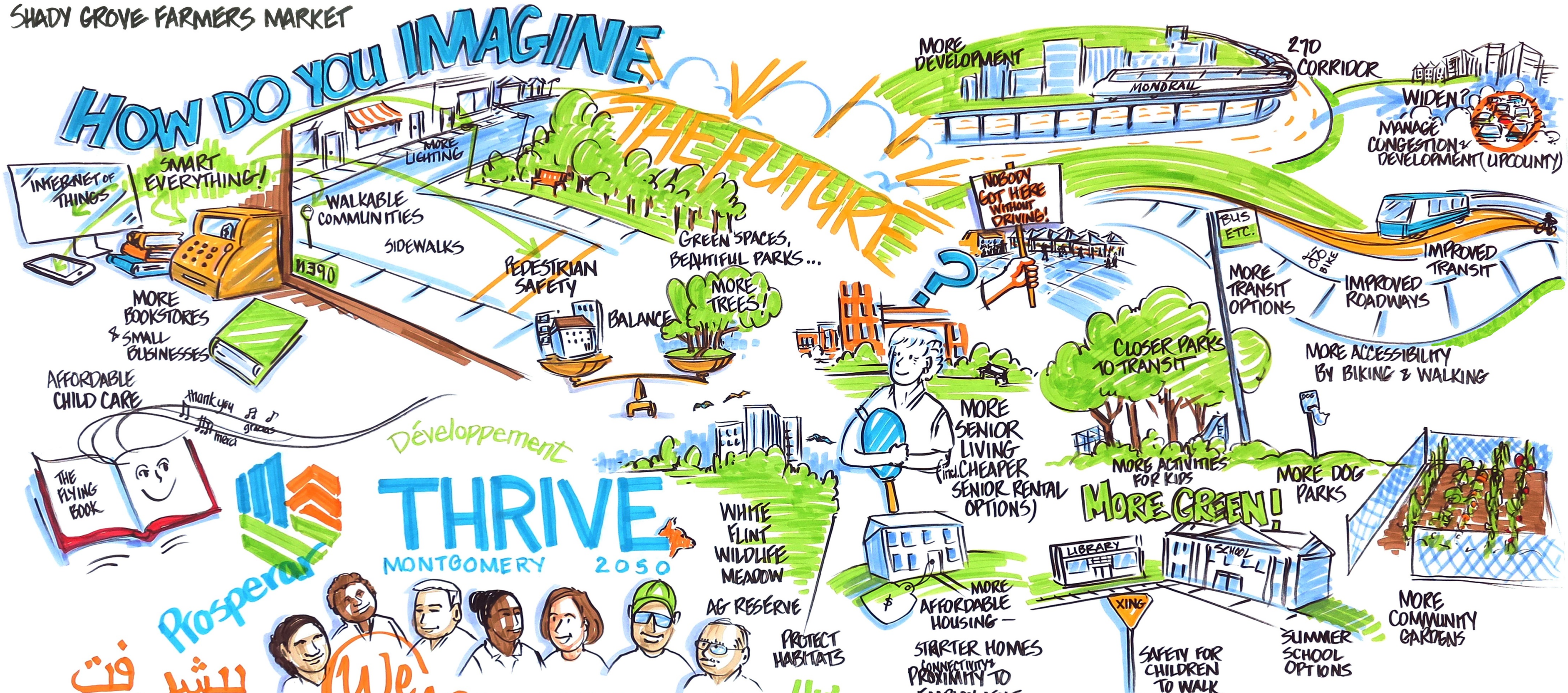
Constrained area = 276,515 Acres 85%
Unconstrained area = 47,804 Acres 15%





