



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

www.thrivemontgomery.com

Montgomery Planning

3/4/2021

Worksession #10

Thrive Montgomery 2050 Public Hearing Draft



Agenda

1. Revised Drafts (track changes) of Complete Communities and Parks and Recreation chapters

2. Recommended Actions (to be published as a separate document)

Compact Growth: Corridor-focused Development Actions

Complete Communities: Mix of Uses and Forms Actions

Design, Arts, & Culture: Investing and Building Community Actions

Transportation and Communication Networks: Connecting People, Places, and Ideas Actions

Affordable and Attainable Housing: More of Everything Actions

Parks and Recreation for an Increasingly Urban and Diverse Community: Active and Social Actions

3. Appendices and standard boiler plate sections

Revised Drafts (track changes) of Complete Communities and Parks and Recreation chapters

Complete Communities – Revisions

- In addition to transit-oriented, mixed-use development, the concept of “15-minute living” has emerged as a way of reimagining existing communities to maximize their attractiveness and efficiency by locating living spaces in each neighborhood or district within walking distance of services, infrastructure, facilities, and amenities that serve the daily needs of the people who live there. While a rigid application of 15-minute living is unlikely to be practical in every part of the county, the concept is a useful way to think about how to build complete communities and should be an organizing principle in planning for their success.

Complete Communities – Revisions

- To ensure that demand for future development in Montgomery County is harnessed to embrace complete communities and 15-minute living – both by building new centers of activity ~~ones~~ along corridors and by making existing ones ~~centers of activity~~ more complete – the county will pursue the following policies:
 - Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible.

Complete Communities – Revisions

- Ensure that complete communities are integrated into their surroundings and supported by a public realm that encourages walking, biking and rolling, as well as social interaction and ~~physical activity~~ through the configuration of ~~its~~ sidewalks, paths, landmarks, and gathering spaces.
- Maximize the utility of existing and new public facilities by extending their reach into the surrounding neighborhoods through active transportation improvements that prioritize walking, biking, rolling, and transit use.

Parks and Recreation – Revisions

- Prioritize acquisition of land for parks in urban centers and other intensively developed places along growth corridors and in complete communities **using the Legacy Urban Space CIP commitment and Energized Public Spaces Functional Master Plan (EPS Plan) as a starting point.**

Parks and Recreation – Revisions

- Update park facility standards and acquisition strategies to align with infill development and adaptive reuse. ~~Encourage~~ Coordinate **with county agencies to encourage the simultaneous accommodation of multiple needs, including recreation, education, community-building, and resource stewardship - through co-location, adaptive reuse, co-programming of other public facilities and programs with parks and **other forms of combined or shared** uses of public land, **buildings and related infrastructure.** ~~to encourage the simultaneous accommodation of multiple needs, including recreation, community building, and resource stewardship.~~**

Parks and Recreation – Revisions

- Parks and natural areas help address the effects of climate change **and enhance environmental resiliency**. Stream restoration and stormwater management projects on parkland protect against flooding and improve water quality. Parks provide wildlife corridors that can account for changes in habitat patterns. Urban tree canopy mitigates thermal pollution, helps limit the heat island effect of intensive development, filters pollutants, and sequesters carbon. **Habitat restoration provides wildlife with natural terrain, reduces human-wildlife conflict and improves overall ecosystem performance**. These benefits to the natural environment are especially important in parts of the county that have not been the beneficiaries of high levels of public and private investment.

Parks and Recreation – Revisions

- Likewise, community gardens help to reduce the impact of food deserts in low-income areas, encourage physical activity and social interaction, and give residents who do not have yards access to nutritious foods that contribute to a healthy lifestyle. Access to opportunities for vigorous physical activity is especially important to improve health outcomes and quality of life for people of color, who suffer higher rates of diabetes, high blood pressure and obesity.

