



THRIVE

MONTGOMERY 2050

Let's Plan Our Future. Together.

Montgomery Planning

10/21/2019

Thrive Montgomery 2050

Friends of White Oak



Today's Presentation

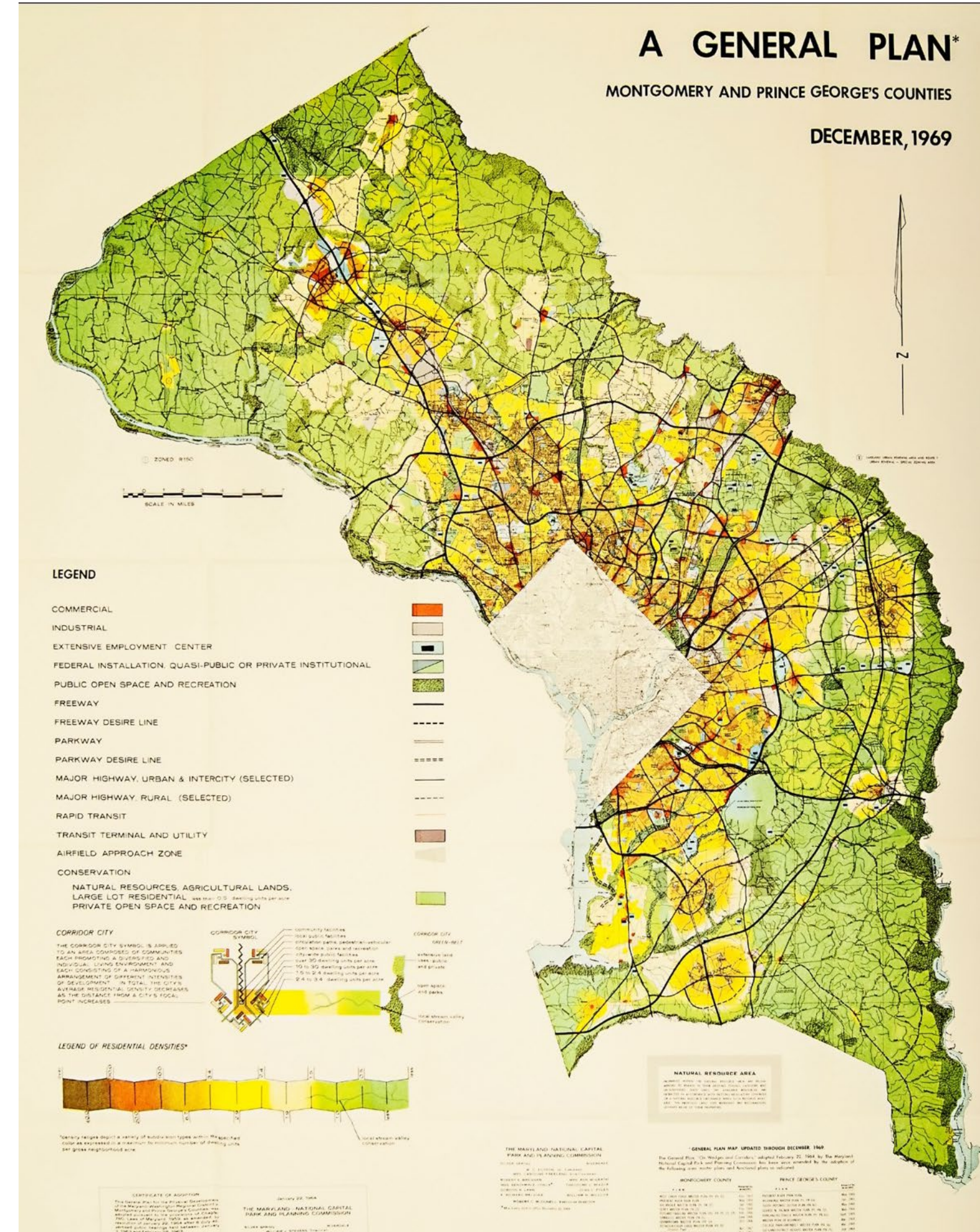
- History of the county's General Plan
- Why Update the General Plan now
- Trends and challenges
- Community outreach and communication
- Proposed schedule
- Ways to participate-how you can help

What is a General Plan

A General Plan is a **long-range vision** for the future of development in the county.