Diversity of issues and challenges

SHADY GROVE FARMERS MARKET



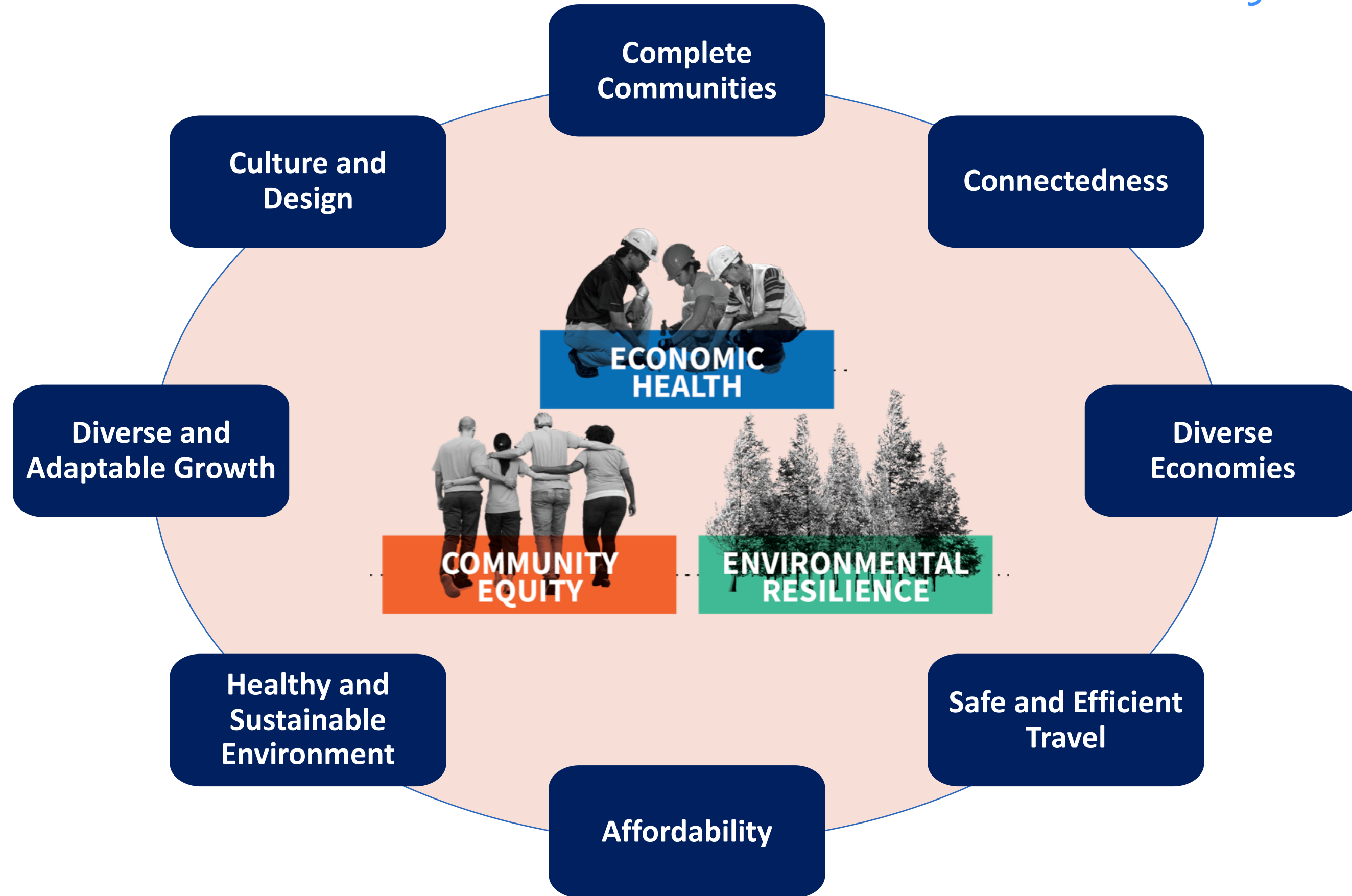
We are a highly diverse county in every way

1. Diversity of population
2. Diversity of living and working experiences
3. Diversity of natural resources
4. Diversity of built environment—urban, suburban, and rural communities

Proposed Strategic Framework



Issues and outcomes in the context of diversity



Complete communities (urban, suburban, rural)

- **Lack of walkable nodes with provisions for pedestrians and other modes of travel**

