



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



What Informs Planning Recommendations



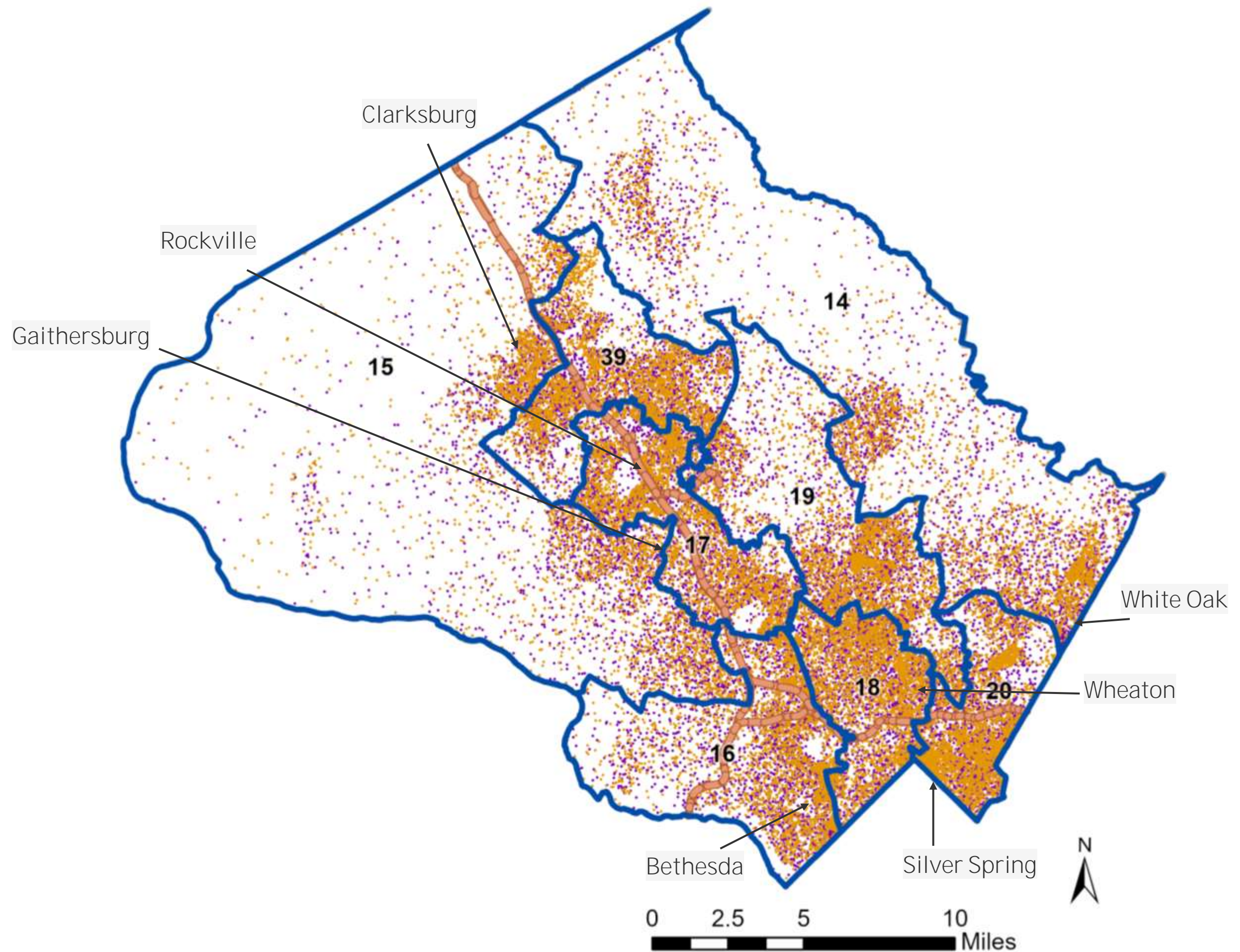
What is Thrive Montgomery 2050?

