

Montgomery Planning

Midcounty Planning Division

Master Planning

Montgomery Planning Overview



Montgomery Planning – Who We Are

- Part of the Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Organized in multi-disciplinary geographic teams as well as several other divisions including Countywide Planning and Policy and Research and Strategic Projects



Montgomery Planning – What We Do

- Develop plans and establish policies for the natural and built environments for current and future generations
 - Land use and transportation planning strategies
 - Community and countywide plans
 - Review of development applications
 - Updates to land use and zoning regulations
 - Cutting-edge research
 - Historic preservation

What is a Master (or Sector) Plan?

 Master Plans create a vision for the future with specific recommendations to help implement that vision



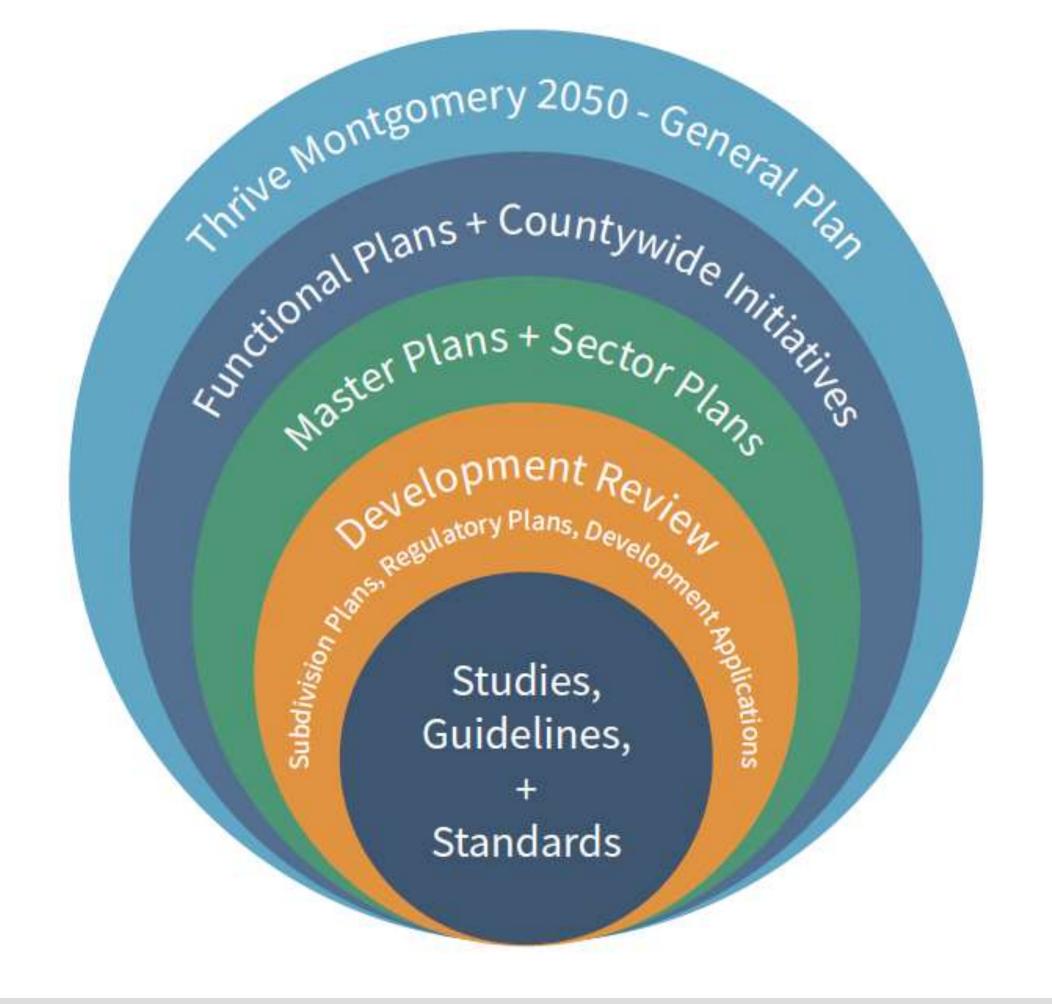
Master or Sector Plans

- Master Plans seek to:
 - Engage the community
 - Bring stakeholders together and foster dialogue about the future
 - Define a community vision
 - Encourage cooperation among stakeholders
 - Analyze and prepare land use and zoning recommendations
 - Analyze and prepare recommendations on transportation infrastructure, environmental assets, community facilities
 - Support and prioritize equity
 - Serve as a guide for future development
 - Incorporate county policy guidance from Climate Action Plan, Vision Zero Resolution, among others