Questions/Comments

Thrive Montgomery 2050 *Actions*

Compact Growth: Corridor-focused Development *Actions*

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

- G-1. Update **master plans** in existing centers of activity to maximize efficient use of land.
- G-2. Develop **corridor-focused master plans** to comprehensively evaluate and amend zoning of properties by Sectional Map Amendment to achieve corridor-focused compact development.
- G-4. Implement recommendations in the county's **Climate Action Plan (CAP)** within the authority of the M-NCPPC in order to **achieve the climate change goals and related objectives** of both the CAP and Thrive Montgomery 2050.

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

- G-5. Develop **urban environmental guidelines** to incorporate green features in growth areas that will mitigate and adapt to the effects of climate change; provide cleaner air and water; add shading and cooling features; and improve human health.
- G-6. **Identify areas vulnerable to the negative impacts of climate change and develop strategies to mitigate these effects.** Prioritize areas with historically disadvantaged and vulnerable populations most likely to be affected by climate change.

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

- G-12. Develop **corridor-focused master plans** to **identify** and **prioritize** public investment through **capital projects**.
- G-13. Identify **underutilized publicly owned land** in centers of activity along corridors where infill development, redevelopment, recreation, environmental services, and adaptive reuse can **stimulate compact, corridor-focused growth**.

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.

- **G-15. Enhance the quality and connectivity of transportation and green corridors**, including connections to centers of activity and complete communities, to expand opportunities **for outdoor recreation**, vigorous **physical activity** and **social interaction**.
- G-17. Identify for **protection forests** and **other natural areas** with high value for climate mitigation, resilience, and biological diversity.

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.

- G-20. Develop recommendations for **native trees** that are **resilient to climate change** and **support native wildlife** (including pollinators) to use in development and natural area enhancement projects.
- G-21. Develop a long-range **forest quality management plan** to address fragmentation, deer pressure, invasive threats, and the forest's capacity to withstand and mitigate climate impacts.

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.

- G-24. Update policies and plans to **acknowledge the evolution of the business of agriculture** and develop recommendations to **enhance the economic viability of farming**, facilitate **locally grown food**, provide opportunities for **outdoor recreation** and **tourism**, and advance **environmental quality**.
- G-26. Analyze the **barriers to accessing the Agricultural Reserve** and develop a plan to **improve physical access** for locally grown food, outdoor recreation, education and tourism.
- G-27. Develop strategies and an action plan to **increase the range of outdoor recreation opportunities** that are permitted and encouraged in the **Agricultural Reserve** for the public to experience and benefit from this resource.

Complete Communities: Mix of Uses and Forms *Actions*

Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible.

- C-1. Initiate **complete communities master plans** to identify and integrate elements needed to complete centers of activity.
- C-2. Study the application of **15-minute living** in the county to determine the **neighborhoods and districts in which the concept applies**, identify priorities for infill and redevelopment to achieve 15-minute living and develop cost-effective strategies to **further 15-minute living for as many people as possible**.

Encourage co-location and adjacency of all essential and public services, especially along growth corridors and complete communities.

- C-3. Update the county Growth and Infrastructure Policy to **encourage co-location and adjacency of public facilities**, including schools, to achieve the policies of Thrive Montgomery 2050.
- C-9. Create Health Impact Assessment tools to apply at the community and individual site levels in our Master Plan and Development Review processes to **incorporate human health considerations into our planning decisions**.
- C-10. Identify barriers that can be eliminated and incentives that can be applied during planning processes to **make culturally appropriate food more accessible to all County citizens**, building on the work of the Montgomery County Food Council.

Retrofit centers of activity and large-scale single-use developments to include a mixture of uses and diversity of housing types and to provide a critical mass of housing, jobs, services and amenities for a vibrant, dynamic complete communities.

- C-11. Further the Missing Middle Housing Study by **identifying options and implementation strategies to increase the variety and density of housing** types in single-use developments.
- C-12. Evaluate existing centers of activity and single-use developments and **identify recommendations to achieve more complete communities**, as well as improve connections to surrounding areas.