Current land use pattern has generally been designed for the automobile

- **Neighborhoods that separate rather than connect**

Racial and ethnic diversity is not reflected at the neighborhood level

- **Safe and life cycle communities**

Lack of diversity of housing types in the neighborhoods as people age

Personal safety must always be a high priority

Questions on Page 6 of the staff memorandum

Connectedness

- **Social isolation and declining social capital**

Decline of opportunities for traditional gathering places is increasing social isolation

- **Technological dependence**

Negative aspect of technology and social media

- **Unequal access to opportunities**

Access to opportunities are not equally available to all parts of the county

- **Community engagement on planning and development issues**

Not all residents are captured in our community engagement processes

Questions on Page 7 of the staff memorandum

Diverse Economies

- **Competitiveness**

The county's recent job growth has been relatively flat

- **Education and economic competitiveness**

The county does not realize the full economic benefits from its higher education institutions

- **Technology and automation**

Could further impact the current economic and employment picture

- **Small businesses and entrepreneurship**

A difficult environment for small businesses

- **Jobs/Housing Balance**

Negative impacts of adverse jobs/housing balance

Questions on Page 9 of the staff memorandum

Safe and Efficient Travel

- **A legacy of car-oriented land use**

 - Traffic congestion and increase in Vehicle Mile Travelled

- **Challenges for transit network**

 - Most jobs and housing not connected by efficient transit

- **Equity and transportation**

 - Low-income communities disproportionately impacted by lack of easy access to jobs

- **Emerging technologies**

 - Unknown impacts of new technologies in transportation

- **Major corridors act as barriers**

 - Major corridors are unsafe for all modes of travel

Questions on Page 11 of the staff memorandum

Affordability

- **Housing affordability**

stagnant incomes since 1990; decreased supply of new housing; and a lack variety of housing types

