

ASK ME ANYTHING



Hosted by:

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*Montgomery County
Planning Director*



PICTURE THIS: _____

Vibrant gathering places and open spaces in every neighborhood.



ThriveMontgomery.com



PICTURE THIS: _____

County roads as safe, walkable, beautiful boulevards.



ThriveMontgomery.com



PICTURE THIS: _____

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



ThriveMontgomery.com



PICTURE THIS: _____

Housing as a right with more affordable, attainable housing options.



ThriveMontgomery.com

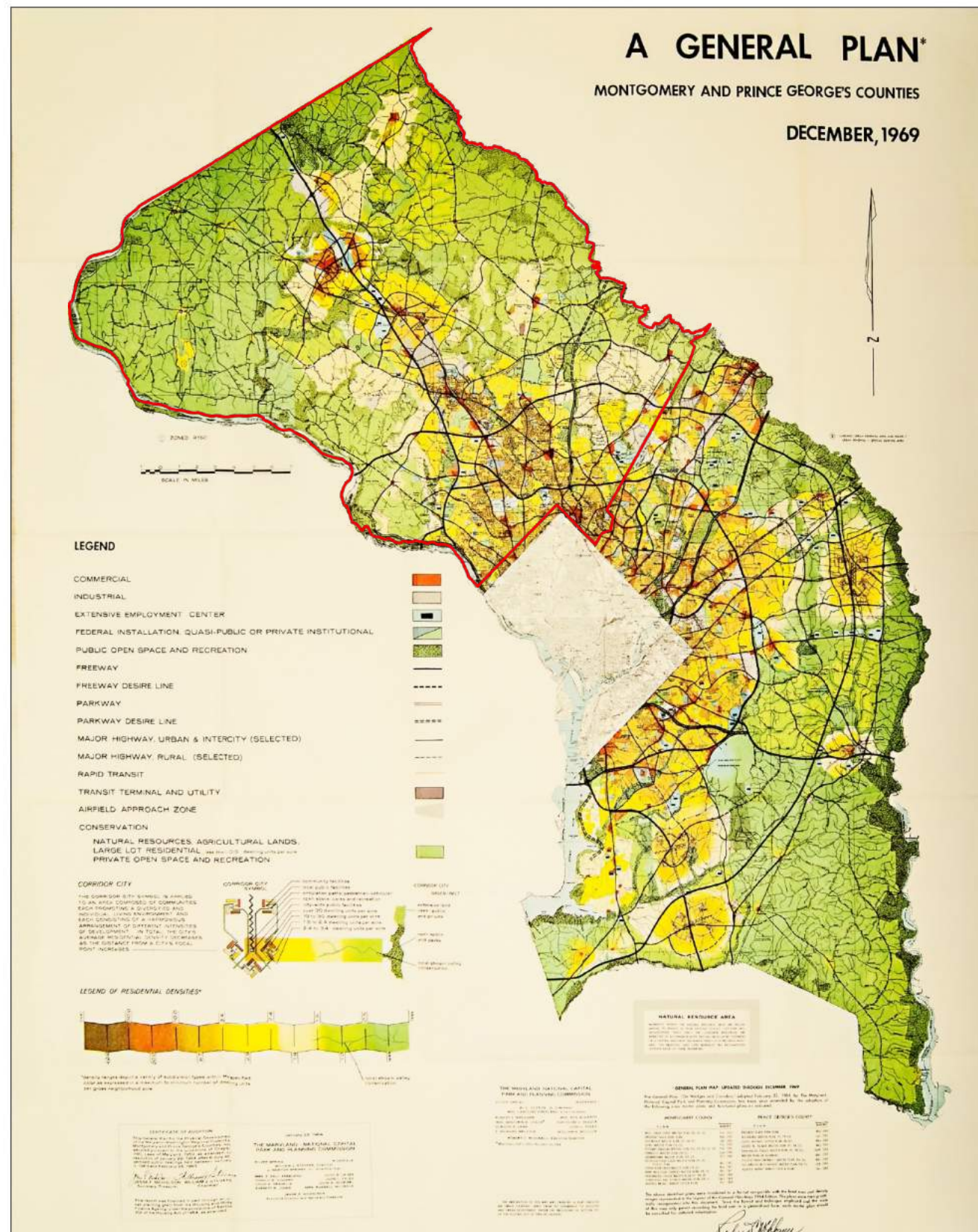


What is Thrive Montgomery 2050?

- 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



MPDU Law

Protect Farmland



TDRs

Guide Timely Infrastructure



APFO

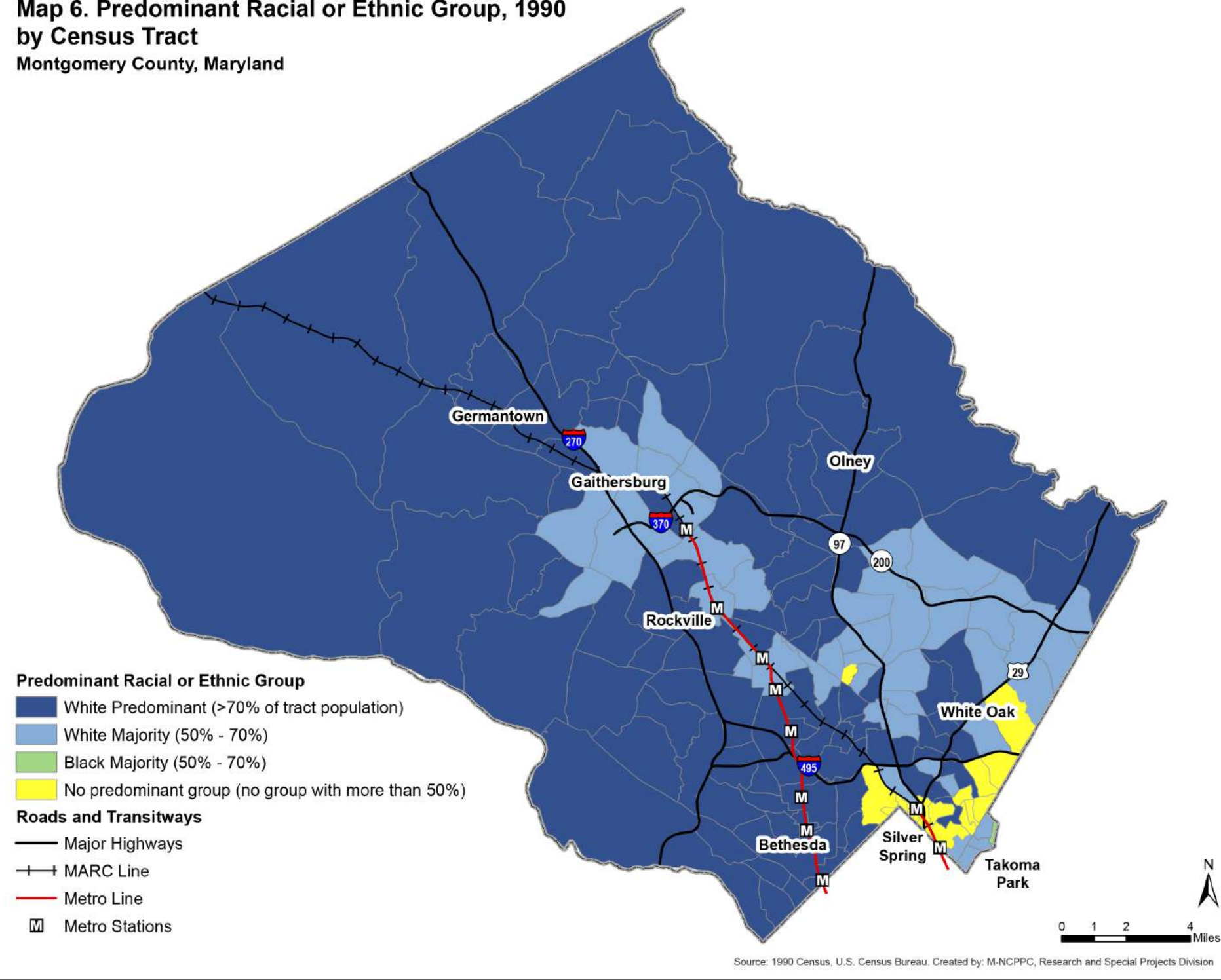
Why now?