Design, Arts, & Culture: Investing and Building Community *Actions*

Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place.

- D-1. Update the zoning code to include basic **form-based elements** for all zones.
- D-2. Amend land use, design and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to **remove regulatory barriers and facilitate development of “Missing Middle” housing types** such as tiny houses, cottages, courtyard clusters, duplexes, multiplexes, and small apartment buildings; shared housing, co-housing and accessory dwelling units (ADUs), and **neighborhood serving retail**.

Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place.

- D-4. Collaborate with county agencies to develop a “Design Excellence Program” for public buildings such that their site layout and architecture demonstrate **principles of sustainability and resilience, inclusive cultural representation and architecture as civic art.**
- D-5. Create guidelines that promote **cost-effective design strategies** for projects with high levels of affordable housing.
- D-6. Update the county’s **road code standards** to align with the Complete Streets Design Guidelines.

Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.

- D-7. Update the Historic Preservation Ordinance, the zoning code, and Historic Resources Preservation Tax credit to **incentivize and facilitate adaptive reuse and/or repurposing of existing buildings.**
- D-8. Develop a **sprawl repair manual** to promote cost effective design strategies and establish regulatory approaches to **accommodate retrofitting of single-use commercial sites** such as retail strips, malls and office parks **into mixed-use developments that are more energy efficient.**

Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.

- D-9. Develop guidelines and standards for **climate-sensitive design principles and materials** for new public and private development projects. Ensure these standards include strategies to maximize greenhouse gas reductions in the built environment, including generating clean renewable energy and reducing heat island effect.
- D-12. Conduct a study to identify planning policies and regulatory changes required to **make aging in place a viable option.**

Support arts and cultural institutions and programming to celebrate our diversity, strengthen pride of place and make the county more attractive and interesting.

- D-13. Support the Arts and Humanities Council in creating inclusive arts and culture plans that establish a refreshed vision, set goals, criteria, and priorities for the county's **support of the arts and culture sector** and addresses how the county's arts and culture resources are allocated.
- D-14. Update the zoning code to **eliminate regulatory barriers** to live-work spaces, home studios, galleries, and other small-scale art-making and creative businesses and **incentivize the provision of affordable space for arts and cultural uses** (rehearsal and workshop space; presentation and exhibition space, etc.).

Support arts and cultural institutions and programming to celebrate our diversity, strengthen pride of place and make the county more attractive and interesting.

- D-15. Update the Incentive Density Implementation Guidelines and Art Review Panel review processes to **streamline, expand, and clarify options for the provision of public art benefits.**
- D-16. Support Montgomery Parks, other county agencies and nonprofits to **improve the reach of diverse programming** by creating and maintaining an annual consolidated calendar of artistic and cultural programming, activation, and **placemaking events** varying in scale, time and location.

Support arts and cultural institutions and programming to celebrate our diversity, strengthen pride of place and make the county more attractive and interesting.

- D-18. Create an “**arts space bank**” of underused spaces in commercial and institutional buildings and provide **equitable access** to arts and culture organizations.
- D-19. Partner with local, statewide, and federal cultural heritage organizations to seek grants that **promote and preserve historical and cultural sites** countywide.

Transportation and Communication
Networks: Connecting People,
Places, and Ideas
Actions

Develop a safe, comfortable and irresistible network for walking, biking, and rolling.

- T-1. Create and maintain a consolidated Transportation Master Plan that: 1) combines and reconciles the Master Plan of Highways and Transitways, Bicycle Master Plan and Pedestrian Master Plan, 2) adds elements for equity, safety, universal design, access management, curbside management, transportation demand management, and climate adaptation and resilience, and 3) establishes a comprehensive list of metrics and targets to monitor the performance of the transportation system and creates and maintains the accompanying data sources.
- T-11. Implement demonstration programs and projects to encourage innovation and test new ideas before implementing these ideas countywide.