Master or Sector Plans

- Master Plans cannot:
 - Ensure redevelopment or reinvestment occurs
 - Bring specific retailers or commercial uses to an area
 - Revoke existing approvals for development
 - Require adjacent property owners to consolidate land
 - Fund capital improvement projects
 - Address roadway operational issues (stop lights, stop signs, etc.)
 - Address code enforcement or crime

Plan Types



Master Plan Process

Work Program

Agreed-upon master plans are added to Montgomery Planning's work program following budget negotiations with the County Council each spring.

Pre-scope of Work

Every master planning effort begins with several months of detailed data collection, technical analysis, and plan boundary determination. These activities review current conditions and changes over time, allowing planners to understand the evolution of key issues in the area.

Scope of Work

Planning teams present a scope of work for review and approval by the Planning Board. The scope of work examines the changes since the last master plan, outlines the existing conditions, and explains why a new plan update or amendment is needed. The scope also lays out the key issues or themes for exploration in the new plan.

Visioning + Analysis

Planners continue identifying issues and begin to identify solutions with the community. Community conversations help develop a vision for the plan, discussing how to improve future community conditions, infrastructure, the built environment, amenities, and more. Planners also review best practices and apply in-house and external expertise to explore possibilities for the community.

Planning Board Draft

Planners incorporate further community comments into the plan and present a revised draft to the Planning Board. The board approves the new draft and transmits it to the County Council and the County Executive for review.

Public Hearing Draft Plan

Planners take comments from the Planning Board and official public comments submitted, then present a revised draft at a public hearing, during which anyone may testify. The Planning Board, which has final authority over land use matters, may also hold work sessions to review the testimony and determine whether to make any revisions before publishing the Planning Board (Final) Draft Plan.

Working Draft Plan

Planners draft the working draft plan, which is first reviewed by the community, then present it to the Planning Board.

Preliminary Recommendations

Planners consult with the community to develop alternative actions and recommendations for the master plan, then present these to the Planning Board.

County Executive and County Council Review and Public Hearing

The County Executive drafts and sends a fiscal impact analysis with any comments and recommendations regarding the plan to the County Council.

The County Council holds a public hearing on the plan, then committee work sessions as appropriate. The full County Council then discusses the plan/holds work sessions and approves the plan with whatever changes occurred throughout their process.

Approval + Adoption

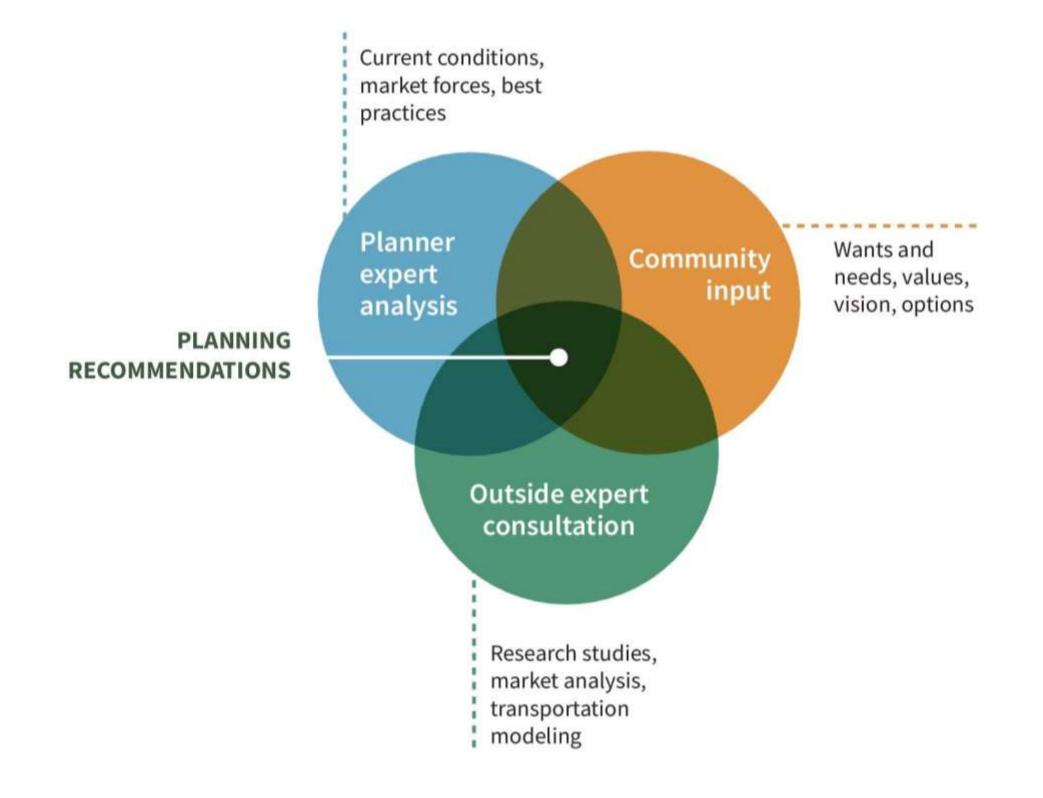
Montgomery Planning certifies the plan and submits it to the Maryland-National Capital Park and **Planning Commission** for final approval. The plan is then added as an amendment to the General Plan and published.