- 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

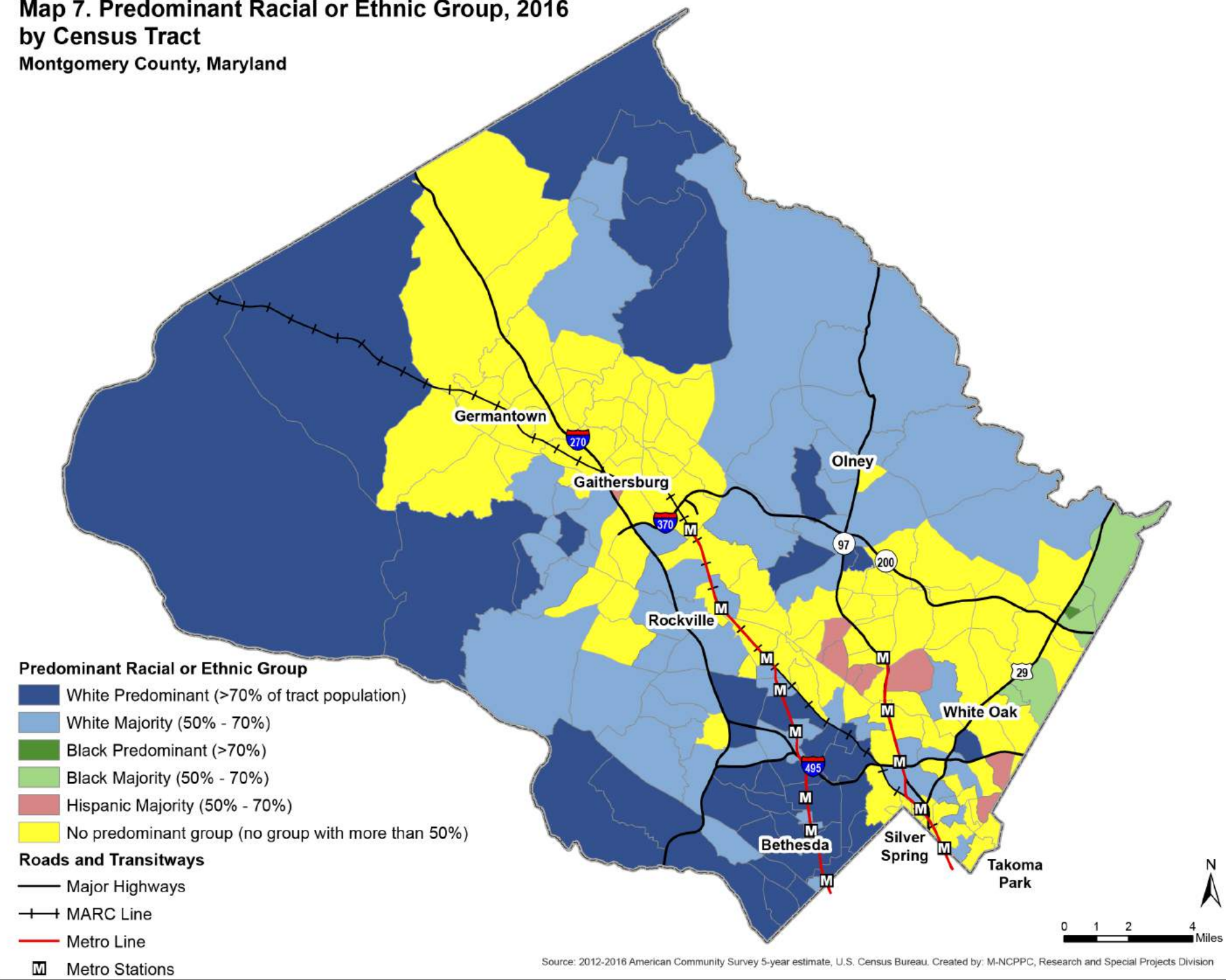


Change in County Demographics

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



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