Build a world-class transit system.

- T-17. Develop short-term and long-term bus transit plans to extend local and regional bus service to underserved communities in Montgomery County, improve reliability, frequency, and span of service and restructure local and regional bus service to integrate with existing and planned rail and BRT.
- T-19. Expand commuter rail capacity on the MARC Brunswick Line to provide additional station locations in Montgomery County and provide, frequent bidirectional all-day service, seven days a week.

Adapt policies to reflect the economic and environmental costs of driving alone.

- T-24. Develop an implementation plan for transitioning to zero emission fueling in residential and commercial development and public facilities and spaces.
- T-27. Prepare a plan to develop, prioritize, and implement flood mitigation measures for existing flood-prone county transportation facilities based on vulnerability assessments and consideration of extreme precipitation events and sea level rise.

Develop and extend advanced communications networks.

- T-29. Create new Transportation Management Districts (TMDs) in urban and suburban areas, prioritizing higher density activity centers and areas with rail and BRT access.
- T-31. Develop strategies to facilitate deployment of advanced wireless telecommunications services throughout the county.

Affordable and Attainable Housing:
More of Everything
Actions

Encourage the production of more housing to better match supply with demand.

- H-1. Expand housing options in detached residential areas near high-capacity transit by **modifying the zoning code to allow duplexes, triplexes, and quadruplexes, residential types by-right** and with smaller lot areas.
- H-4. Establish incentives **to encourage conversion of existing high-vacancy office and retail sites into residential uses** through adaptive reuse or redevelopment of the site.
- H-9. Consider implementing **income averaging for the MPDU program** to reach broad levels of affordability.

Plan for a wide range of housing types and sizes to meet diverse needs.

- H-12. Create **an affordable housing ombudsman** to manage projects with an emphasis on coordination across agencies.
- H-18. Explore **establishing a community land trust** to create permanent, affordable homeownership opportunities.
- H-21. Work with Prince George's County and the State of Maryland to attain a 9% **Low Income Housing Tax Credit (LIHTC) set-aside** for Montgomery and Prince George's County.

Promote racial and economic diversity and equity in housing in every neighborhood.

- H-25. Create, maintain, update, and analyze a **comprehensive inventory of housing properties at-risk** for affordability loss by type, location, and risk profile to enhance preservation pipeline management, prioritization, and resource allocation decisions.
- H-26. Consider implementing **Housing Affordability Strategy plans for** small areas with expiring subsidies or existing market-rate affordable housing that allow for the enhancement and preservation of long-term housing affordability through the provision of additional density and zoning changes.
- H-27. In the case of redevelopment, **create strategies to retain naturally occurring affordable housing** and existing housing types that are typically not constructed in the marketplace including 3+ bedroom units for families.

Parks and Recreation for an
Increasingly Urban and Diverse
Community: Active and Social
Actions

Parks and recreation for an increasingly urban and diverse community: active and social

- P-1. Incorporate and **elaborate on specific actions** identified here and other planning exercises into the 2022 Parks, Recreation and Open Space (PROS) plan and all subsequent PROS plans.

Focus on creating high quality urban parks.

- P-2. **Implement the Energized Public Spaces Functional Master Plan (EPS Plan)** to ensure that densely populated parts of the county enjoy walkable access to a full range of park experiences.
- P-6. Prioritize park activation programs – specifically in urban parks and equity focus areas – to **expose residents to a variety of unique park experiences and make these spaces centers of activity.**
- P-7. **Strengthen the role of Privately-Owned Public Spaces (POPS)** such that they can perform as public spaces while leveraging private investment.

Use park and recreation facilities/programs to promote active lifestyles.