Master Plan Implementation

While Montgomery Planning provides consultation and research support to the county agencies responsible for making plans come to fruition, we do not implement the plans. Once a plan is adopted, Montgomery County government is responsible for coordinating plan implementation with Montgomery County agencies and partners, along with community members and developers, as appropriate.

NOTE: Outlined here is a model for the master planning process, which will be adhered to in most cases. However, each community is different, and, from time to time, steps may need to be added, deleted, or modified. Those portions of the planning process mandated by law - such as Planning Board hearings, County Executive review periods, and County Council public hearings - are not subject to modification.

What Informs Planning Recommendations



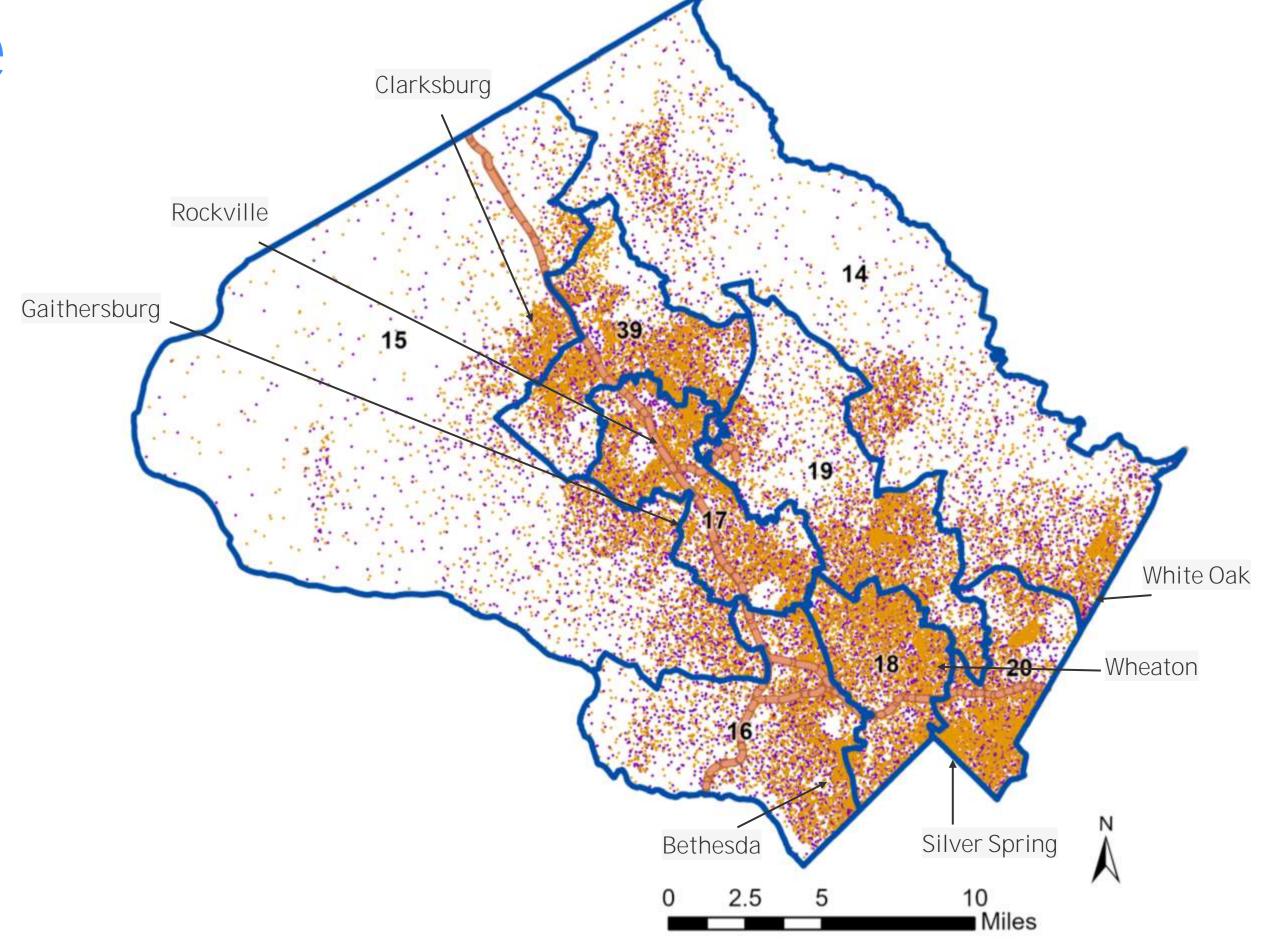
What is Thrive Montgomery 2050?