Increasingly Older Population

Percentage of Population by Age Group

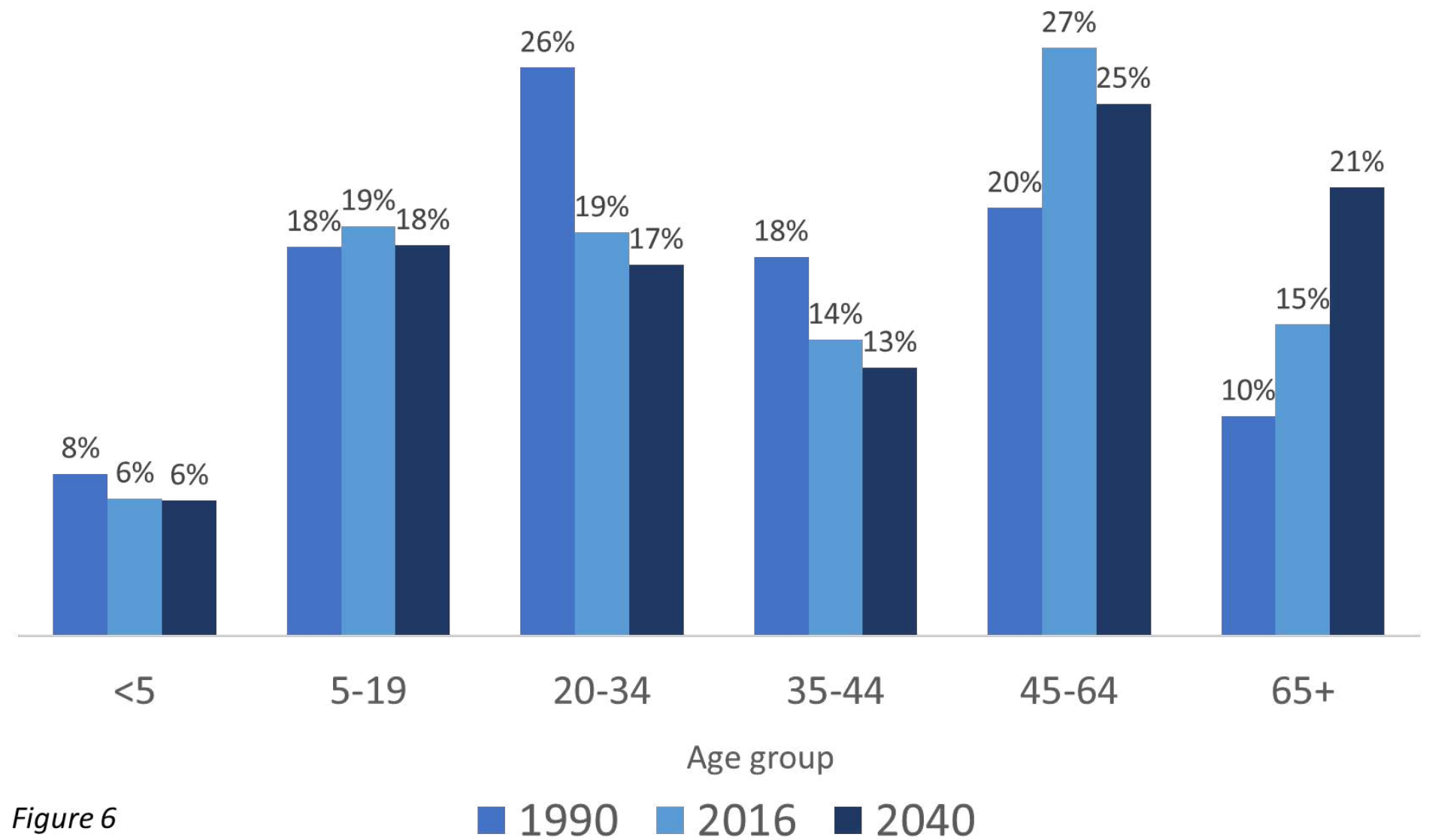
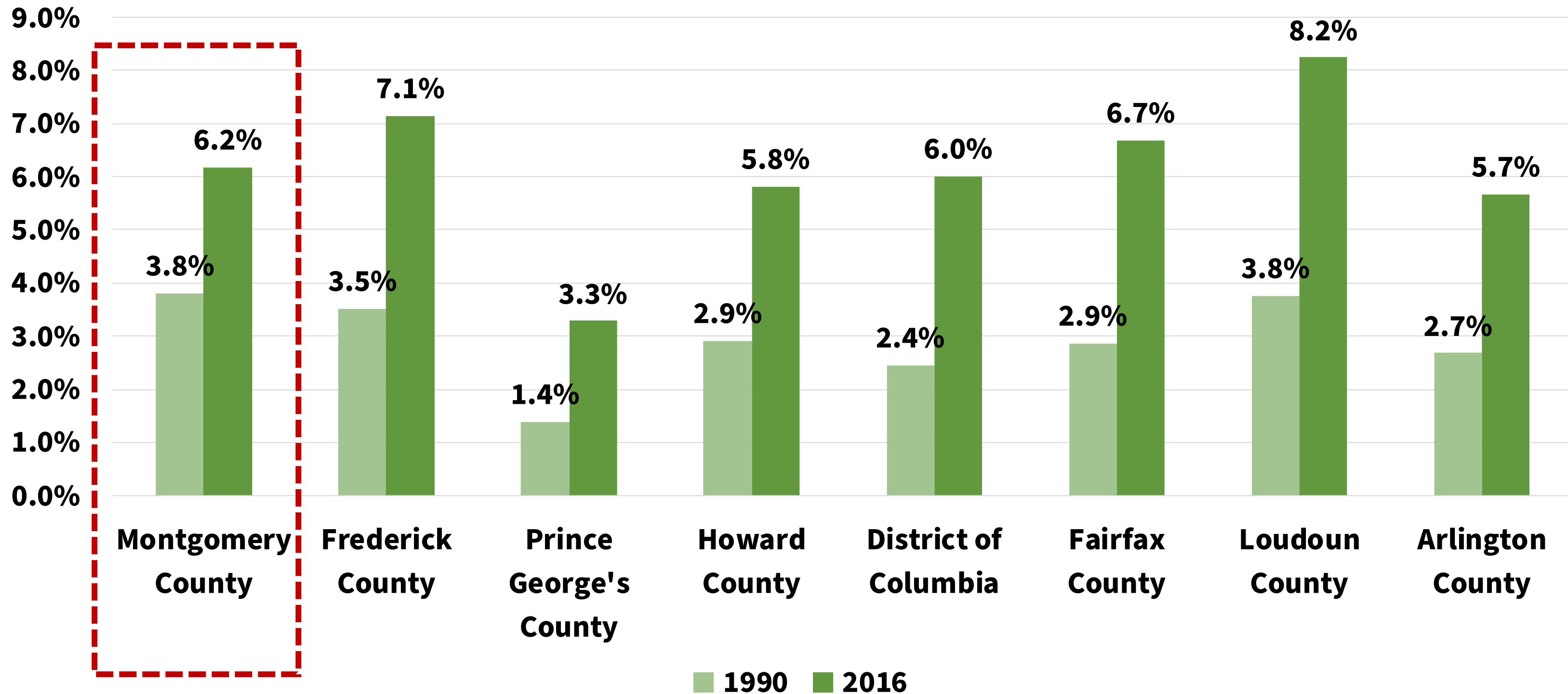


Figure 6

More people are working at home

Percentage of resident workers who work at home



What have we heard so far?