- 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



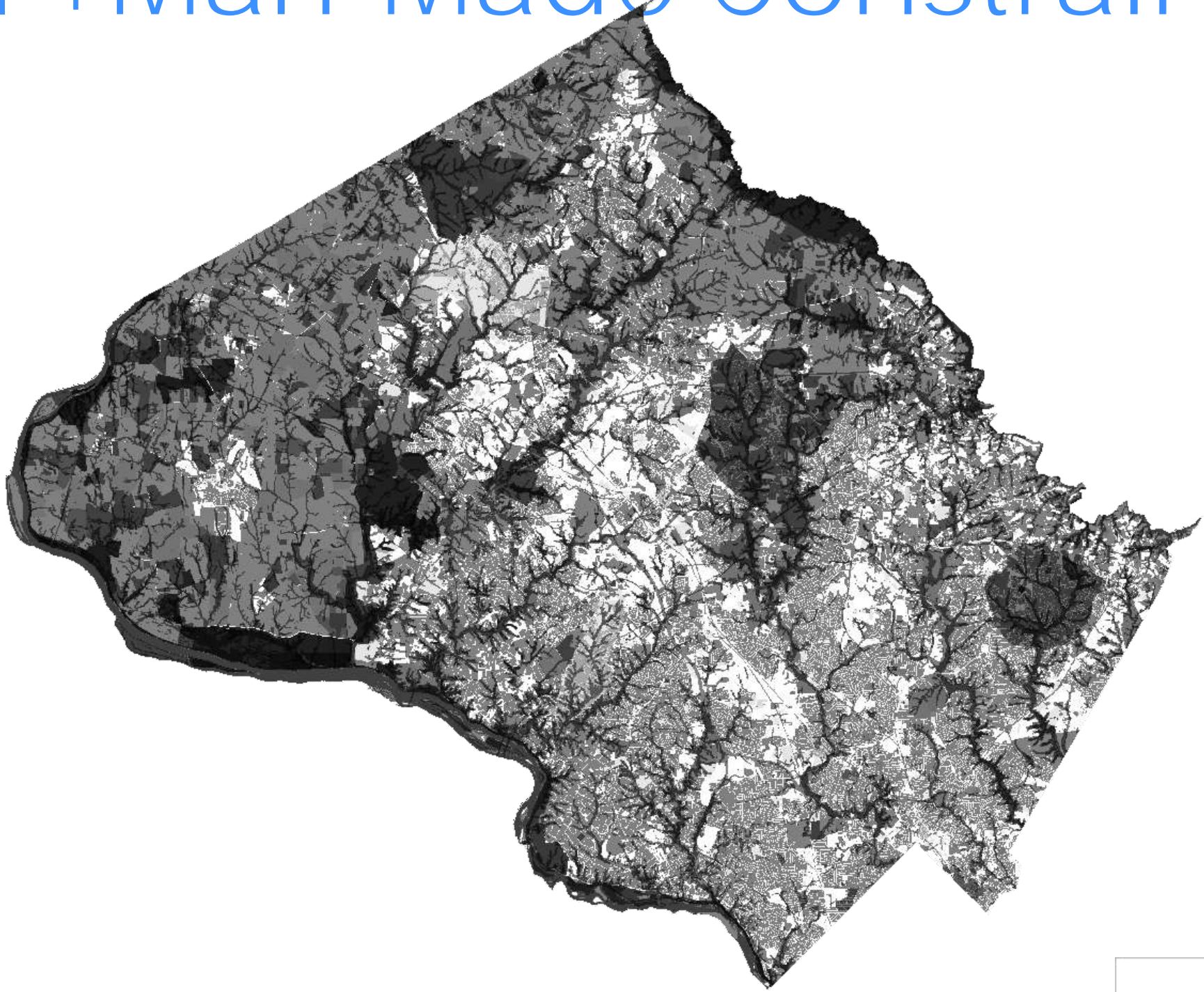
Growth by Place

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

