



THRIVE

MONTGOMERY 2050

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Montgomery Planning

2/18/2021
Agenda Item 9

Worksession #8 Complete Communities

Thrive Montgomery 2050 Public Hearing Draft



Agenda

1. Major themes from the Complete Communities related public comments
2. “Complete Communities: Mix of Uses and Forms” Chapter
3. “Conclusion” chapter preview for next week’s worksession
4. Revised drafts (redlined) of “Compact Growth” and “Design, Arts and Culture” chapters

Major Themes from the Public Comments on Complete Communities

Themes from the Public Comments

- Further define complete communities and 15-minute living.
- Location of complete communities.
- Relationship between economic health and complete communities.
- Funding and implementation of complete communities.
- Complete communities and equity.

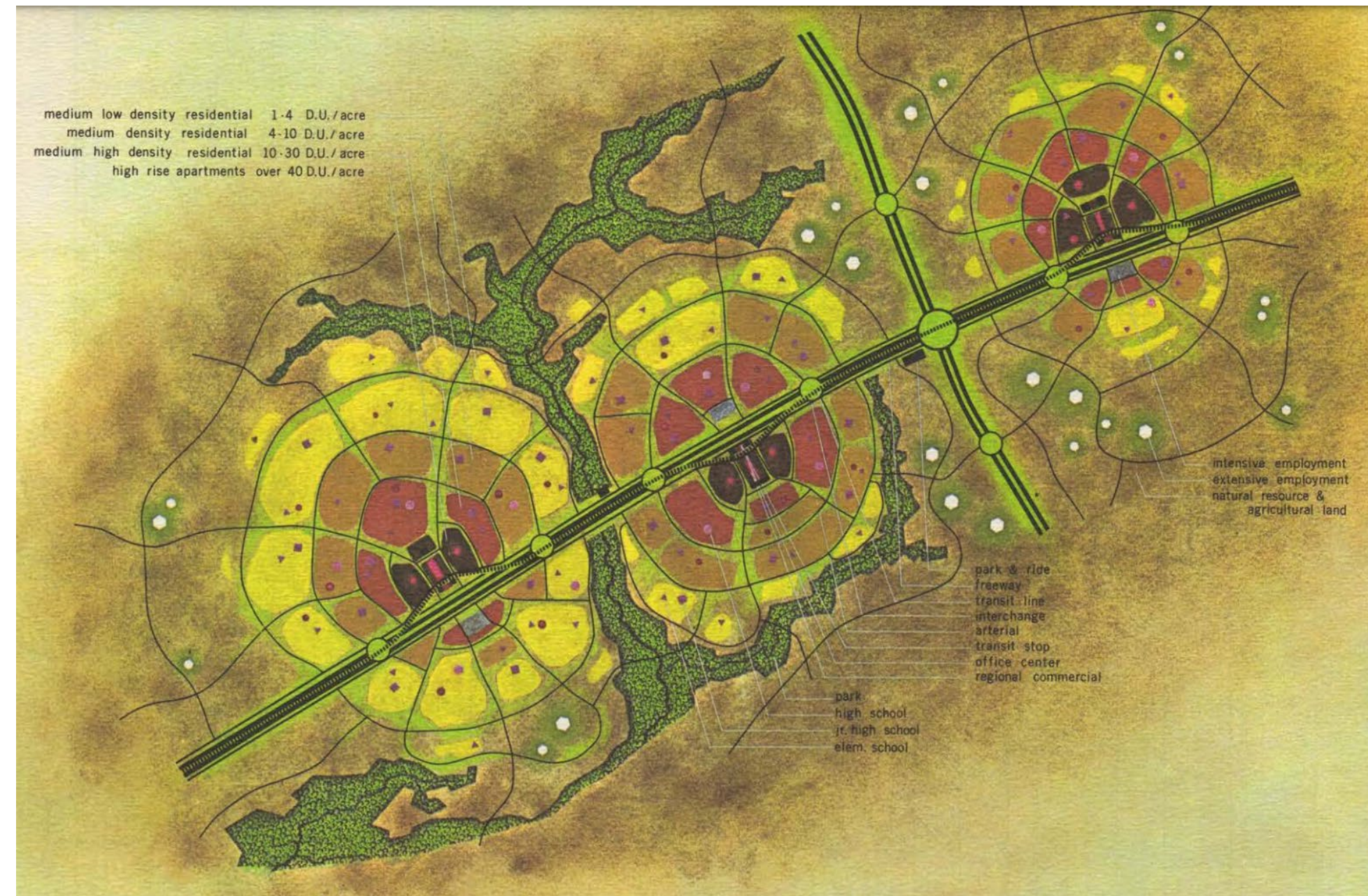
Complete Communities: Mix of Uses and Forms

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?

- The county's land use plans and policies focused on the separation of land uses, required transitions between different uses and established uniformity in development standards, such as lot sizes, lot coverage and setbacks.



Corridor Cities Schematic Design - 1964 Plan

Part 1: What is the problem?

- These practices resulted in the inefficient use of land, increased reliance on cars, encouraged creation of standalone services and amenities and discouraged connections among people and places.



Separation of Uses and Investment in Roads Discouraged Connections Among People and Places

Part 1: What is the problem?

- Montgomery County has successfully attracted office, retail and residential investment, but many locations lack the combination of elements that support interaction and connections.



Mixture of Uses in Downtown Silver Spring

Part 2: What policies solve the problem?