THE RENT IS TOO #\$\$!% HIGH!

LET'S COME UP WITH THE ANSWERS TOGETHER AT THRIVEMONTGOMERY.COM



THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together.

TRAFFIC IS THE WORST!

Let's come up with solutions together at ThriveMontgomery.com



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SHADY GROVE FARMERS MARKET

HOW DO YOU IMAGINE THE FUTURE?



THRIVE
MONTGOMERY 2050

Prosperity

We ARE MONTGOMERY

Hungry Think

LUCINDA LEVINE CROWLEY & CO

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

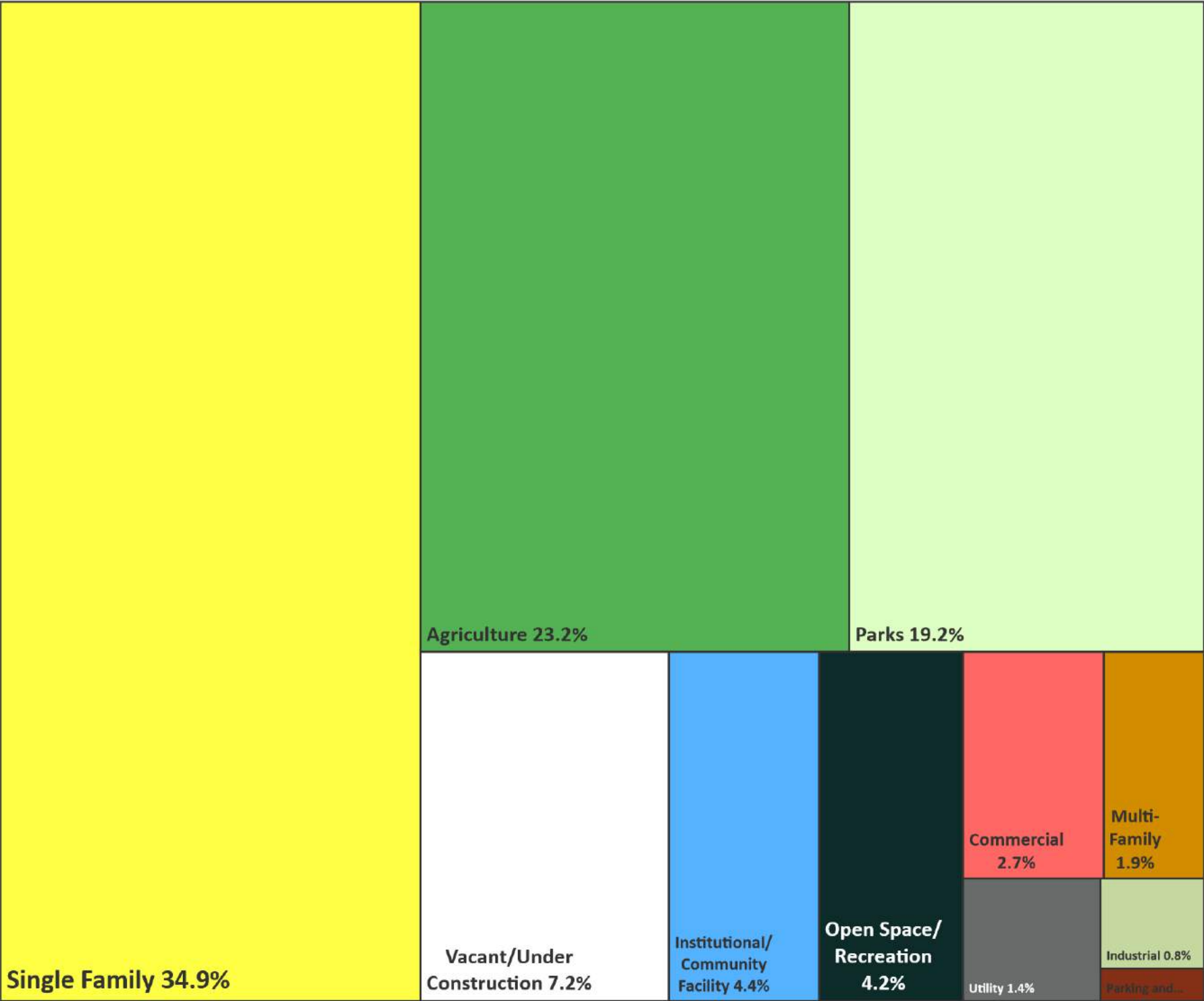
“Running trails, walkability, anything to attract independent businesses.”