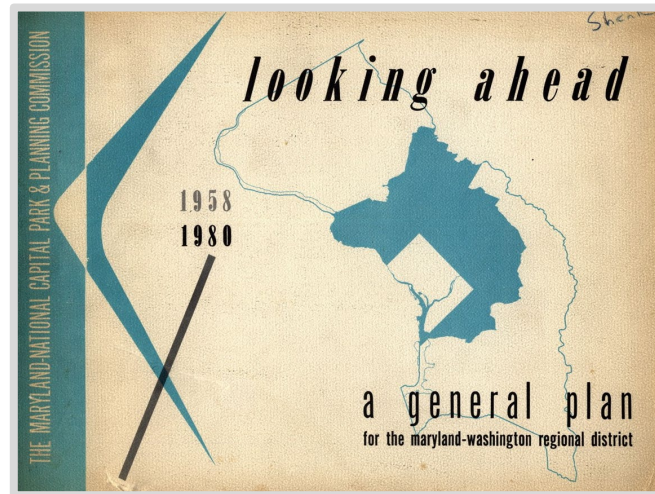
The General Plan will help guide:

- countywide policies
- future initiatives
- land use planning infrastructure
- community amenities
- private development



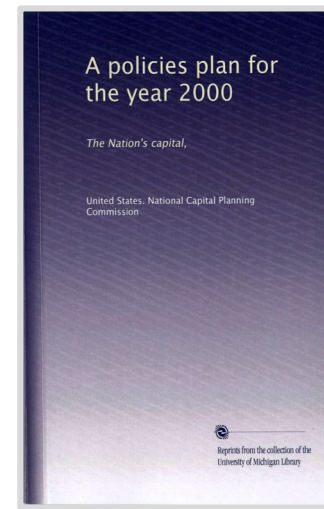
History of the General Plan

The first general plan for the Maryland Region District



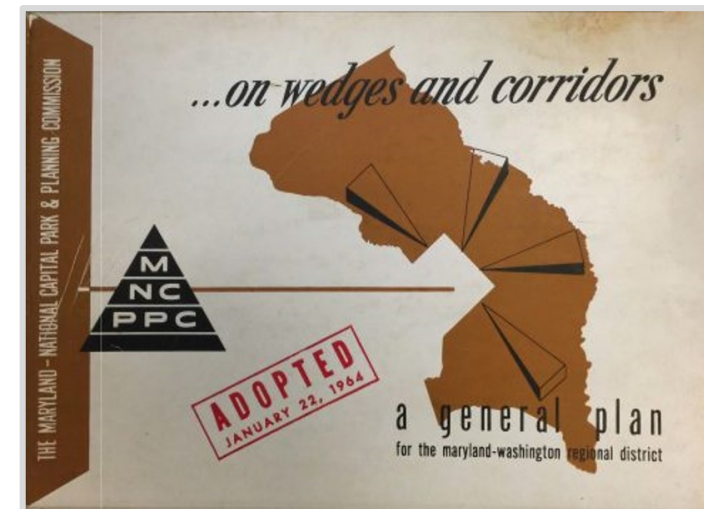
1958

A Plan for the Year 2000...



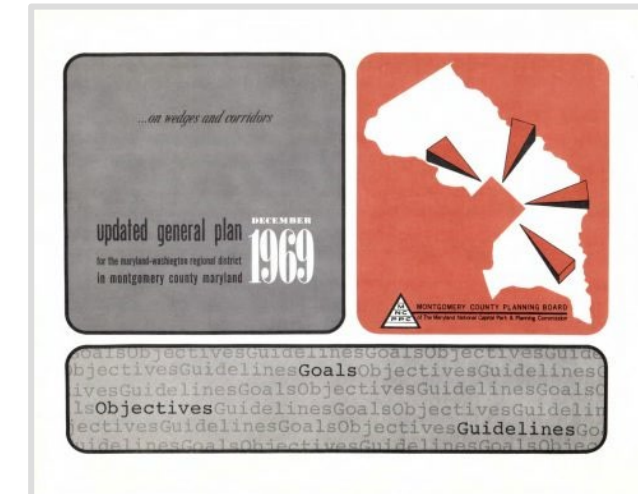
1961

"One of the most significant long-range plans of the past 50 years..."