- P-9. Update and implement the Countywide Park Trails Master Plan with an emphasis on **connecting trails to neighborhoods** through connector trails, trailheads, and extending existing trails. Emphasize trail connections to neighboring jurisdictions to **support regional connectivity**.
- P-10. Amend the CIP to allow more flexibility so the department can **be more agile in its service delivery**.

Ensure that parks and recreation opportunities are accessible and equitably distributed.

- P-12. Work with transportation agencies to **provide bus routes** to increase transit access to parks.
- P-13. **Apply innovative technologies to calibrate service delivery strategies** to the needs of the County's changing demographic and cultural trends.
- P-15. **Create a trail connections** plan to identify and prioritize missing linkages between park trail facilities and to neighborhoods to eliminate gaps in service.

Make social connection a central objective for parks and recreation.

- P-16. Apply design guidelines, such as the EPS Plan’s “Designing Public Spaces,” to **encourage the delivery of public spaces** that are inclusive, welcoming, accessible, comfortable, safe and promote a platform for community gathering and enjoyment.
- P-17. **Expand the community gardens program** to serve more residents, especially in underserved and high-density areas.
- P-19. **Enhance opportunities for food and beverage offerings** in parks, particularly in the more urban parts of the County.

Update park facility standards and acquisition strategies to align with infill development and adaptive reuse. Coordinate with county agencies to encourage the simultaneous accommodation of multiple needs, including recreation, education, community-building, and resource stewardship through - co-location, adaptive reuse, co-programming and other forms of combined or shared uses of public land, buildings and related infrastructure.

- P-23. Cooperate with government and private sector property owners to **identify opportunities for park and recreation facilities on underutilized land or in unconventional locations** such as rooftops, parking garages, and unused public rights-of-way.

Maintain high standards of environmental stewardship in park management and operations.

- P-24. **Create a resiliency plan** to improve parks' ability to withstand the effects of climate change. This plan should align with the Climate Action Plan and the Sustainability Plan.
- P-26. Develop and **pursue a priority list of natural resource-based land acquisition** targets that protect sensitive watersheds, preserve unique and rare habitats, complete critical wildlife corridor connections, and connect communities to natural areas.
- P-27. Ensure environmental and sustainability services **improve public health, allow for opportunities for nature interpretation and education, and corrects environmental justices** within equity and/or densely populated areas.

Integrate parks/rec/public spaces into economic development strategies and land use planning to attract employers and workers, build social connections, encourage healthy lifestyles, and create vibrant places, especially as part of complete communities.

- P-30. Explore the creation of **alternative funding tools** such as the Bethesda Overlay Zone and resulting Park Impart Payment to support the acquisition and development of parks in urban areas.
- P-31. Use **strategic marketing plans** that promote programs, trails, and parks targeting multiple demographics, increasing community engagement, and advocacy for the park system.

Questions/Comments

Revised Appendices

Revised Appendices

- ~~Appendix A: Planning history: how we got here~~ (to be published as part of a series of Thrive Montgomery blogposts)
- ~~Appendix B: A plan based on community input~~ (to be included in the Outreach Report published as a separate document)
- Appendix ~~A~~**A**: Compliance with state law requirements (updated)
- Appendix ~~B~~**B**: Glossary (updated)

Revised Appendices

Appendix A: Compliance with state law requirements

- 12 Visions of the State Planning Act (updated to reflect the revised draft)
- Economic Growth, Resource Protection, and Planning Act of 1992 (moved from the Implementation chapter to this section)
- Senate Bill 236—Sustainable Growth and Agricultural Preservation Act of 2012 (moved from the Implementation chapter to this section)
- The Agricultural Stewardship Act of 2006 – House Bill 2 (HB2) (moved from the Implementation chapter to this section)
- Mineral Resources Element (new addition in response to MDP comments)

Appendix B: Glossary (updated to reflect the revised draft)

Boilerplate language

- Abstract—inside front cover
- The Plan Process—Inside back cover
- Reference list of research studies and reports
- Endnotes

