



# THRIVE

## MONTGOMERY 2050

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Montgomery Planning

1/28/2021

## Worksession #5

Thrive Montgomery 2050 Public Hearing Draft



# Agenda

- 1. Compact Growth Themes from the Public Hearing**
- 2. Proposed Compact Growth: Corridor Focused Development Chapter**
- 3. Preview of Design, Arts and Culture Chapter**

# Themes from the Public Hearing

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- **Evolution of the Wedges and Corridors Concept**
- **Need to Accommodate Growth**
- **Location of Growth**
- **Paying for Growth**
- **Impacts of Denser Development**
- **Role of the Agricultural Reserve**

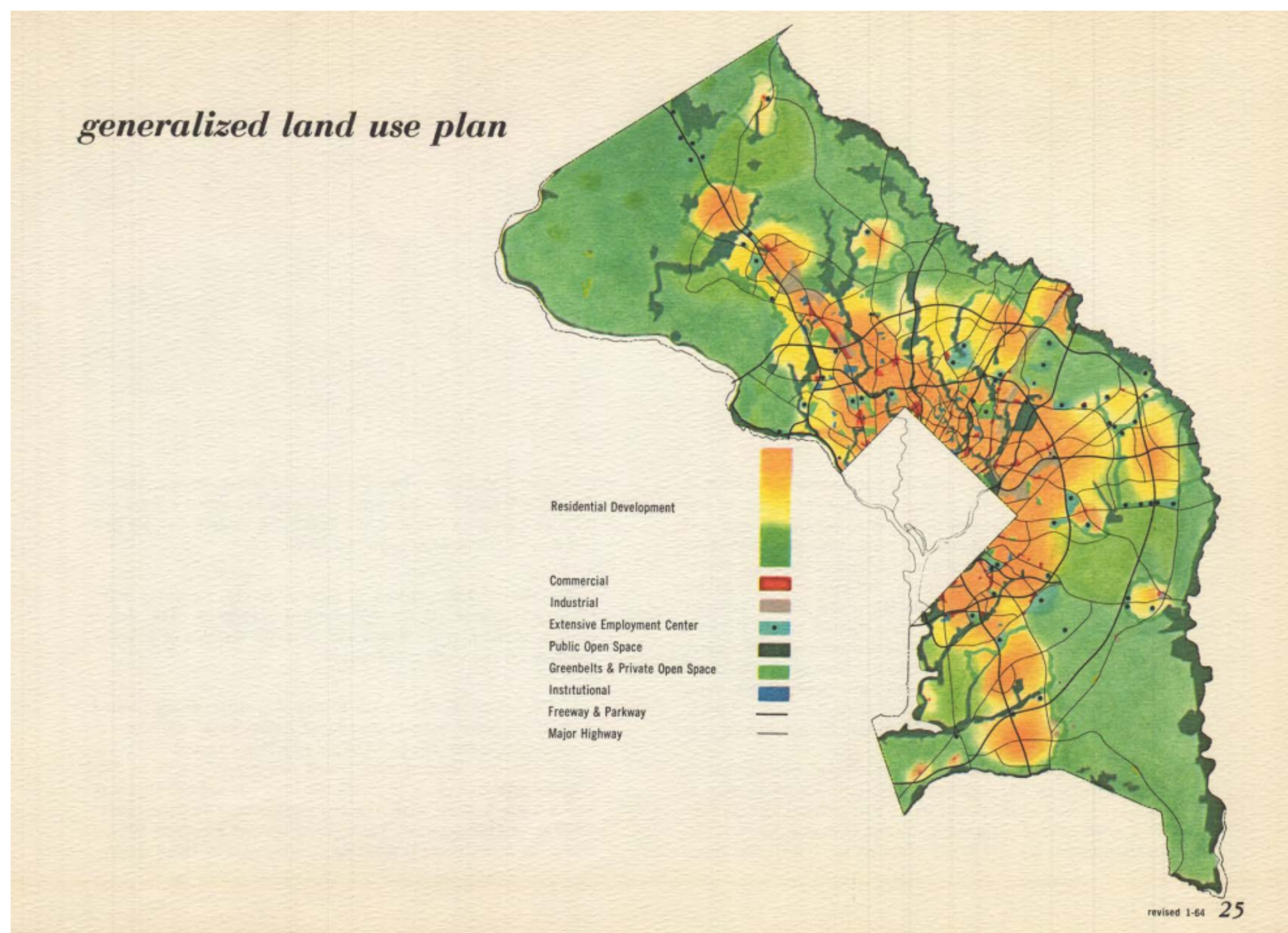
# Proposed Compact Growth: Corridor Focused Development Chapter