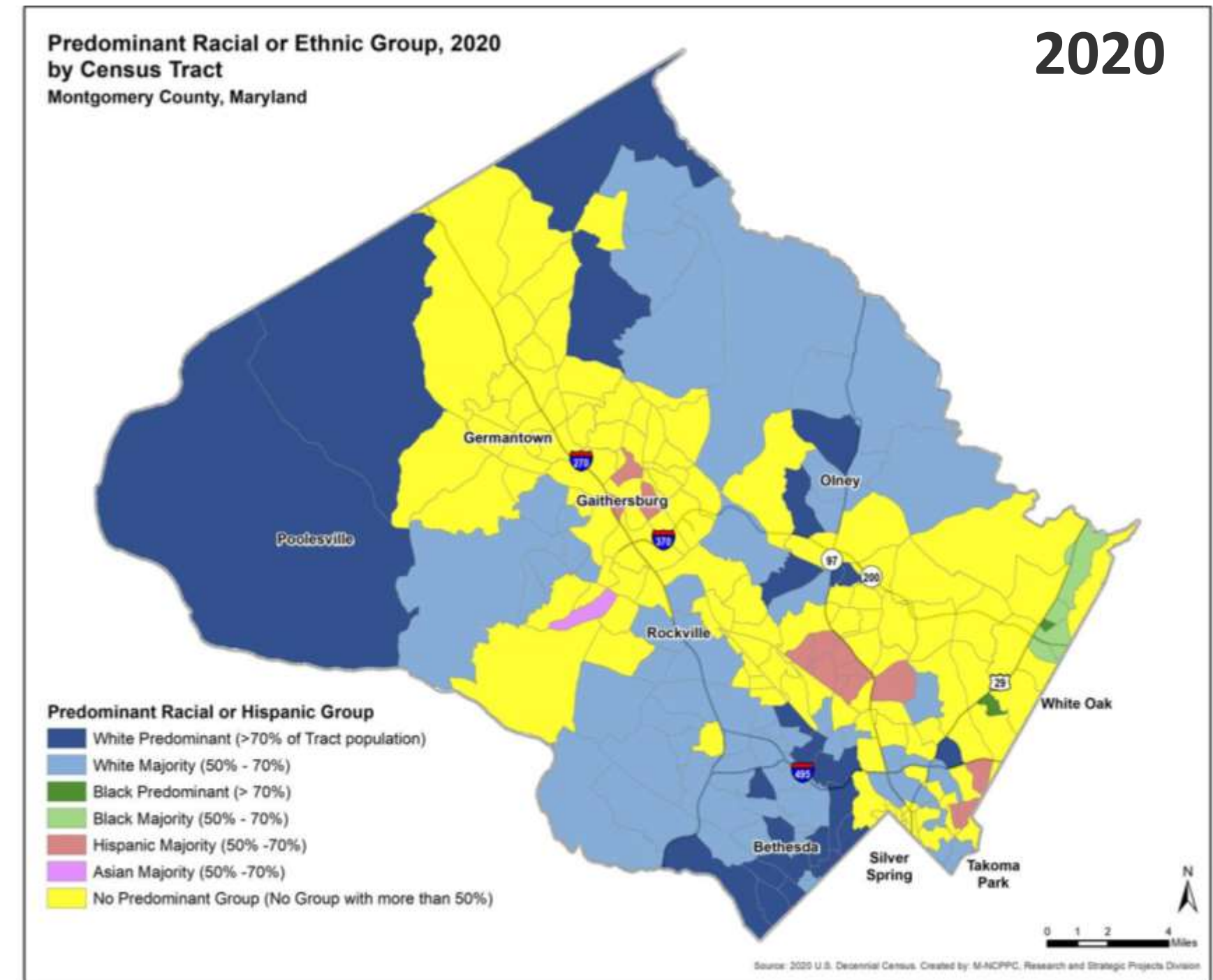
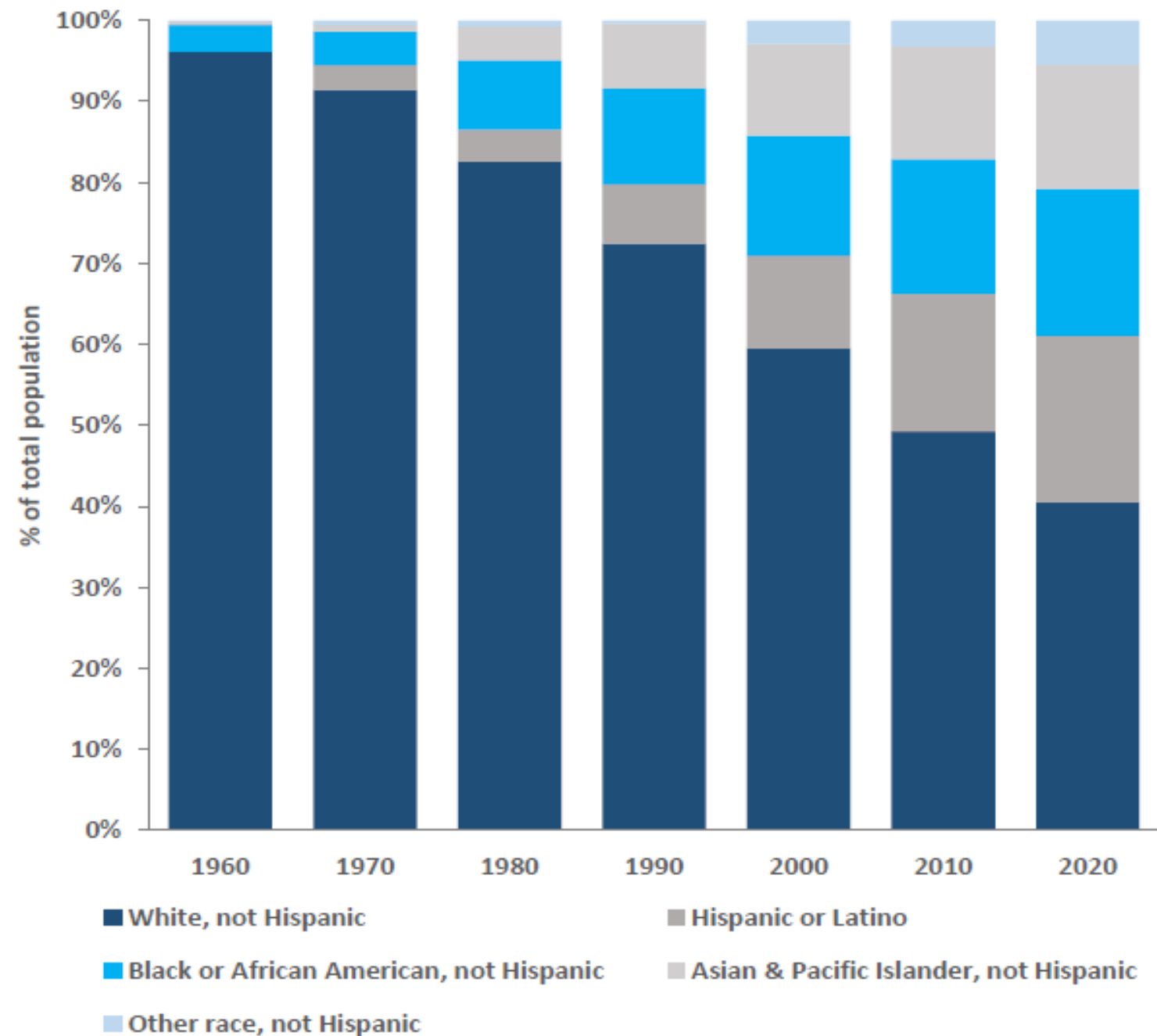
- Walkable, bikeable, transit-connected places expand economic opportunity
- Emphasis on quality of place, amenities, and infrastructure
- Housing for the workforce needed for a strong economy
- Regionalism coordination can strengthen and diversify our job base