- Update to the General Plan, last comprehensively updated in 1969.
- Long-range vision for the future of growth in Montgomery County
- Does not change zoning in any neighborhood in the county
- Thrive Montgomery 2050 helps guide:
 - Countywide policies
 - Future master plans
 - Planning for infrastructure
 - Community amenities
 - Private development



Growth by Place

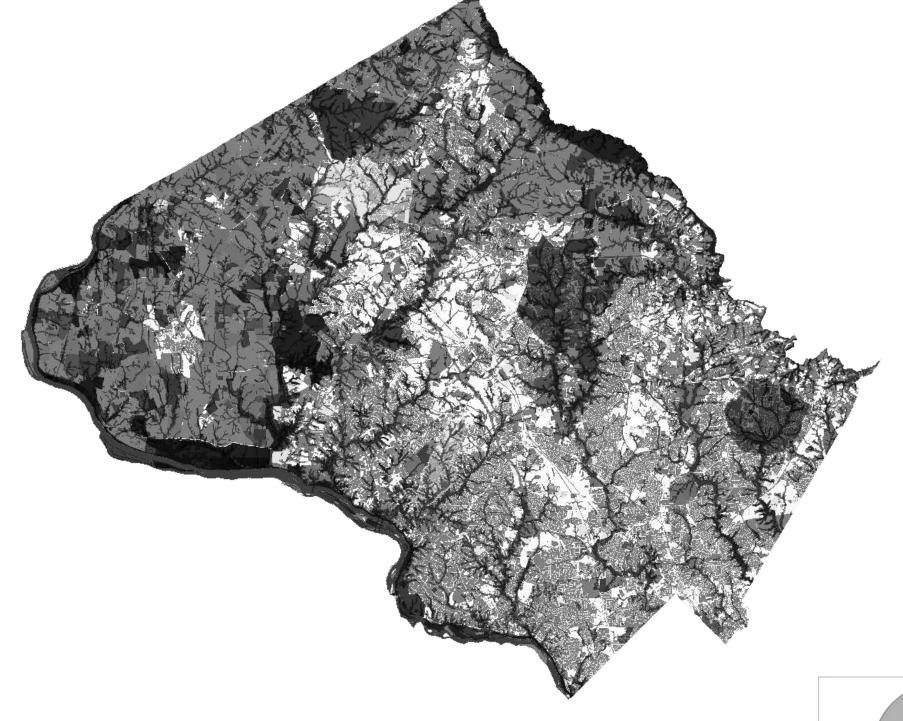
2010 – 2020 Clusters of Growth



Source: 2010 & 2020 Decennial Census, U.S. Census Bureau



Environmental +Man-Made Constraints



Constrained area = 263,260 Acres 81% Unconstrained area = 61,059 Acres 19%

Compact Growth

Pike & Rose before redevelopment



Pike & Rose after redevelopment



Economic Competitiveness

Challenges:

