ASK ME ANYTHING
Hosted by:

Gwen Wright
Montgomery County Planning Director
PICTURE THIS:
Vibrant gathering places and open spaces in every neighborhood.

PICTURE THIS:
County roads as safe, walkable, beautiful boulevards.

PICTURE THIS:
Everything you need within a 15-minute walk from home.

PICTURE THIS:
Housing as a right with more affordable, attainable housing options.
What is Thrive Montgomery 2050?

• Update to the General Plan, last comprehensively updated in 1969.
• Long-range vision for the future of growth in the county.
• Thrive Montgomery 2050 plan will help guide:
  • Countywide policies
  • Future initiatives
  • Land use planning infrastructure
  • Community amenities
  • Private development
1969 General Plan and its Implementation

- Increase Affordable Housing
- Protect Farmland
- Guide Timely Infrastructure

MPDU Law
TDRs
APFO
Why now?

• Continuing evolution into a diverse employment center
• Projected growth of 200,000 new residents in the next 30 years
• Changing technologies and cultural shifts
• Need to embrace urbanism
Change in County Demographics

Map 6. Predominant Racial or Ethnic Group, 1990 by Census Tract
Montgomery County, Maryland

Predominant Racial or Ethnic Group
1. White Predominant (>70% of tract population)
2. White Majority (50% - 70%)
3. Black Majority (50% - 70%)
4. No predominant group (no group with more than 50%)

Roads and Transitways
- Major Highways
- MARC Line
- Metro Line

Source: 1990 Census, U.S. Census Bureau. Created by: M-NCPPC, Research and Special Projects Division

Map 7. Predominant Racial or Ethnic Group, 2016 by Census Tract
Montgomery County, Maryland

Predominant Racial or Ethnic Group
1. White Predominant (>70% of tract population)
2. White Majority (50% - 70%)
3. Black Predominant (>70%)
4. Black Majority (50% - 70%)
5. Hispanic Majority (50% - 70%)
6. No predominant group (no group with more than 50%)

Roads and Transitways
- Major Highways
- MARC Line
- Metro Line

Source: 2012-2016 American Community Survey 5-year estimate, U.S. Census Bureau. Created by: M-NCPPC, Research and Special Projects Division
Increasingly Older Population

Percentage of Population by Age Group

<table>
<thead>
<tr>
<th>Age Group</th>
<th>1990</th>
<th>2016</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>8%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>5-19</td>
<td>18%</td>
<td>19%</td>
<td>18%</td>
</tr>
<tr>
<td>20-34</td>
<td>26%</td>
<td>17%</td>
<td>18%</td>
</tr>
<tr>
<td>35-44</td>
<td>14%</td>
<td>13%</td>
<td>20%</td>
</tr>
<tr>
<td>45-64</td>
<td>25%</td>
<td>27%</td>
<td>25%</td>
</tr>
<tr>
<td>65+</td>
<td>10%</td>
<td>15%</td>
<td>21%</td>
</tr>
</tbody>
</table>

Figure 6
More people are working at home

Percentage of resident workers who work at home

- Montgomery County: 3.8% (1990), 6.2% (2016)
- Frederick County: 3.5% (1990), 7.1% (2016)
- Prince George's County: 1.4% (1990), 3.3% (2016)
- Howard County: 2.9% (1990), 5.8% (2016)
- District of Columbia: 2.4% (1990), 6.0% (2016)
- Fairfax County: 2.9% (1990), 6.7% (2016)
- Loudoun County: 3.8% (1990), 8.2% (2016)
- Arlington County: 2.7% (1990), 5.7% (2016)
What have we heard so far?

THE RENT IS TOO #$!% HIGH!
LET'S COME UP WITH THE ANSWERS TOGETHER AT THRIVEMONTGOMERY.COM

TRAFFIC IS THE WORST!
Let's come up with solutions together at ThriveMontgomery.com
What have we heard so far?

“Would like us to have mixed income communities, so that we have mixed-income schools.”
- Germantown Splash Park

“Please relieve the congestion along 270 – widen lanes or extend the metro. Something!”
- Taste of Bethesda

Stop building so many houses in the Ag Reserve”
- Poolesville Day

“Running trails, walkability, anything to attract independent businesses.”
- Wheaton Sunday Funday

-Thrive Montgomery 2050 – Ask Me Anything
Current Land Use

- Single Family: 34.9%
- Agriculture: 23.2%
- Parks: 19.2%
- Vacant/Under Construction: 7.2%
- Institutional/Community Facility: 4.4%
- Multi-Family: 1.9%
- Commercial: 2.7%
- Open Space/Recreation: 4.2%
- Utility: 1.4%
- Industrial: 0.1%

Thrive Montgomery 2050 – Ask Me Anything
Qualifiers

- Multiple owners
- Improvement Value > 2 Land Value
- Office Buildings less than 50 years old
- Retail Buildings less than 25 years old
- Multiple Owners
- Hydrological

Environmental constraints

- Streams
- Wetland Buffers
- Eroder soils
- TDR Exhausted
- Forest Conservation Easements
- Agriculture Reserves
- Parks & Biodiversity Areas
- Rockville Quarry
- Regulated Affordable Housing
- Private Institutional
- Public
- Historic Preservation
- Government Ownership
- Special Protection Areas
- HOA Common Ownership
- Single Family Dwellings
- Constrained area = 276,515 Acres
- Unconstrained area = 47,804 Acres

County is mostly built out (future is infill and redevelopment)
Housing Growth Not Meeting Needs of Growing Population

Montgomery County Building Permits

Average since 1980: 4,300
Average since 2010: 2,700

Framework

ECONOMIC HEALTH + COMMUNITY EQUITY + ENVIRONMENTAL RESILIENCE = THRIVE MONTGOMERY 2050
Vision

In 2050, Montgomery County is a web of complete communities connected by vibrant corridors.

- **Complete communities**: Individual and unique centers of neighborhood activity and urban nodes optimize land use with a variety of housing types and price points are located close to transit, workplaces, needed goods and services, public amenities and active park spaces.

- **Vibrant corridors**: comfortable, safe corridors of multimodal transportation and services; and corridors of green parks, stream valleys and trails.
Categories of Goals

- Safe and Efficient Travel
- Complete Communities
- Diverse and Adaptable Growth
- Connectedness
- Affordability and Attainability
- Diverse Economies
- Healthy and Sustainable Environment
- Culture and Design
- Economic
- Environmental Resilience
- Community Equity
Big Shifts

- Urbanism – corridors are the future
- 15-minute living
- Active lifestyles = health
- Social – connections of people and places
- Housing is a right and a value
- Major roads transformed into boulevards
- Stop planning for cars
- De-pave the county
- Varieties of commercial uses
- Regional solutions to problems
- Diversity is our strength
- Embrace importance of place
Corridors

Rockville Pike in Montgomery County

14th St. in DC
Parking Lots to Places
Regional Solutions
Embrace importance of place
Project Timeline

- **Issues Report**
  - Presented to the Planning Board on February 27th

- **Draft Vision and Goals**
  - Presented to the Planning Board on April 16th

- **Draft Policies and Actions**
  - Will be presented to the Planning Board on June 11th

- **Working Draft Plan**
  - September 2020

- **Planning Board Review + Transmittal**
  - October 2020 – March 2021

- **Council Review + Approval**
  - April 2021 - TBD
What questions and/or comments do you have about Thrive Montgomery 2050?

Share your thoughts in the chat!