Racial Equity and Social Justice

- Seeking to address historic inequities in Montgomery County

Population by Race and Hispanic Origin, 1960-2020



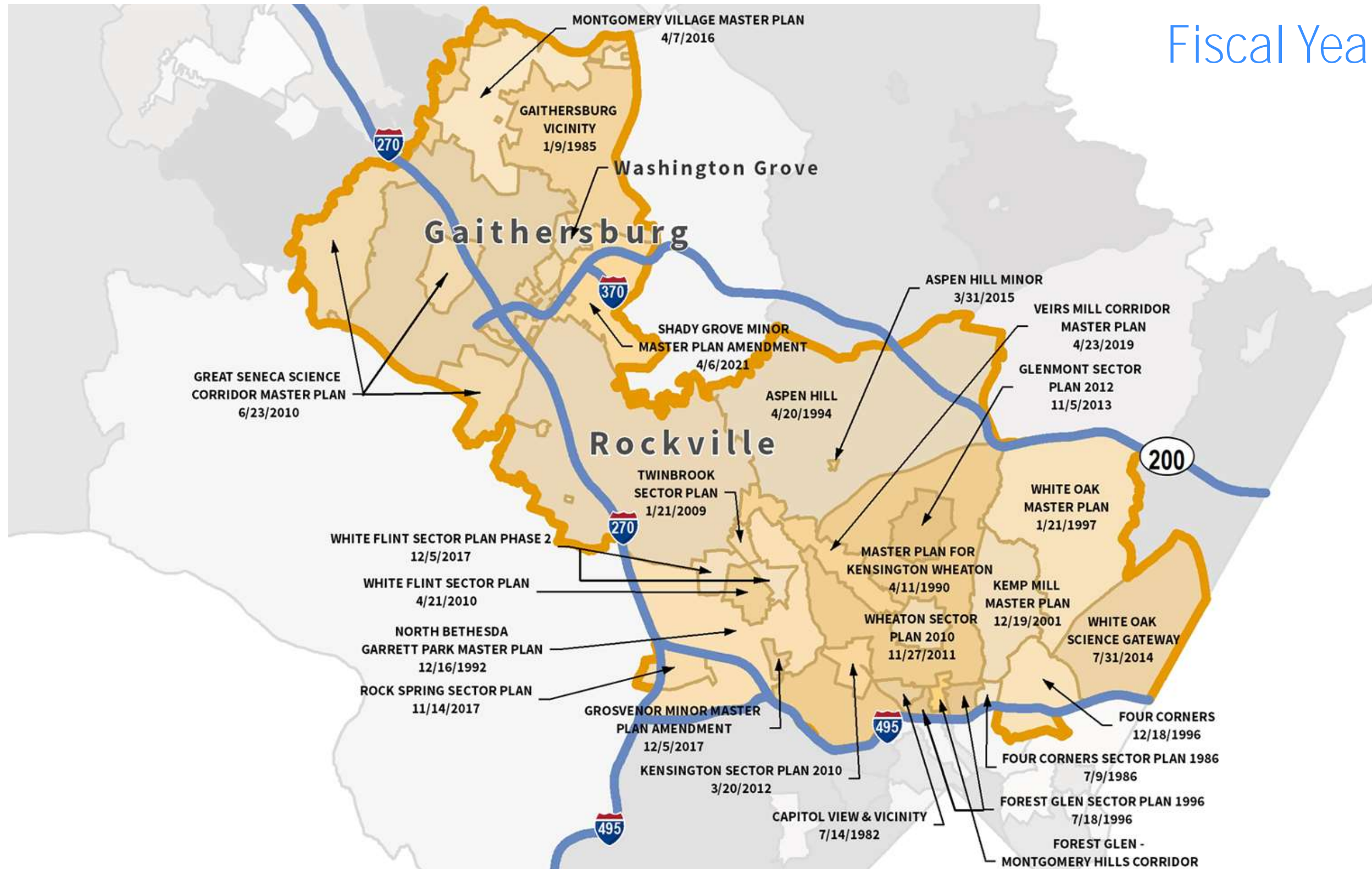
Environmental Health and Resilience

- 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