 The County's economic performance has been mixed since 2008

Strengths:

- Leader in Hospitality and Life Sciences
- Federal government anchors
- Highly educated workforce

Plan: Compete for economic opportunities by creating great places

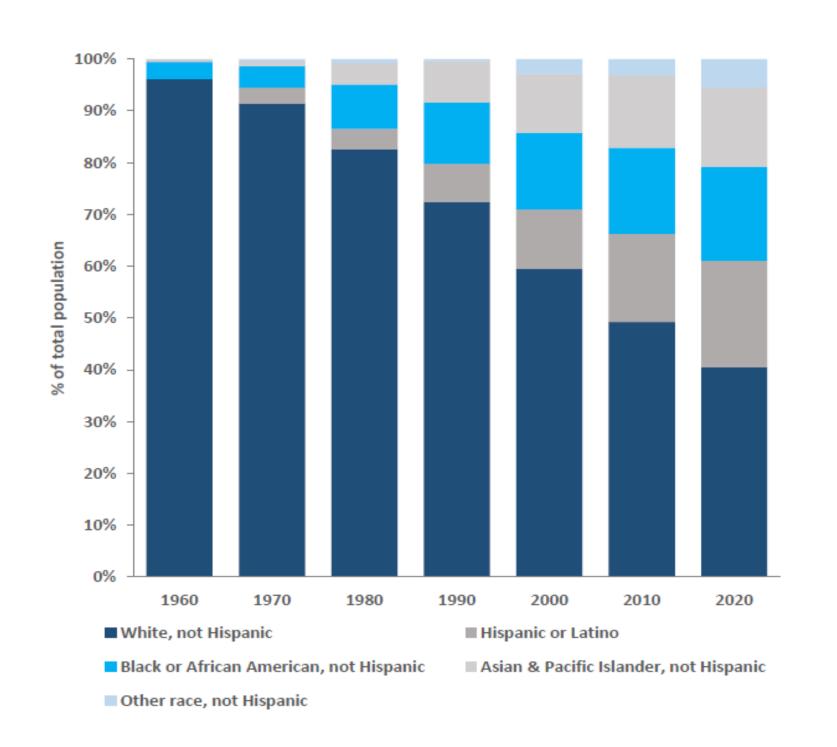
- Walkable, bikeable, transit-connected places expand economic opportunity
- Emphasis on quality of place, amenities, and infrastructure
- Housing for the workforce needed for a strong economy
- Regionalism coordination can strengthen and diversify our job base

