



THRIVE

MONTGOMERY 2050

Let's Plan Our Future. Together.

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Montgomery Planning

1/7/2021

Worksession 2

Thrive Montgomery 2050 Public Hearing Draft Plan



Today's Presentation

- Proposed draft of Section 1: Why we need a new comprehensive plan for Montgomery County
- Outline of the revised housing chapter
(for worksession #3 on 1-14-21)
- Summary of Residential Development Capacity Analysis
(for worksession #3 on 1-14-21)

Correction-Summary of Public Comments

Three testimonies inadvertently omitted from the material published for the first worksession on 12/17/21

1. Heidi Lovett, for Montgomery County Solid Waste Advisory Committee-- submitted on December 3, 2020
2. John Parish, submitted on December 9, 2020
3. Roberta Steinman, submitted on December 9, 2020

Staff apologizes for the omission.

Draft of Section 1: Why we need a new comprehensive plan for the county

Side by Side: Section 1

Public Hearing Draft

PREFACE

INTRODUCTION

What is Thrive Montgomery 2050

Why Update the General Plan

PLANNING CONTEXT

Trends and Challenges

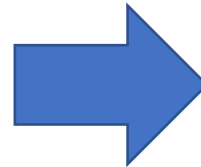
Planning for an Equitable and Just Future

A PLAN TO THRIVE

Rationale and Context

Three Overarching Outcomes

Major Themes



Revised Version

- **WHY we need a new comprehensive plan for the county?**
- **Three overarching objectives**
 - Economic performance & competitiveness
 - Racial & Social Equity & Inclusion
 - Environmental resilience & sustainability
- **Other important goals:**
 - Elevating design and role of arts and culture
 - Public health and active lifestyles

Why we need a new comprehensive plan

INTRODUCTION

- W&C plan helped make Montgomery County one of most desirable places to live and work in US
- Today, we face changing circumstances and need to adapt to thrive.
- Rapid social, environmental, technological, demographic and economic shifts occurring at the national and global level
- Unintended consequences of W&C Plan--inequitable investment between the eastern and western parts of the county, excessive reliance on automobiles resulted in low-density sprawl in much of the county.

Why we need a new comprehensive plan

What is Thrive Montgomery about?

- Thrive Montgomery is about adapting to new realities.
- Slow growth than in past decades, but still projected to have about 200,000 more people over the next thirty years.
- With 85 percent of our land already developed or otherwise constrained, we need to think differently about growth.
- Thrive Montgomery 2050 does not abandon the W&C concept but modernizes it to remain relevant.

Why we need a new comprehensive plan

Overarching objectives of Thrive Montgomery 2050

- 1. Economic performance and competitiveness**
- 2. Racial equity and social inclusion**
- 3. Environmental resilience**

Why we need a new comprehensive plan

Overarching objectives of Thrive Montgomery 2050

Economic performance and competitiveness

1. Weak economic performance since the Great Recession of 2008
2. Household income growth in the county lagged the national average
3. Weak household income and high-paying-job growth shrinks the county's tax base
4. Share of older adults in the county and the region growing
5. Montgomery has strong hospitality and life sciences sectors

Why we need a new comprehensive plan

Overarching objectives of Thrive Montgomery 2050

Racial equity and social inclusion

Diversity and inclusion are essential to our economic success and equitable outcomes for all our residents.

1. Planning decisions and real estate practices created and reinforced segregation along racial and income lines for most of the 20th century.
2. Negative impacts of disinvestment from and abandonment of certain parts of the county.
3. Suburbanization of poverty created geographic divisions and barriers to educational opportunities and the life prospects of our county's children.
4. Must work to build a shared sense of purpose that can help strengthen efforts to promote respect for diversity and build a foundation for greater trust.

Why we need a new comprehensive plan

Overarching objectives of Thrive Montgomery 2050

Environmental resilience

- W&C Concept resulted in the framework of preservation of agricultural land and protection of natural resources supported by progressive environmental policies
- Still, the county cannot avoid the impact of global climate change
- Much further to go to meet the County's goal of eliminating these emissions by 2035
- A stronger focus on walking, biking and transit infrastructure, combined with a compact form of development is a critical component of fighting climate change

Why we need a new comprehensive plan

Other important but subsidiary objectives

- **Improving public health and encouraging active lifestyles**
- **Elevating quality of design and highlighting role of arts and culture**
- **Urbanism as organizing principle**

Why we need a new comprehensive plan

A blueprint for the future

Related to the three primary objectives, the Plan is organized into six chapters:

1. Compact growth: corridor-focused development
2. Complete communities: mix of uses and form
3. Transportation and communication networks: connecting people, places and ideas
4. Affordable and attainable housing: more of everything
5. Design, arts and culture: adding value and building community
6. Parks and recreation for an increasingly urban and diverse community: active and social

Preview of Worksession 3 on January 14, 2021

Outline for a Revised Housing chapter

Theme #4: Affordable and attainable housing: more of everything

(To be discussed on 1-14-21)

PART 1: What is the problem / existing conditions that fall short?

1. No enough new housing to meet demand.
2. Anemic supply is driving the price of housing up for both renters and home buyers.
3. A growing gap between changing living patterns and the older housing stock.
4. The high cost and limited variety of available housing exacerbate inequality.
5. Expansion and diversification of our housing stock is an essential step toward reducing these kinds of racial and socioeconomic inequalities.

Outline for a Revised Housing chapter

Theme #4: Affordable and attainable housing: more of everything

(To be discussed on 1-14-21)

PART 2: Therefore, Thrive Montgomery 2050 proposes the following policies and actions.

1. Encourage the production of more housing to better match supply with demand
2. Plan for a wide range of housing types and sizes to meet diverse needs
3. Promote racial and economic diversity and equity in housing in every neighborhood

Outline for a Revised Housing chapter

Theme #4: Affordable and attainable housing: more of everything

(To be discussed on 1-14-21)

PART 3: The rationale for how these policies and actions will further the key objectives of Thrive Montgomery 2050.

1. Increasing the supply of new housing near transit, jobs and amenities will improve the quality of life for everyone and help attract and retain a broadly skilled workforce that employers need making the county more economically competitive.
2. A wider variety of housing and a focus on affordability and attainability will diversify the mix of incomes in neighborhoods across the county and improve access to services, amenities and infrastructure for low- and moderate-income residents, who are disproportionately people of color.
3. A broader range of housing types – particularly the inclusion of multifamily buildings – will reinforce the benefits of Complete Communities.

Outline for a Revised Housing chapter

Theme #4: Affordable and attainable housing: more of everything

(To be discussed on 1-14-21)

PART 4: How will we know we are making progress?

A list of relevant measures to assess new housing developments and measure the success or failure of the approaches recommended in this plan.

Summary of Residential Development Capacity Analysis (RDCA)

(To be discussed on 1-14-21)

An estimate of the potential residential units that may be built in the county under current zoning and certain assumptions and constraints including, among others, applicable market trends, zoning and other regulatory controls and policies that can affect the number of units built upon a property.