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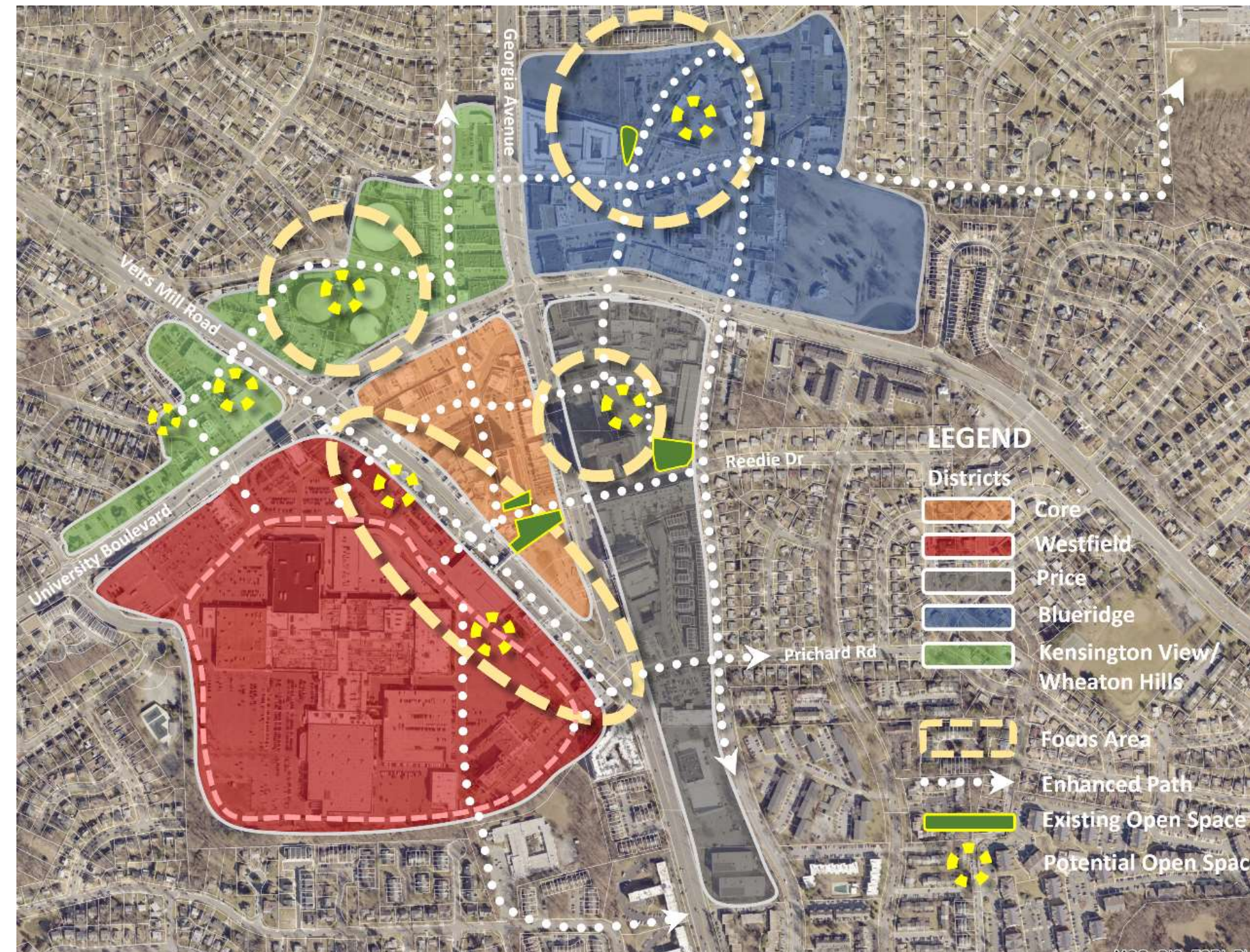
Fiscal Year 2023 Development Review



- 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

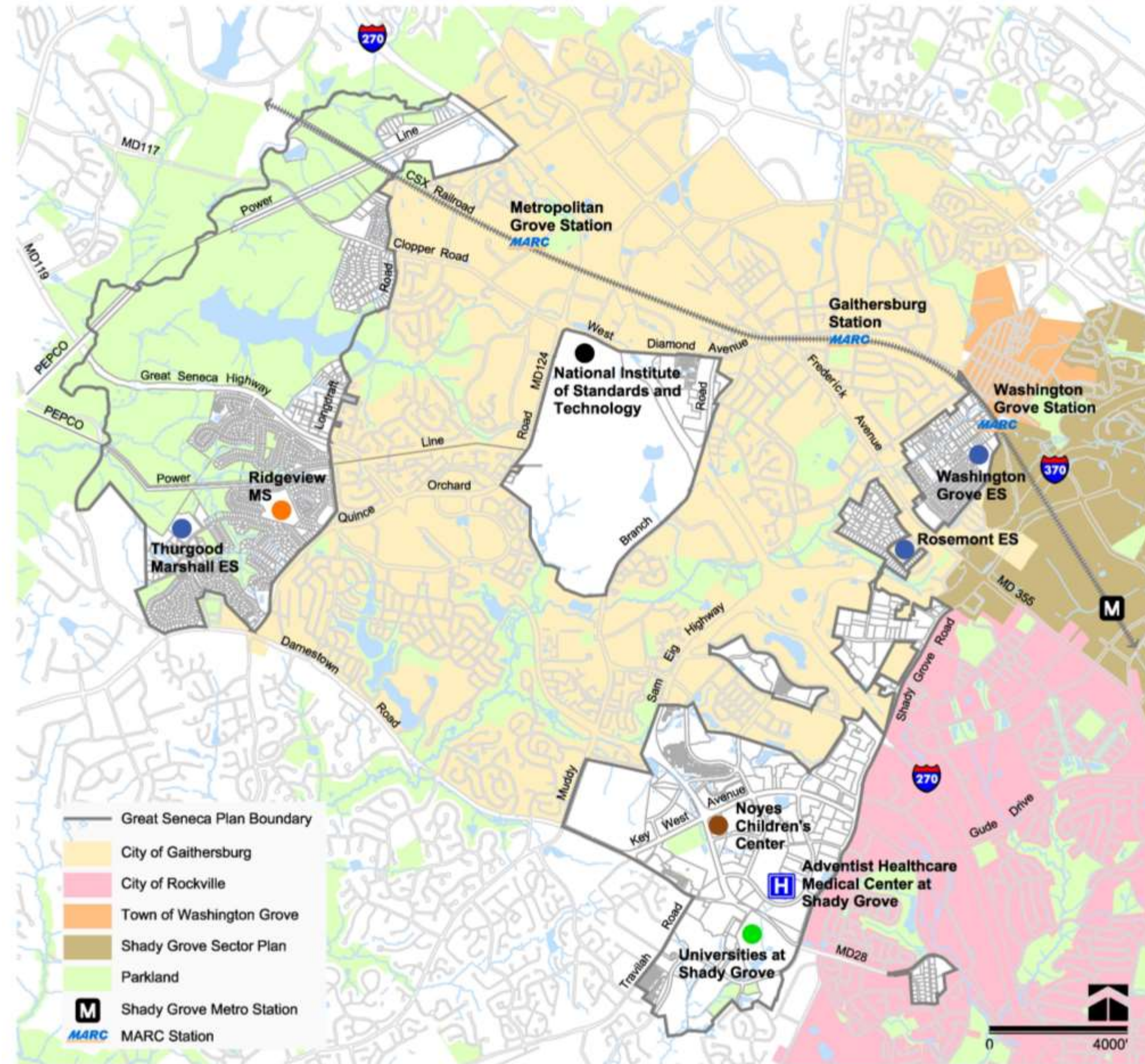
- Advance implementation of the 2012 *Wheaton Central Business District and Vicinity Sector Plan*.
- Engaged property owners, public agencies, stakeholders, and community members to identify strengths, challenges, and opportunities.
- **Study's strategies include** incremental actions to:
 - Incentivize 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