-Wheaton Sunday Funday





Current Land Use



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

Environmental constraints

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

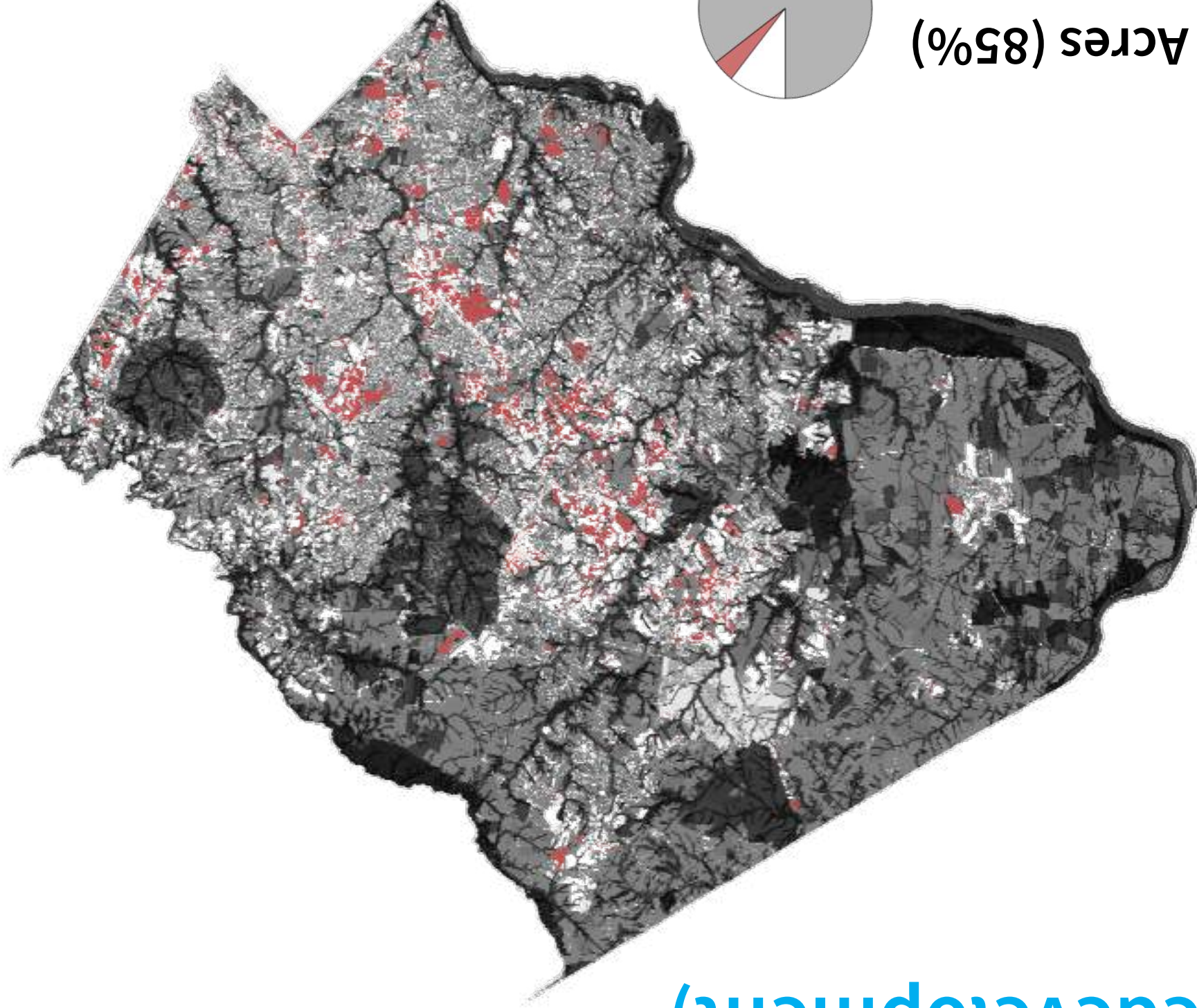
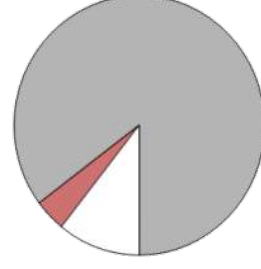
Qualifiers

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

Constrained area = 276,515 Acres (85%)

Unconstrained area = 47,804 Acres

(15%)

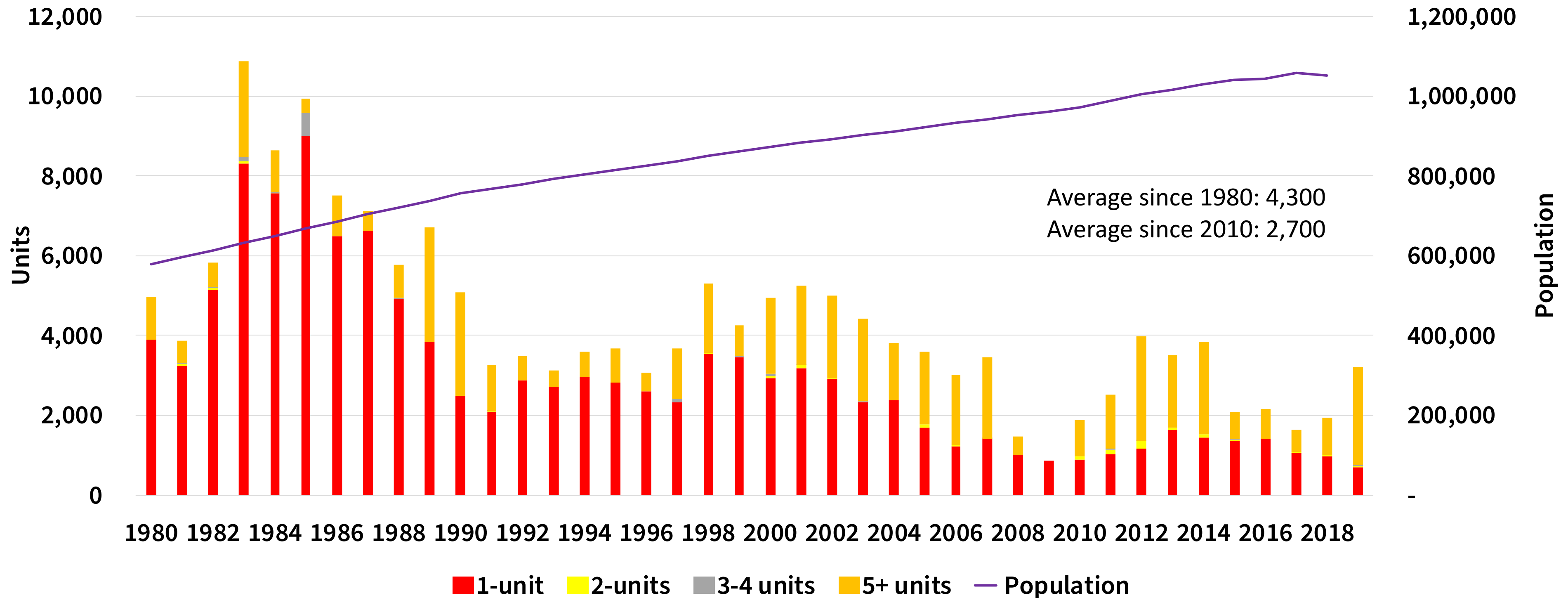


Man-made constraints

- 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

Housing Growth Not Meeting Needs of Growing Population

Montgomery County Building Permits



Source: 1960-2010 US Census, 2016 American Community Survey, 1-year estimate, Census Bureau Building Permits