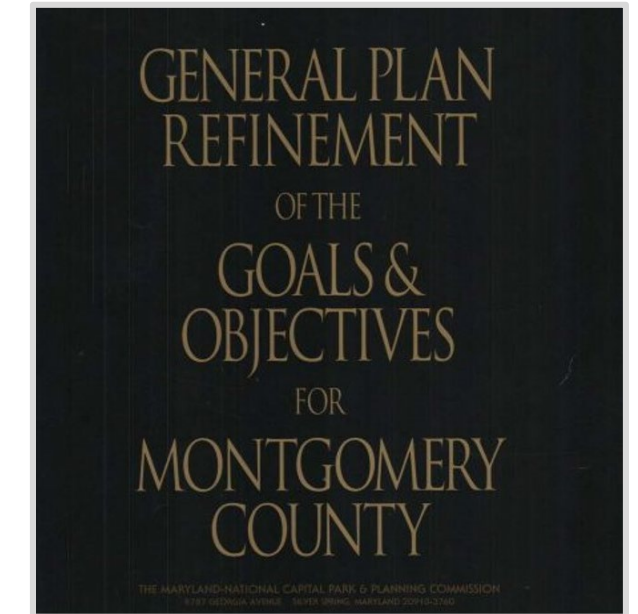
1964

General Plan Update

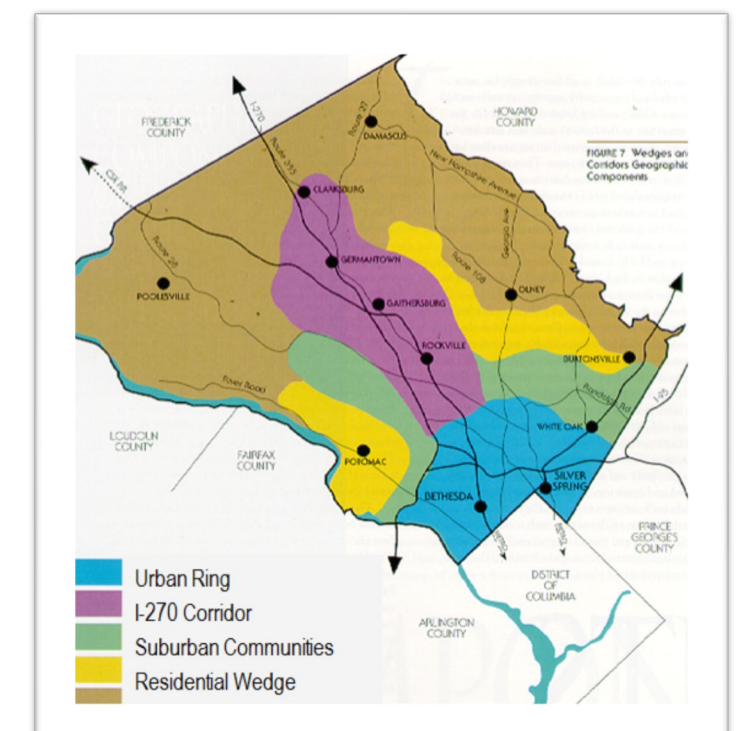
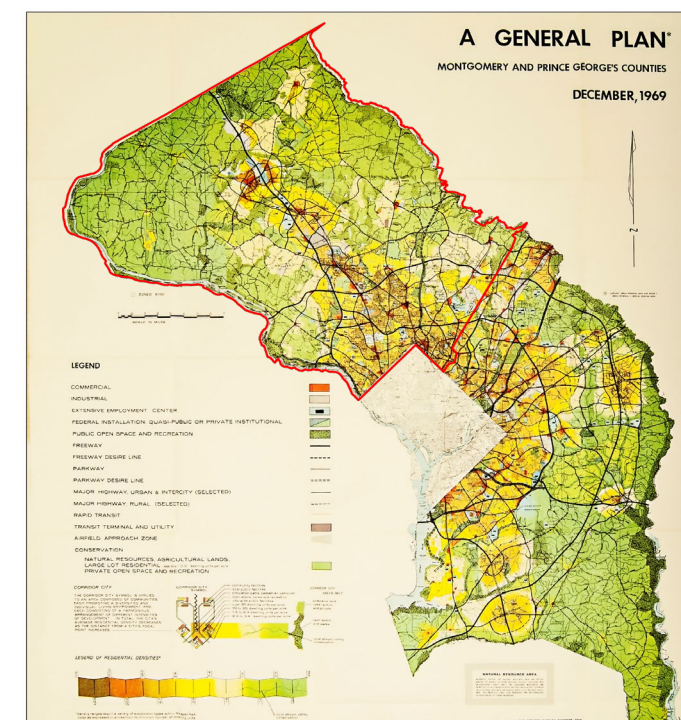