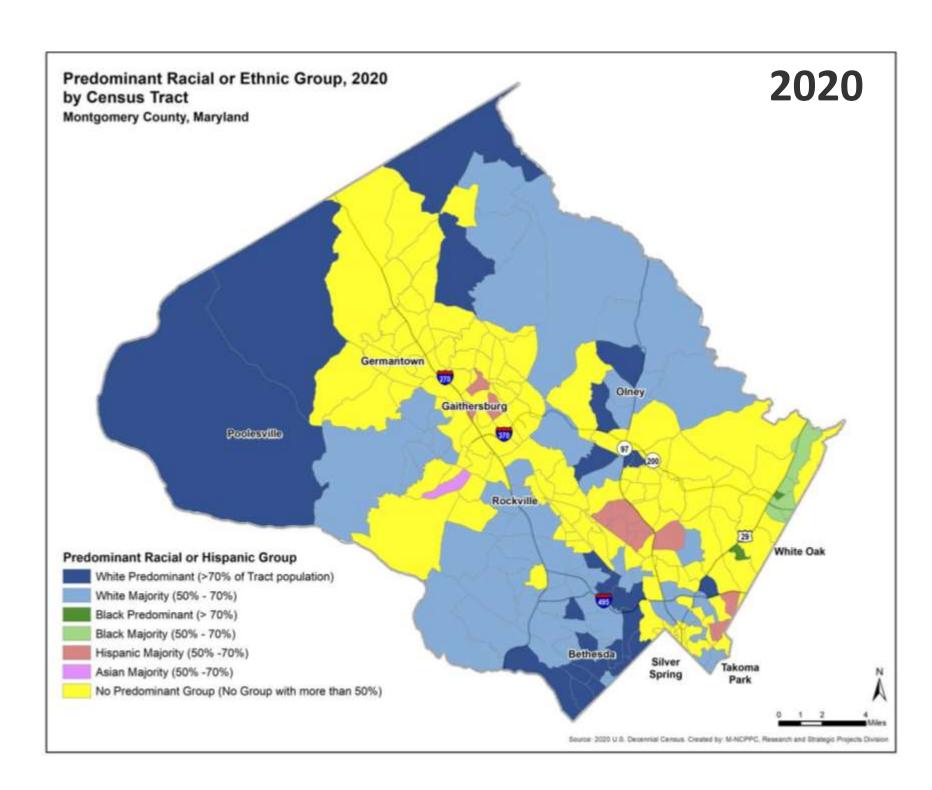


Racial Equity and Social Justice

Seeking to address historic inequities in Montgomery County

Population by Race and Hispanic Origin, 1960-2020





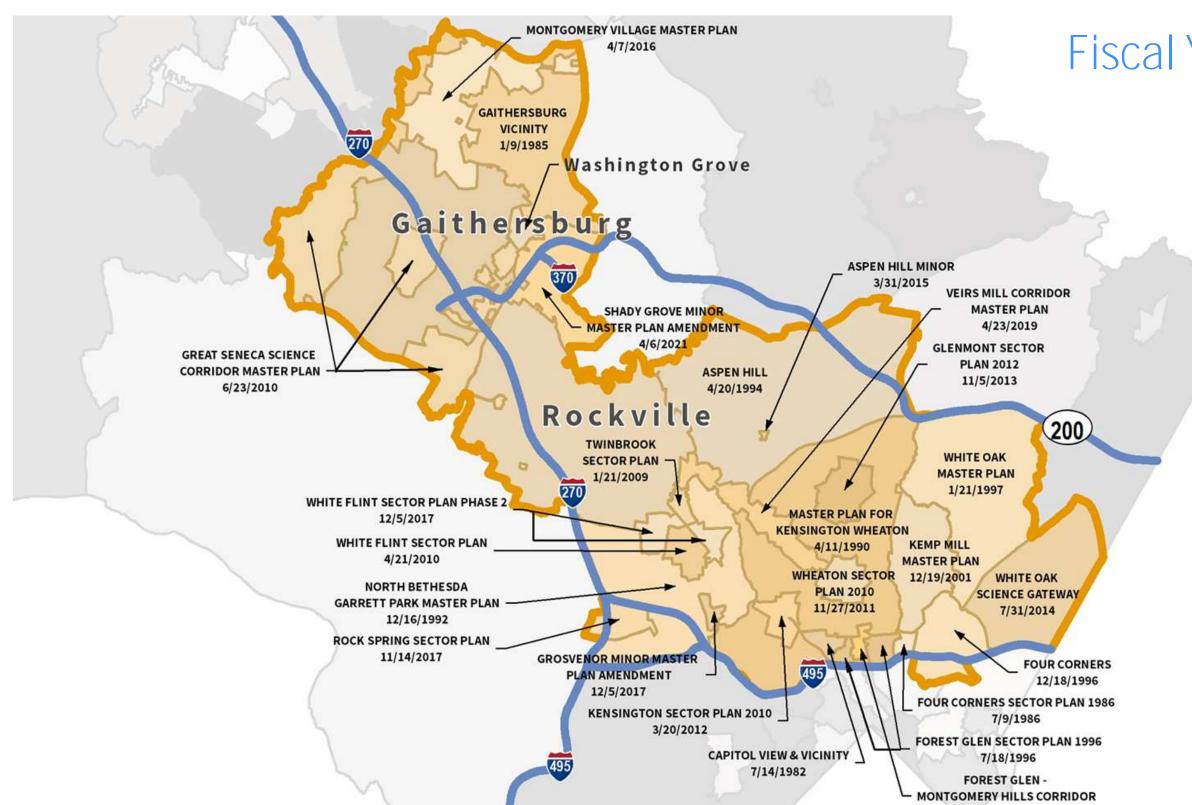
Environmental Health and Resilience

- Corridor-focused growth to curb sprawl
- Parks/open space/forest protection
- Protection of Agriculture Reserve
- Active recreation for health benefits
- Multi-modal transportation & compact Complete Communities
- Renewable energy & energy conservation
- Green infrastructure in urban areas to reduce heat island effect & improve air quality
- Resilient infrastructure