- **Affordability for small businesses and the creative sector**

High cost of living affects all aspects of live in the county

Questions on Page 12, 13 of the staff memorandum

Healthy and Sustainable Environment

- **Health**

 - Unequal access to healthcare and opportunities for active lifestyle

- **Environmental concerns**

 - Continued impacts to environmental resources

- **Climate change**

 - Numerous direct and indirect impacts of climate change

- **Water and sewer**

 - Capacity of the Infrastructure

Questions on Page 15 of the staff memorandum

Diverse and Adaptable Growth

- **Corridors in the 21st century**

 - Multiple corridor instead on one

 - Potential for transformation into places with new TOD*

- **The Agricultural Reserve**

 - New strategies to ensure its economic viability

- **Growth management**

 - Need new tools to focus on outcomes

Questions on Page 17 of the staff memorandum

*Transit-oriented Development

Culture and Design

- **Culture/art**

- Changing needs of a diverse population with multiple cultures

- Historic and cultural heritage

- Arts and entertainment for a younger generation

- **Design**

- The role of public realm in the digital age

- Good design in all parts of the built environment

Questions on Page 18 of the staff memorandum

What's Next

January - February 2020: Issues Report – What We've Heard

February 2020: Publish Issues Report, Planning Board review

March - September: Develop Working Draft Plan

April 2020: Planning Board Briefing-Draft Goals and Policies

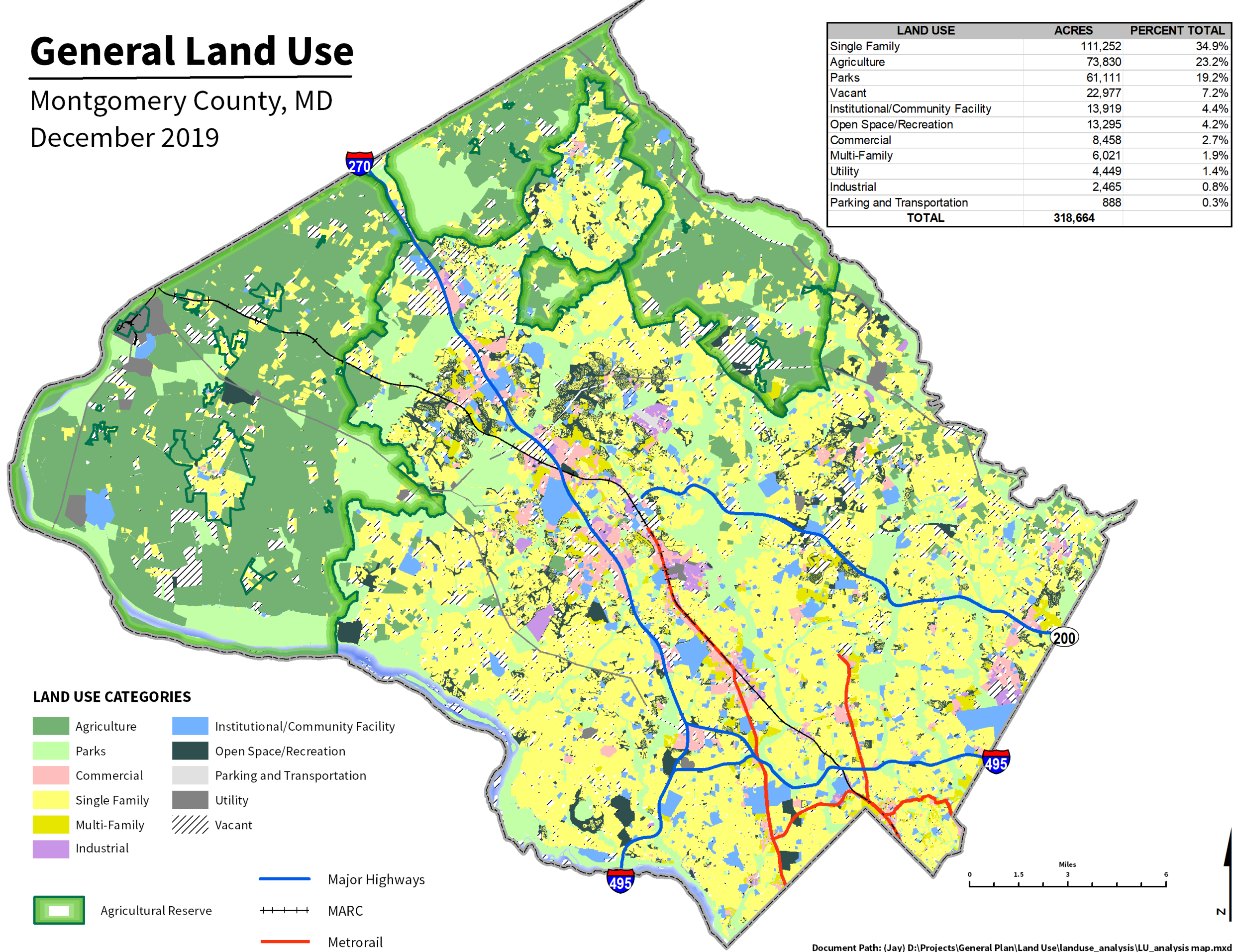
June 2020: Planning Board Briefing-Draft policy recommendations

September: Publish Draft Working Plan, Planning Board review

General Land Use

Montgomery County, MD
December 2019

LAND USE	ACRES	PERCENT TOTAL
Single Family	111,252	34.9%
Agriculture	73,830	23.2%
Parks	61,111	19.2%
Vacant	22,977	7.2%
Institutional/Community Facility	13,919	4.4%
Open Space/Recreation	13,295	4.2%
Commercial	8,458	2.7%
Multi-Family	6,021	1.9%
Utility	4,449	1.4%
Industrial	2,465	0.8%
Parking and Transportation	888	0.3%
TOTAL	318,664	



LAND USE CATEGORIES

- Agriculture
- Parks
- Commercial
- Single Family
- Multi-Family
- Industrial
- Institutional/Community Facility
- Open Space/Recreation
- Parking and Transportation
- Utility
- Vacant
- Agricultural Reserve
- Major Highways
- MARC
- Metrorail

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