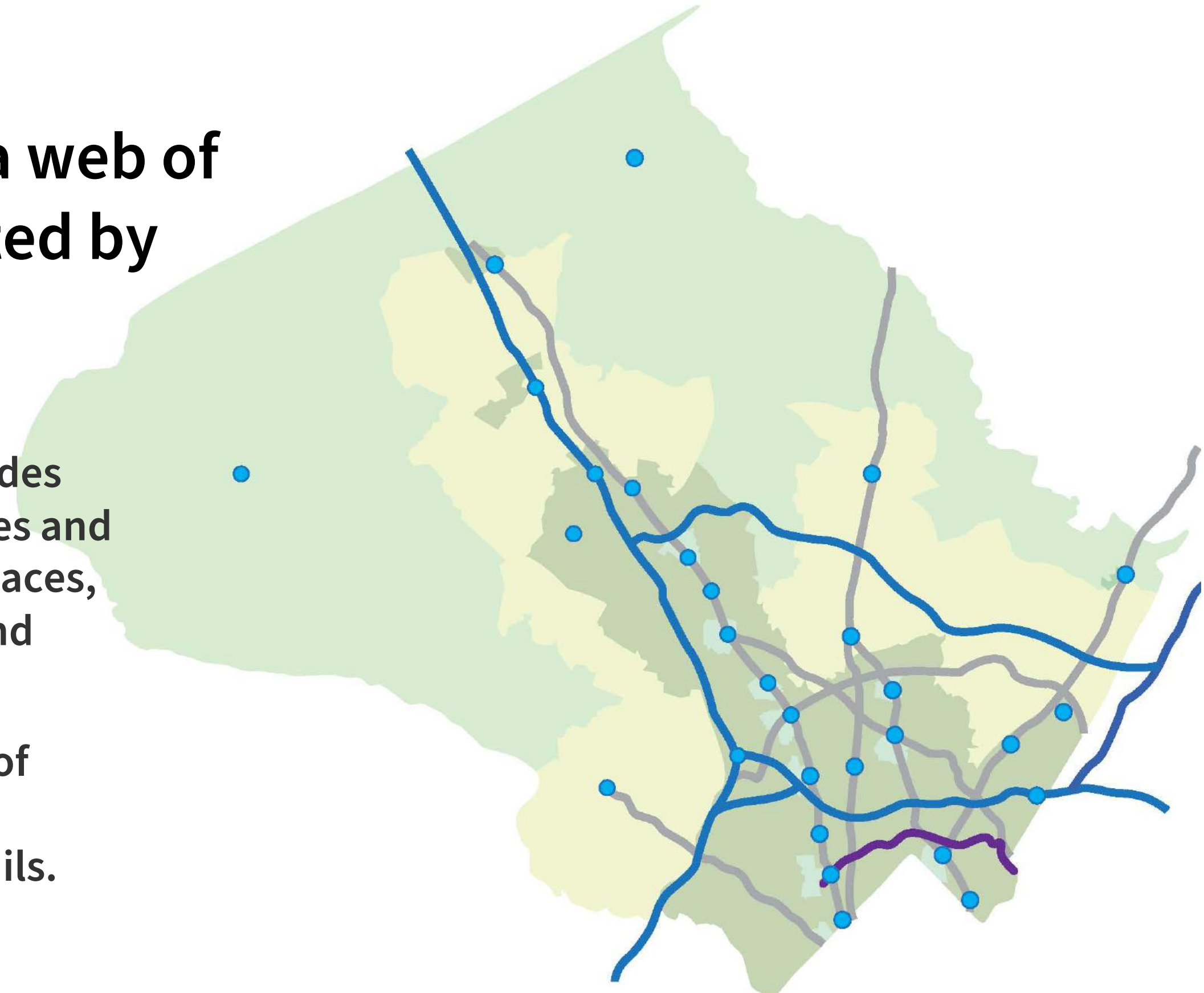
Framework



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