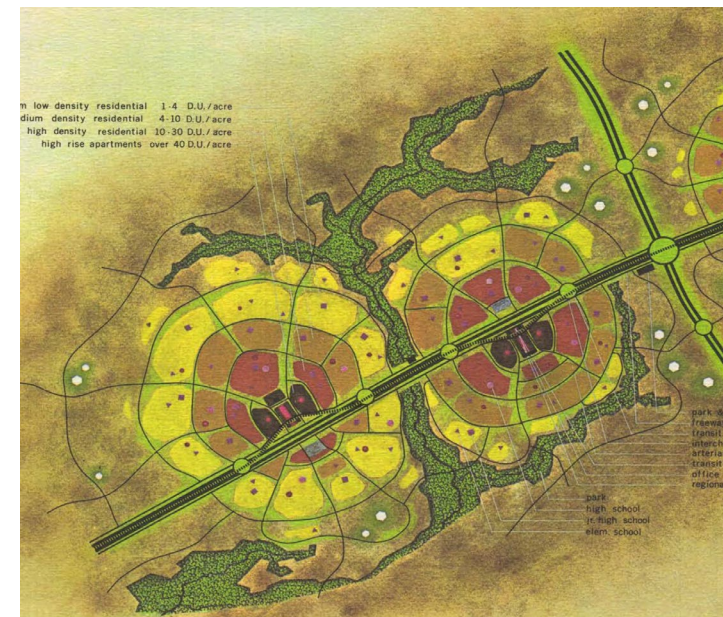
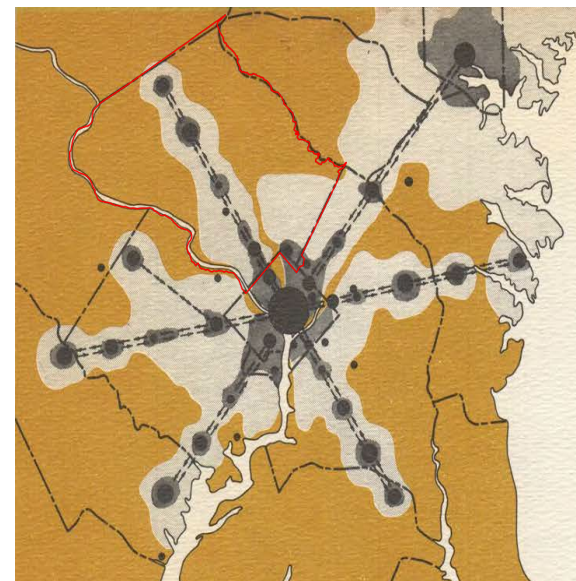
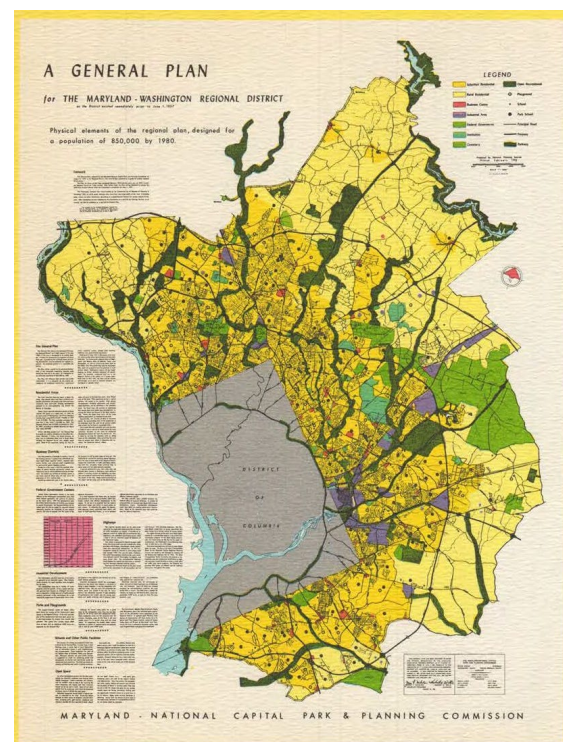