# Organization

- **Part 1: What is the problem we are trying to solve?**
- **Part 2: What policies are going to solve this problem?**
- **Part 3: How will these policies further the key objectives of Thrive Montgomery?**
- **Part 4: How will we know we are making progress?**



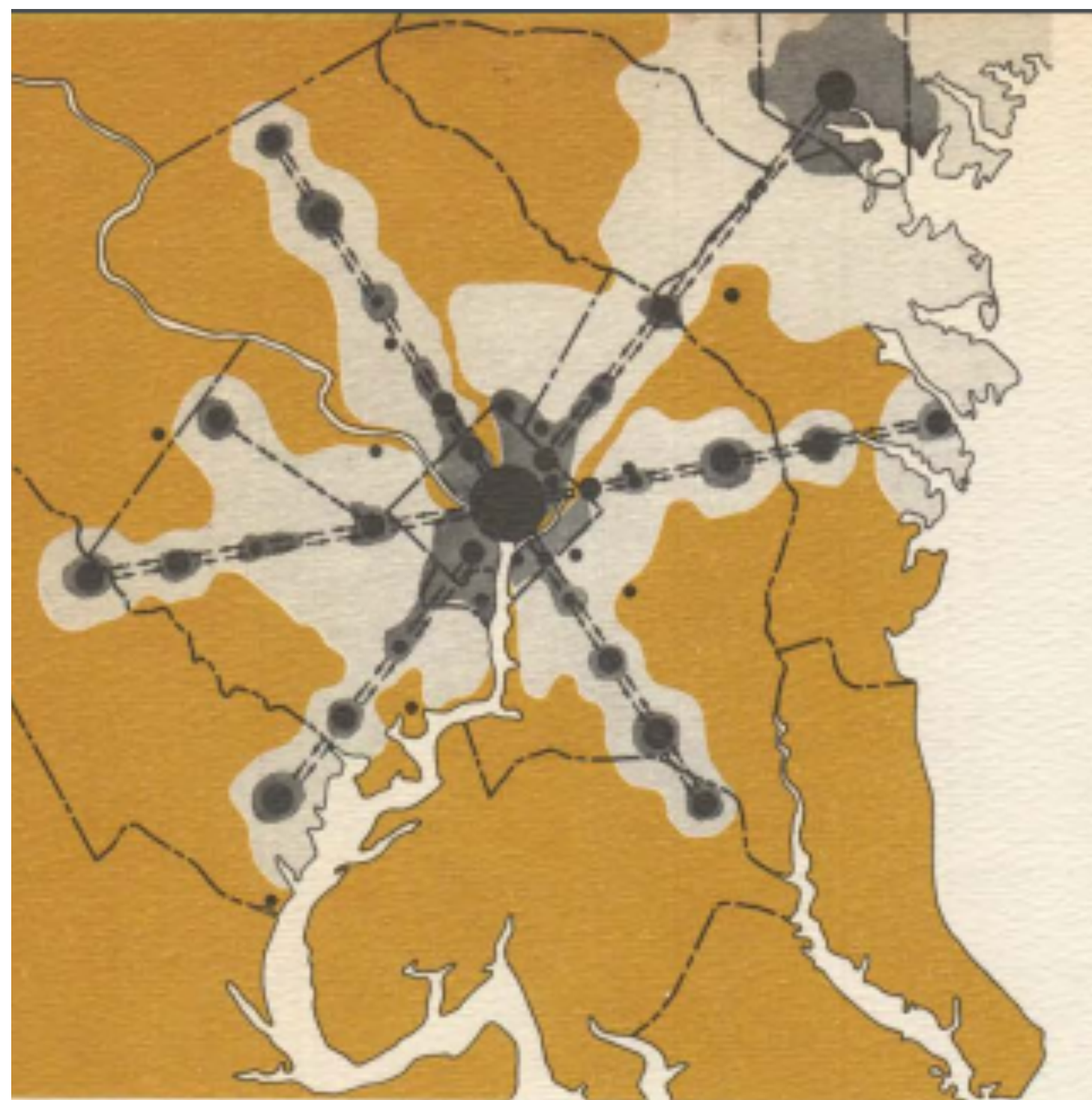
# The Problem: Inefficient Land Use



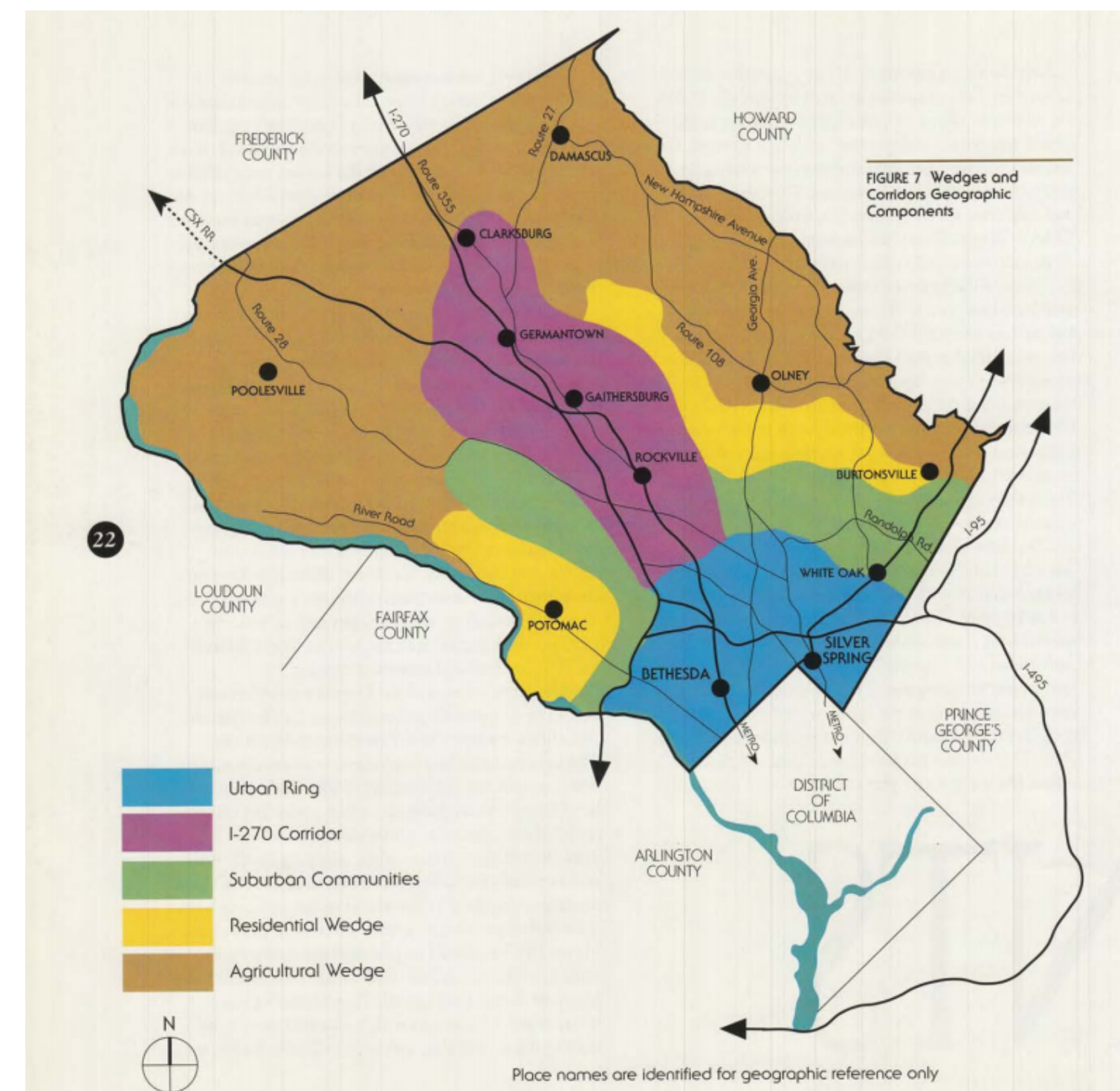
1964 Wedges and Corridors Plan – Generalized Land Use Plan