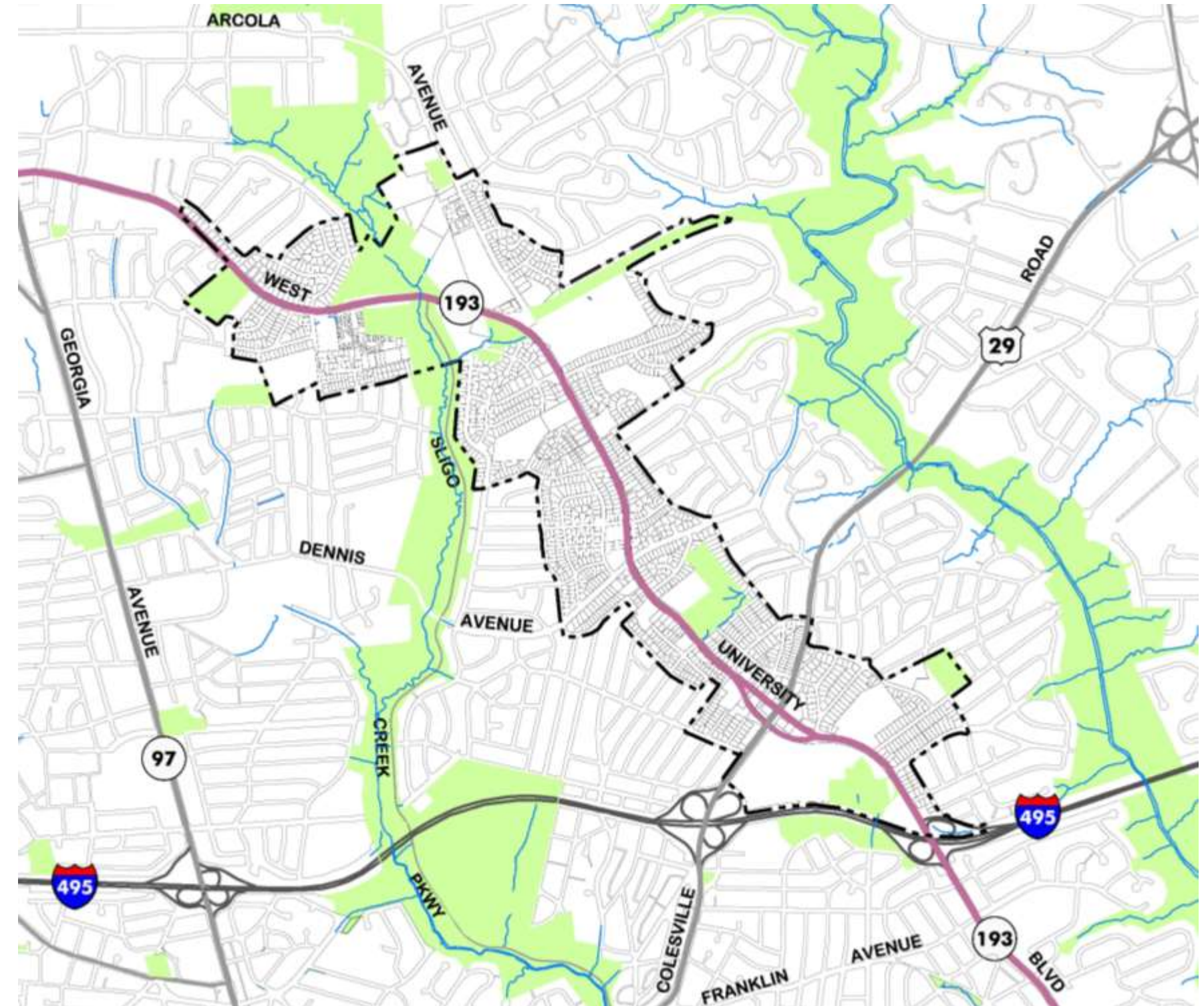
Great Seneca Plan

- 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.



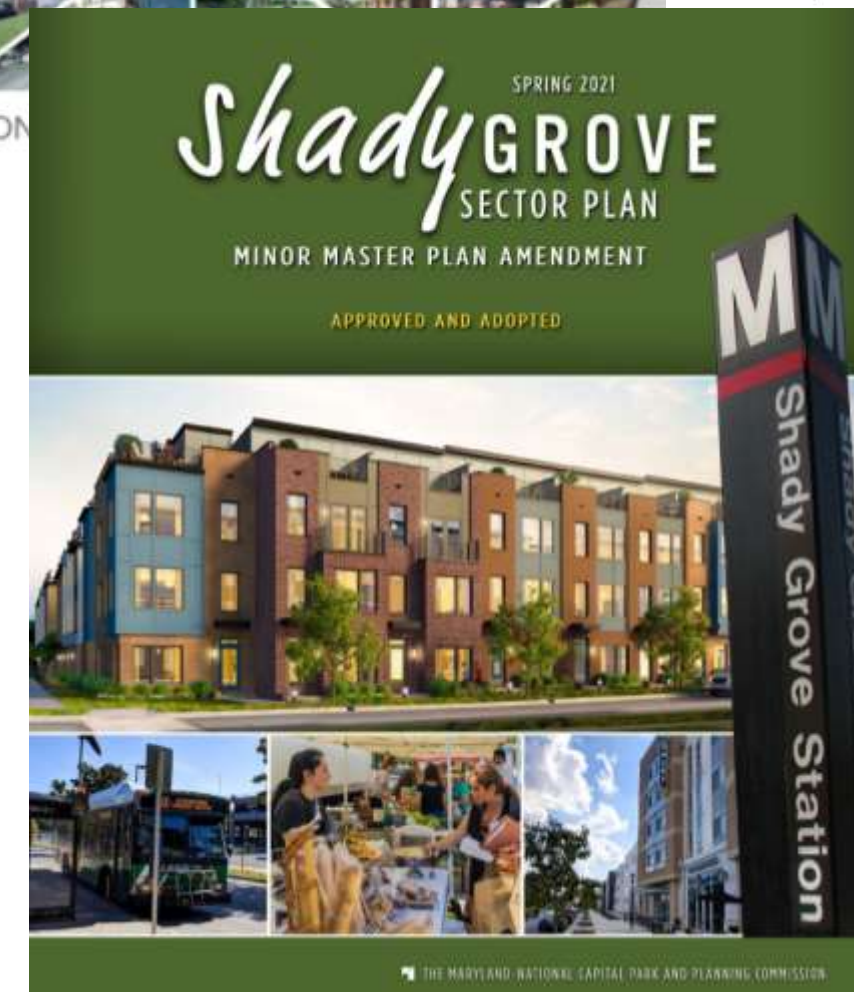
University Boulevard Corridor Plan

- 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)



Questions?

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