- **Identify and integrate elements needed to complete centers of housing, retail, and office development.**
 - Update zoning allocations and standards to encourage the integration of varied uses, building types and lot sizes.
 - Apply flexible approaches to accommodate infill and redevelopment that improves access to amenities, active transportation, parks and open spaces and a broader range of housing types at the neighborhood scale.
 - Prioritize neighborhood-level land-use planning as a tool to enhance overall quality of community life and avoid reinforcing outdated land-use patterns.

Part 2: What policies solve the problem?

- **Identify and integrate elements needed to complete centers of housing, retail, and office development.**
 - Allow sufficient densities to make a wide range of uses economically viable in complete communities and encourage densities sufficient to support convenience retail and local-serving amenities. Provide guidance for accommodating additional density in a context-sensitive manner.
 - Ensure that complete communities are supported by a public realm that encourages social interaction and physical activity through the configuration of its sidewalks, paths, landmarks and gathering spaces.
 - Adopt planning approaches that prioritize providing more complete communities in service to improving the quality of community life throughout the county.

Part 2: What policies solve the problem?

- **Encourage co-location and adjacency of all essential and public services, especially along growth corridors and complete communities.**
 - Maximize the utility of existing and new public facilities by extending their reach into the surrounding neighborhoods through active transportation improvements.
 - Develop standards for co-location of public facilities that promote mixing of uses or services and compact development strategies. Encourage public-private partnerships and ensure that they promote social interaction and physical activity.

Part 2: What policies solve the problem?

- **Retrofit centers and large-scale single-use developments to include a mixture of uses and diversity of housing types and provide a critical mass of housing, jobs, services and amenities for complete communities.**
 - Ensure employment uses in economic clusters develop in a mixed-use format along with housing, retail, amenities and transit, and are integrated into surrounding communities.
 - Allow creation of co-located subsidized housing, discussed further in the Housing Chapter, for industries that employ large numbers of employees.
 - Encourage higher density economic and housing cooperatives.

Complete Communities - Context



Locations of Existing and Planned Development



Complete Communities - Context

- Vary in scale, location and character.
 - Scale: Downtown, Town Center, Rural Village
 - Location: Within or Beyond Centers of Activity along Corridors
 - Character: Central Business District, Office Park, Suburban Shopping Center, Neighborhood Serving Uses and Amenities
- Include a mix of uses and forms, including employment and diverse housing types, to accommodate as many daily needs as practicable.

Existing Employment Centers



Existing Suburban Office Parks – Rock Spring and COMSAT

Emerging Employment Centers



Emerging Employment Center – Pike and Rose

Suburban and Rural Centers of Activity



Suburban Centers of Activity – Existing and Reimagined through Placemaking

Implementation

- Organic and incremental through infill and redevelopment.
- Primarily market-driven and opportunity to achieve public benefits and improvements.



Mixture of Uses and Forms in Existing and Emerging Employment Centers

Part 3: How do policies further objectives?

- The integration of housing, jobs, services, amenities and opportunities for social gathering and interaction will retain and attract employment, advancing our **economic performance and competitiveness**.

Part 3: How do polices further objectives?

- A variety of uses, lot sizes, building types and development standards enable a diverse range of housing and employment types. Supporting a broader range of housing and employment increases residential and commercial diversity as well as **racial equity and social inclusion** in neighborhoods.

Part 3: How do polices further objectives?

- Complete communities will create long-term sustainability for both human and environmental health. The mixture of uses and forms allow more trips to be completed by walking, biking, rolling and transit, thereby reducing automobile reliance, vehicle miles traveled and greenhouse gas emissions and increasing **environmental resilience** and opportunities for social interaction.

Part 4: How will we evaluate progress?

- Population density in centers of activity along corridors as well as within existing downtowns, town centers and rural villages
- Diversity uses and structures
- Racial, ethnic, and income diversity
- Median age/life stages concentration
- Percentage of employment growth overall and by area of the county
- Car ownership levels
- Transit usage for inter-county travel
- Weekend transit usage
- Numbers of co-located facilities/amenities
- Public investment ratios for walking, biking, transit, and automobile
- Median vehicular expense per county household
- Median housing expense per county household
- Emergence of key population and mixed-use centers
- Increasing commercial activity in otherwise residential neighborhoods

Outline of the Conclusion Chapter

What to expect: Key changes from Public Hearing Draft

Implementation Chapter

- Renamed Conclusion Chapter
- Shorter and more compelling language
- *Discuss next week*

Section on Planning Requirements

- Moved to Appendix
- *Discuss on March 4th*

Section on Action Examples

- Moved to separate Actions list document
- *Discuss on March 4th*

Organization of Conclusion Chapter

- Call to action
- Getting started and measuring progress
- Public and private sector roles
 - Coordination with Climate Action Plan
 - Paying for the investments
- Policy and regulatory tools
- Looking ahead

Revised Drafts (Redlined) of Compact Growth and Design, Arts and Culture Chapters

Compact Growth – Revised Draft

- Thrive Montgomery 2050 proposes a recommitment to concentrating growth in downtowns, town centers, rural villages, and intensively developed centers of activity, or nodes, along major transportation corridors to maximize the efficient use of land and create complete communities. These corridors establish a web, connecting residents to existing and future centers of activity and complete communities. Outside of these corridors, limited, organic growth is permitted to meet localized needs for services and provide a balanced, diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more complete communities in all parts of the county. This limited development must be managed in ways that help to form more complete communities without expanding established development footprints or encouraging significant intensification of land uses outside of complete communities. Preservation of land for recreation, agriculture and environmental management must be ensured for the benefit of the entire county.