1969

Limited amendment of Goals & Objectives only

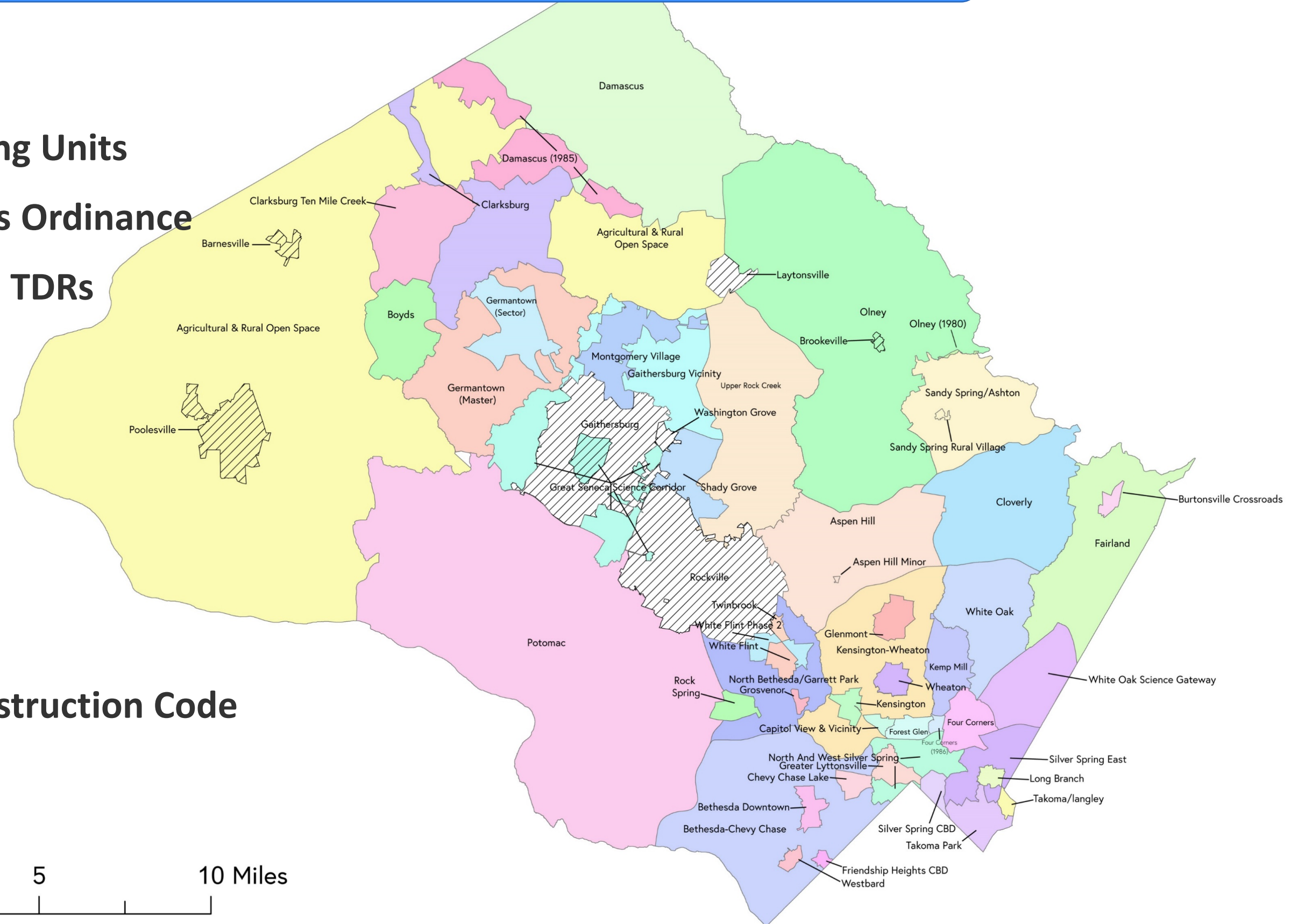


1993



Current master plans and other initiatives

- 1973-- Moderately Price Dwelling Units
- 1974-- Adequate Public Facilities Ordinance
- 1980—Agricultural Reserve and TDRs
- 1994--Special Protection Areas
- 2000s—SWM Law
- 2009 Climate Protection Plan
- 2014--Tree Canopy Law
- 2014--Zoning Code Update
- 2017—International Green Construction Code



Why Update the General Plan Now?