# The Problem: Inefficient Land Use



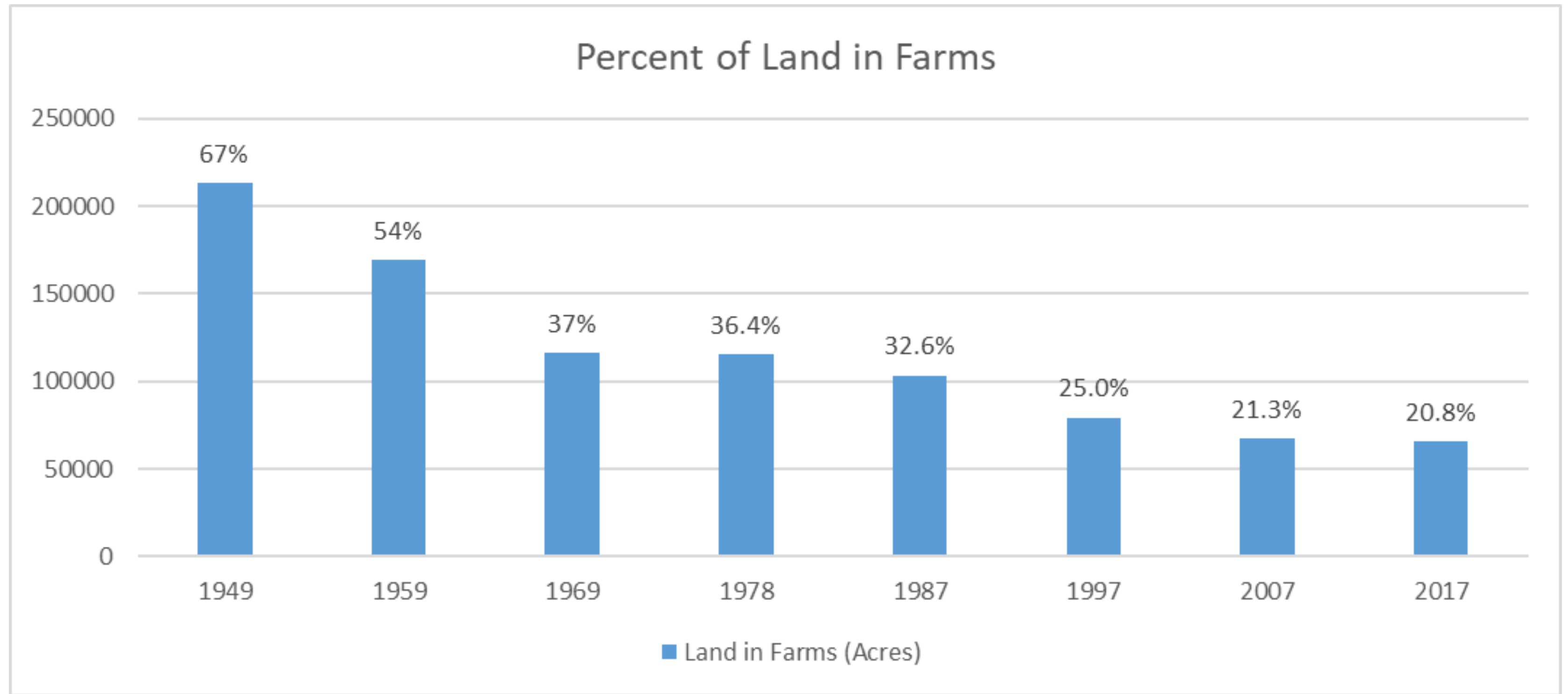
*The Radial Corridor Plan – A Policy Plan for the Year 2000*



*1993 General Plan Refinement – Wedges and Corridors Geographic Components*



# The Problem: Inefficient Land Use



*Acres and Percent of Land in Farms (Census of Agriculture, 1949-2017)*

## Part 2: What policies are going to solve this problem?

- **Concentrate growth in centers of activity along corridors through compact infill development and redevelopment to maximize efficient use of land.**
- **Promote and prioritize public investment in infrastructure along growth corridors and leverage it to attract future private investment in a compact form.**
- **Limit growth beyond corridors to compact, infill development and redevelopment in complete communities to prevent sprawl. Apply principles of urbanism at an appropriate scale along a rural-to-urban transect as outlined in the Complete Communities chapter.**
- **Preserve and enhance the Agricultural Reserve and manage the areas designated within the footprint for a rural pattern of development for the benefit of the entire county.**

## Part 2: What policies are going to solve this problem?

**Concentrate growth in centers of activity along corridors through compact infill development and redevelopment to maximize efficient use of land.**

- Amend land use, design and zoning regulations to remove regulatory barriers and permit corridor-focused compact development.
- Improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era with little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards.