Midcounty Planning Division



Fiscal Year 2023 Development Review

2.7 million square feet of total development

- 677,775 square feet of commercial uses
- 2,326 residential dwelling units (336 MPDUs)

Wheaton Downtown Study

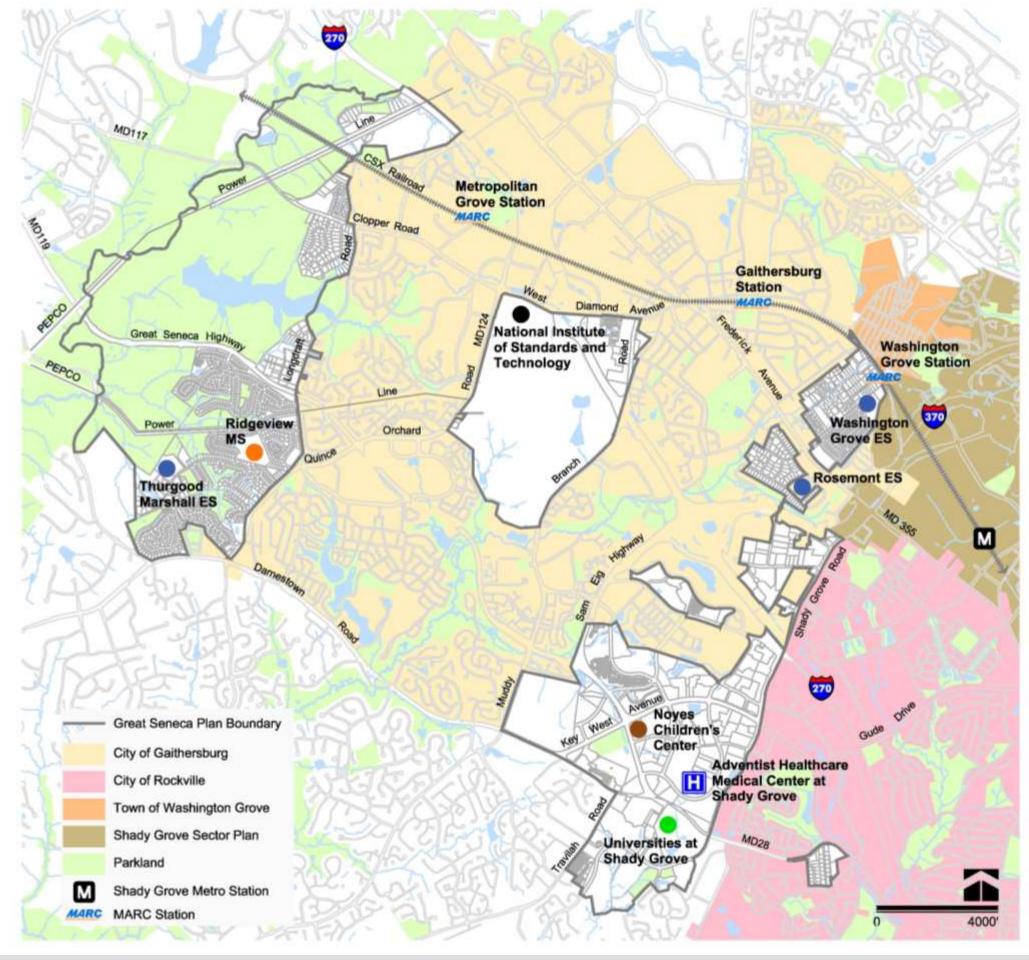
- Advance implementation of the 2012 Wheaton Central Business District and Vicinity Sector Plan.
- Engaged property owners, public agencies, stakeholders, and community members to identify strengths, challenges, and opportunities.
- Study's strategies include incremental actions to:
 - Incentivize development of public and private property;
 - Identify priorities for revitalization;
 - Create new or improve existing open spaces; and
 - Improve safety and connectivity of the public realm.
- Presented to the Planning Board in February and transmitted to the County Council in March.