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

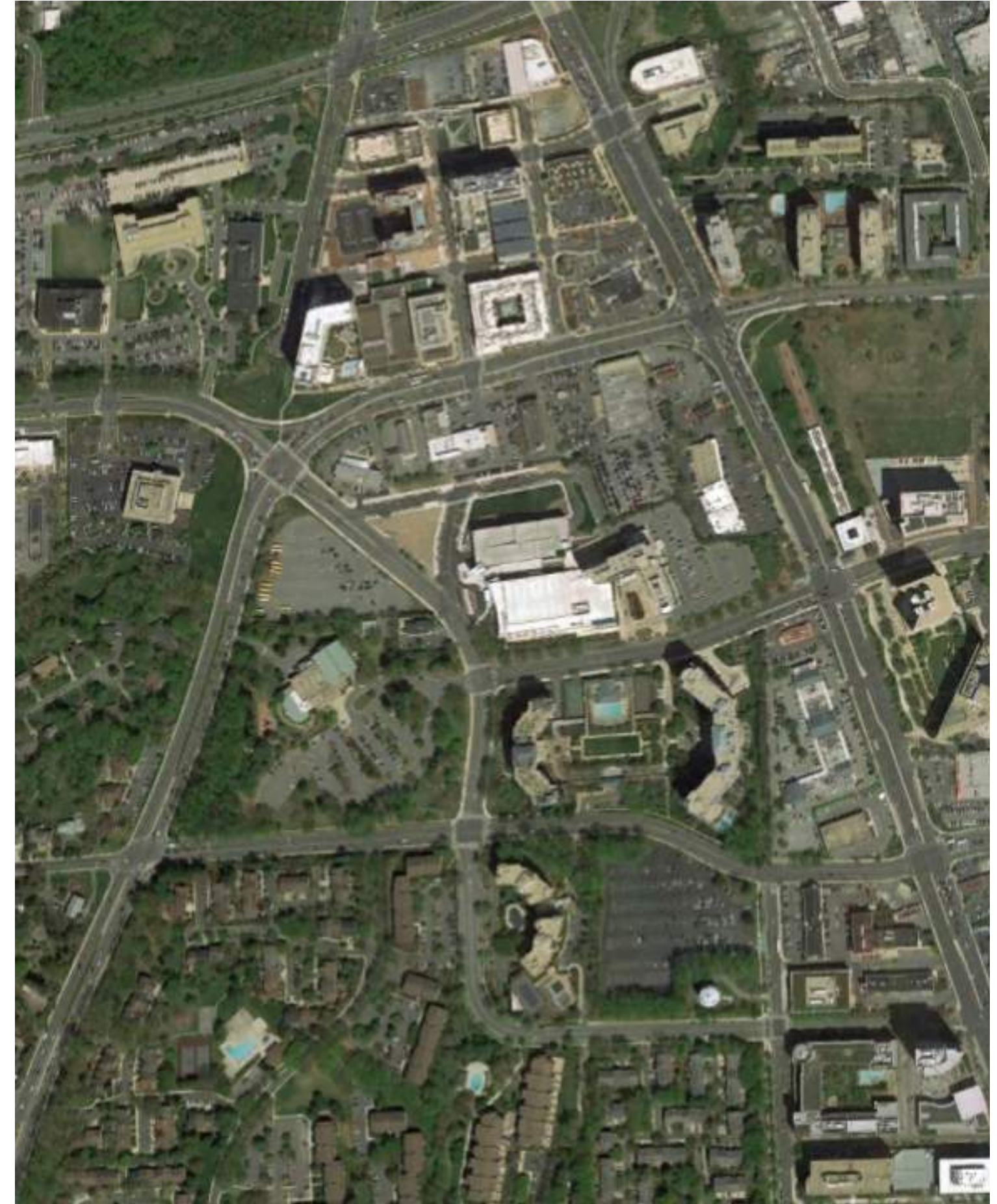
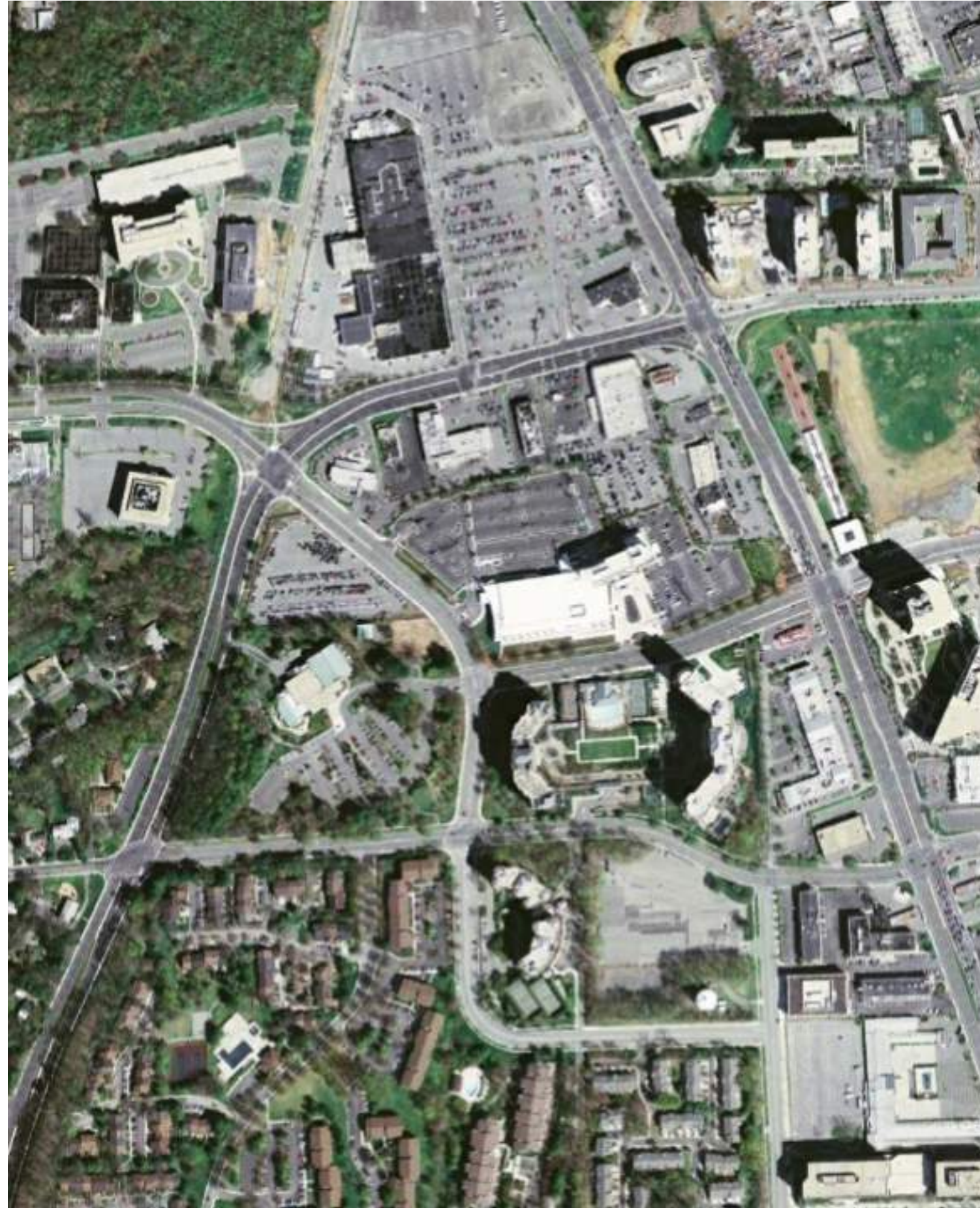