## Part 2: What policies are going to solve this problem?

**Promote and prioritize public investment in infrastructure along growth corridors and leverage it to attract future private investment in a compact form.**

- Adopt new methods of financing public infrastructure to facilitate investment in areas identified as appropriate for more intensive development and accompanying infrastructure.
- Establish high-quality transit infrastructure along growth corridors through capital investment and ensure reliable, frequent service through operational investment.
- Leverage federal, state and local incentive programs, publicly owned land and land investment opportunities for corridor infill development and redevelopment.



## Part 2: What policies are going to solve this problem?

**Limit growth beyond corridors to compact, infill development and redevelopment in complete communities to prevent sprawl. Apply principles of urbanism at an appropriate scale along a rural-to-urban transect.**

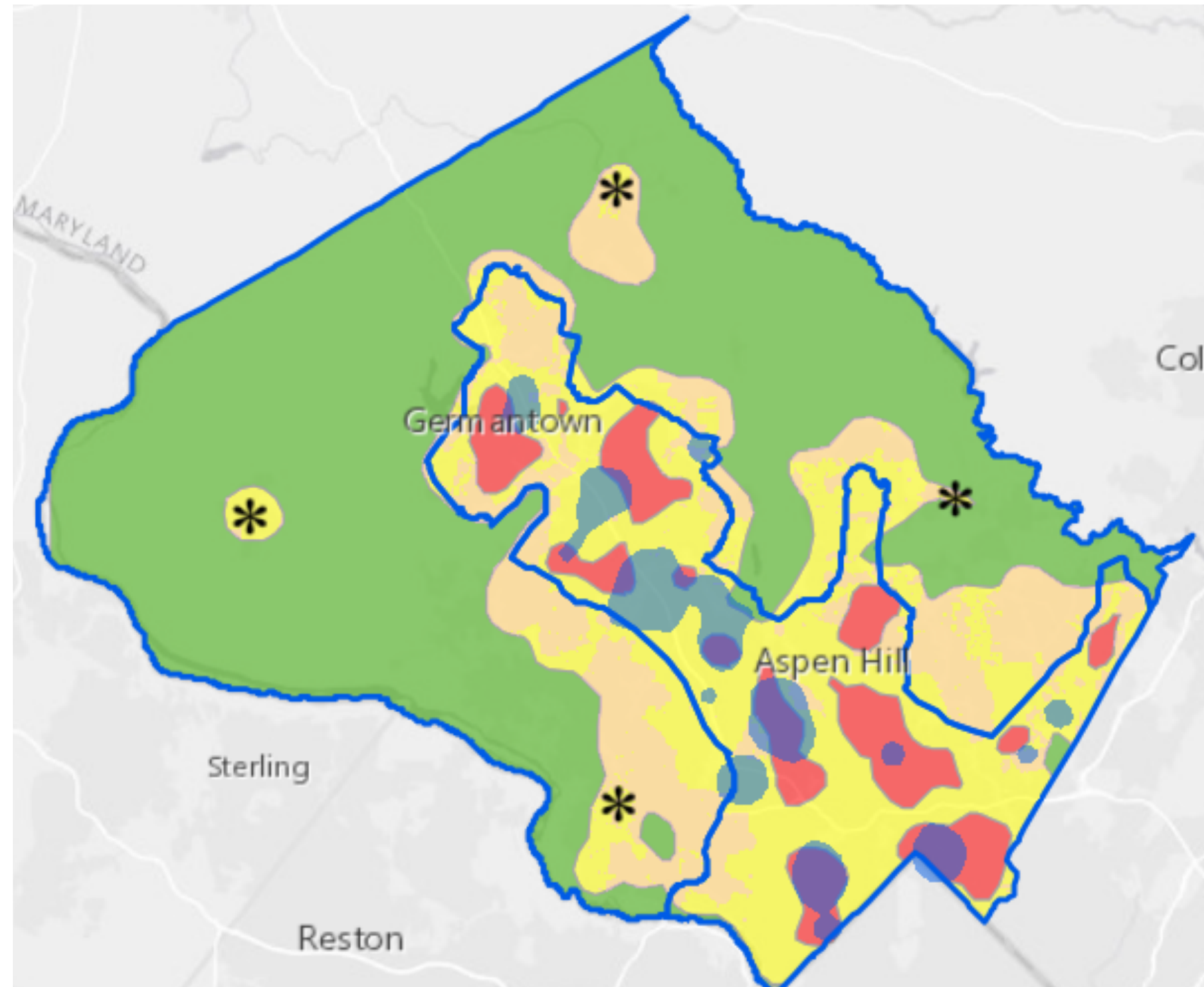
- Sustainably manage land outside growth corridors and complete communities to increase biodiversity, improve the health of natural habitats, preserve privately-owned forests, protect watersheds and aquifers, and improve water quality while providing expanded opportunities for outdoor recreation, including vigorous physical activity.