Wheaton Districts and Improvement Focus Areas

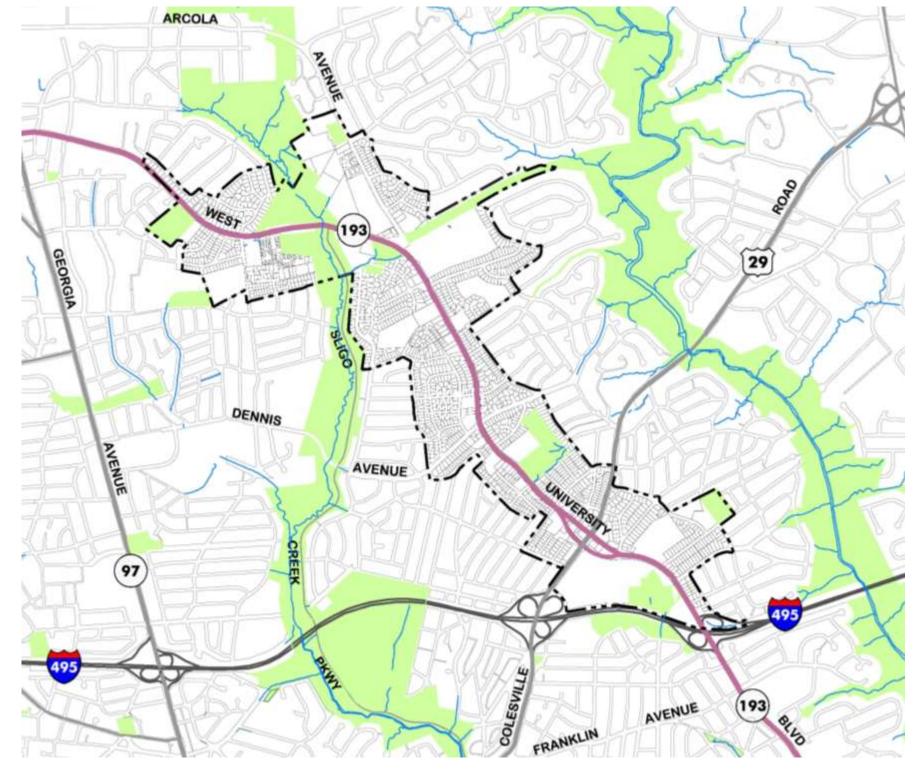
Great Seneca Plan

- Initiated in spring 2022.
- Seeks to examine the Great Seneca community to identify strengths and needs and create a vision for the future.
- Focused on the Life Sciences Center.
- Evaluating how the area has grown over the last decade, considering current trends, and creating recommendations to guide future growth with a focus on equity, sustainability, transportation and community connections.
- Draft Plan anticipated in fall 2023.



University Boulevard Corridor Plan

- Plan kick-off in November 2022.
- Plan is anticipated to build on recently approved plans and policies, including *Thrive Montgomery 2050*, and explore opportunities for new infill development, and improving safety and mobility for all, with a particular focus on the most vulnerable.
- Evaluate economic characteristics
- Identify strategies for redevelopment, preservation and growth considering market potential and introduction of BRT service.
- Scope of Work Approved February 2023



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- 2019 Aspen Hill Vision Zero Study
- 2019 Veirs Mill Corridor Master Plan
- 2021 Shady Grove Sector Plan Minor Master Plan Amendment
- 2021 Great Seneca Science Corridor Minor Master Plan Amendment
- 2022 Corridor Forward: The I-270 Transit Plan
- 2023 Wheaton Downtown Study
- The Great Seneca Plan: Connecting Life and Science (current)
- University Boulevard Corridor Plan (current)



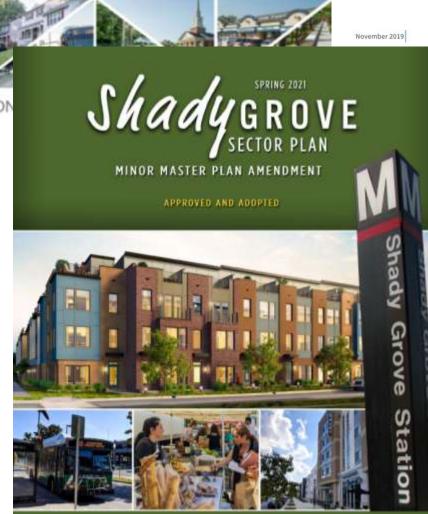


The Great Seneca Plan









Questions?

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