Rockville Pike in Montgomery
County

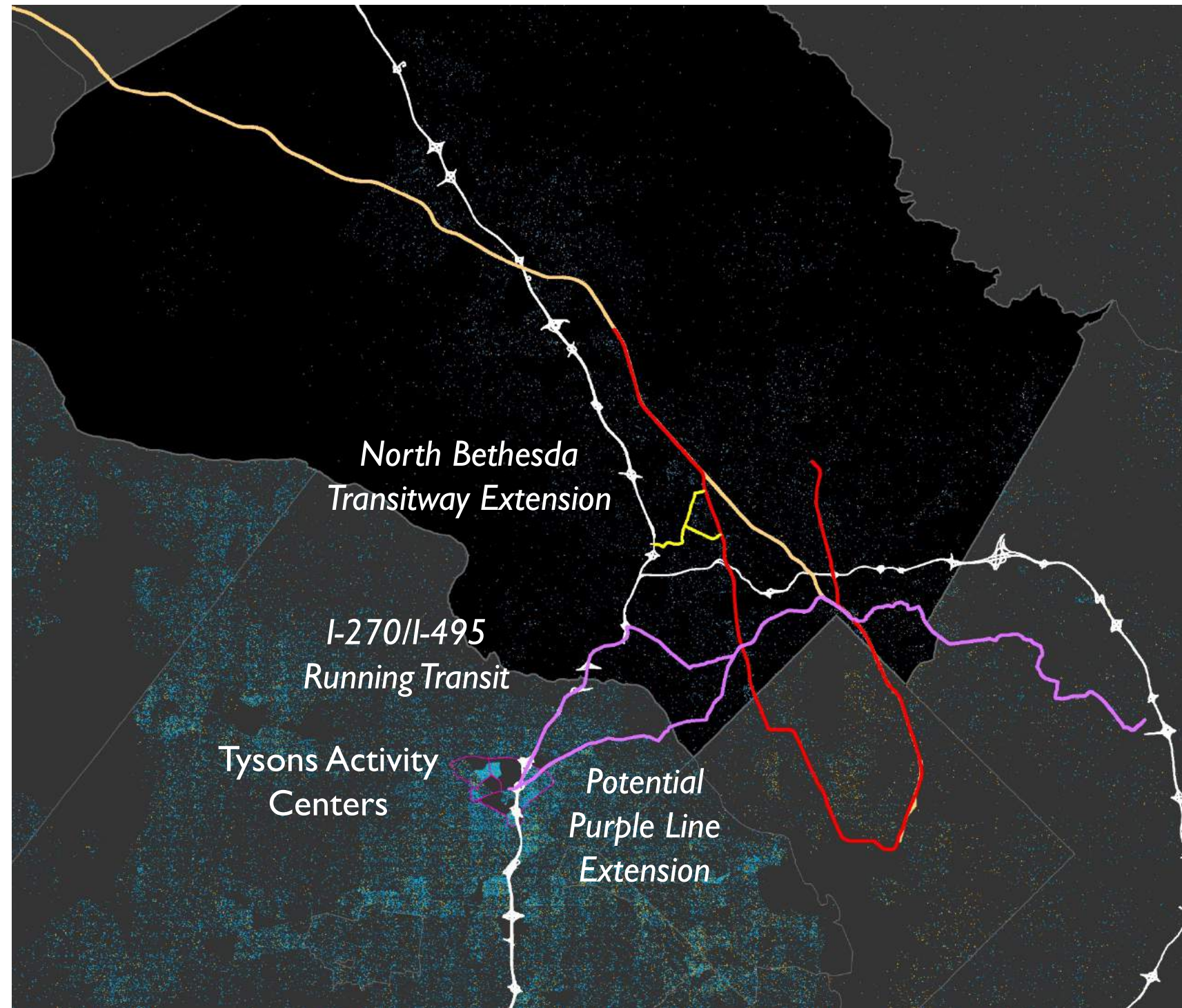


14th St. in DC

Parking Lots to Places



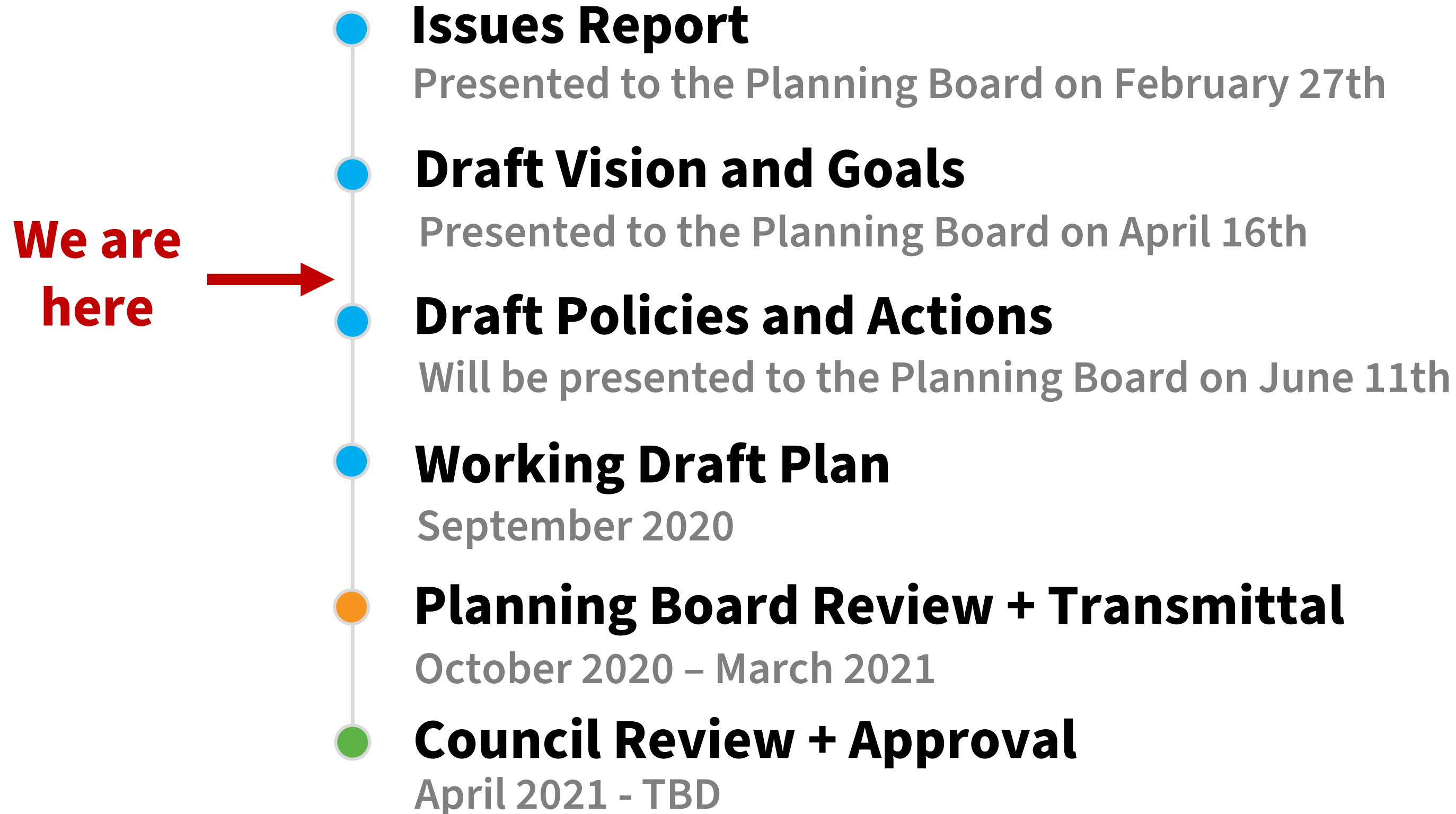
Regional Solutions



Embrace importance of place



Project Timeline



**What questions and/or
comments do you have about
Thrive Montgomery 2050?**

Share your thoughts in the chat!