## Part 2: What policies are going to solve this problem?

**Preserve and enhance the Agricultural Reserve and manage the areas designated within the footprint for a rural pattern of development for the benefit of the entire county.**

- Maximize the benefits of the Agricultural Reserve through policies designed to ensure the continued viability of farming as an economically productive and sustainable activity, discourage sprawl, facilitate a broad range of outdoor recreation and tourism activities, conserve land and natural resources and promote practices that advance environmental quality.
- And improve access to the Agricultural Reserve for the public to experience and directly benefit from this valuable resource for locally grown food, outdoor recreation and tourism.

# Illustrative Growth Map



## Part 3: How will these policies further the key objectives?

- Supports **economic health** by allowing the county to accommodate growth by directing population and employment to locations served by infrastructure, services and amenities and create centers of activity that will reduce infrastructure costs and deliver favorable returns on investment.
- Identifying growth areas in the eastern portion of the county and prioritizing investment in these areas will ensure that the benefits of growth are more **equitably** distributed across the county. Corridor focused growth will also improve access to housing, employment and more.
- Enhance **environmental resilience** by concentrating development in a limited footprint; facilitating walking, biking, transit use and shorter vehicular trips to reduce greenhouse gas emissions; improving environmental performance of sites and buildings and protecting the Agricultural Reserve and other critical natural areas.



## Part 4: How will we know we are making progress?

- Amount of infill development / redevelopment along major corridors.
- Proportion of new population, employment and housing within a mile (or half-mile) of priority corridors.
- Non-Auto Driver Mode Share (walking, biking, transit use) and corresponding reduction in VMT.
- Public and private investment in infrastructure, services and amenities along corridors, overall and by area of county.
- Percentage increase in environmental performance of buildings and sites, overall and by area of county.

## Part 4: How will we know we are making progress?

- Acres of farmland, natural habitats, forests and environmentally sensitive areas protected.
- Economic productivity of farming.
- Amount of space for outdoor recreation and variety of activities supported.
- Number of visitors from outside the Agricultural Reserve for recreation, commerce, and tourism.
- Maintenance and improvement in measures of stream water quality.
- Reduction in impervious cover and increase in area of impervious cover treated.

# Outline of Design, Arts, and Culture Chapter

# Organization

- **Part 1: What is the problem we are trying to solve?**
- **Part 2: What policies solve the problem?**
- **Part 3: How will these policies further the key objectives of Thrive Montgomery 2050?**
- **Part 4: How will we evaluate progress?**



# Part 1: What is the problem?

- **Emphasis on the convenience of driving and rigid separation of land uses**
- **Zoning's narrow focus on use and density**
- **Challenges of infill projects and constrained sites**
- **Building stock is the largest contributor to greenhouse gas emissions**
- **Diversity not fully represented in public spaces, arts and cultural institutions and opportunities**

## Part 2: What policies solve the problem?

- **Use design-based tools**
- **Promote design strategies and retrofits for new and existing buildings**
- **Support the arts and cultural institutions**

## Part 3: How do policies further objectives?

- **Attractive buildings, streets, and public spaces**
- **Sustainable design strategies**
- **Form and adaptability**
- **Affordable living, administrative, working, and presentation spaces for artists equitably**
- **Public art, cultural uses, and programming**

# Part 4: How will we evaluate progress?

- Number of buildings with performance-based energy certification
- Number of adaptively reused, retrofitted, and repositioned structures and structures designed with flexibility and/or adaptability in mind
- Public use space per capita
- Pedestrian traffic in downtowns and suburban activity centers
- Visitation and time spent in select urban, suburban and rural gathering places
- Number and spatial distribution of public art installations: temporary and permanent
- Number and spatial distribution of publicly funded community events such as festivals, street fairs, sporting tournaments etc.
- Number, use type, and square footage of businesses classified as cultural categories by the North American Industry Classification System
- Average rent, total square footage and spatial distribution of available art/creative/maker-space
- County budget allocated to arts and cultural agencies and programming and local spending by patrons of arts and cultural events
- Retention and growth of arts & culture related businesses
- Number and spatial distribution of cultural heritage and historic designations