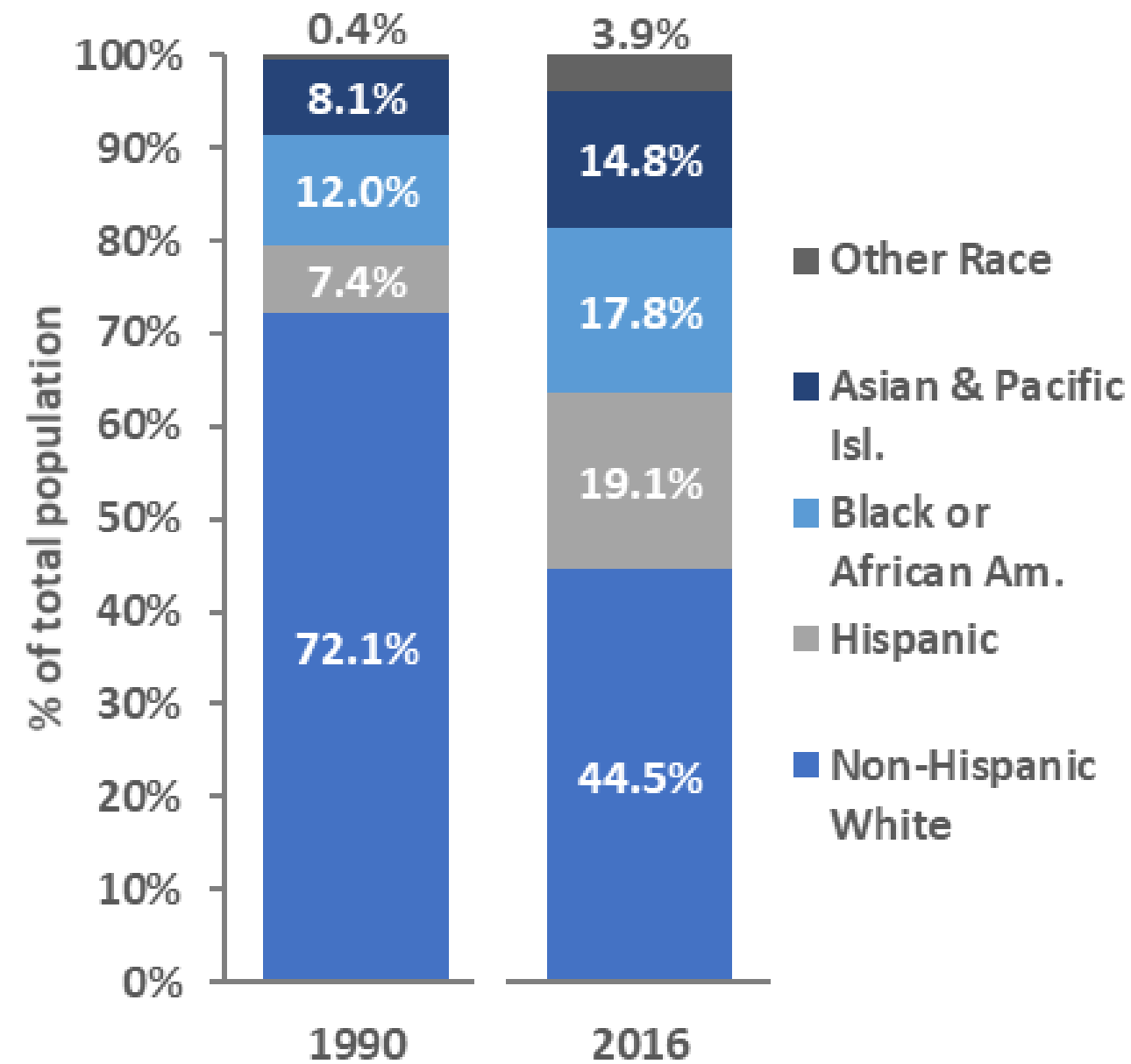
- The last comprehensive update was done in 1969
- Numerous master plans since then but no comprehensive evaluation
- County changed from a bedroom community to a major employment center with a diverse population of over a million people
- Future growth will be infill and redevelopment, not development of green fields
- Facing new changes and threats

Assets and Challenges

- County is an attractive place to live—200,000+ more people expected by 2045
- Increasingly diverse and aging population
- Running out of vacant land—next phase is infill and redevelopment
- Employment is stable, but challenges remain
- incomes haven't kept up with costs
- Climate Change is a major new threat

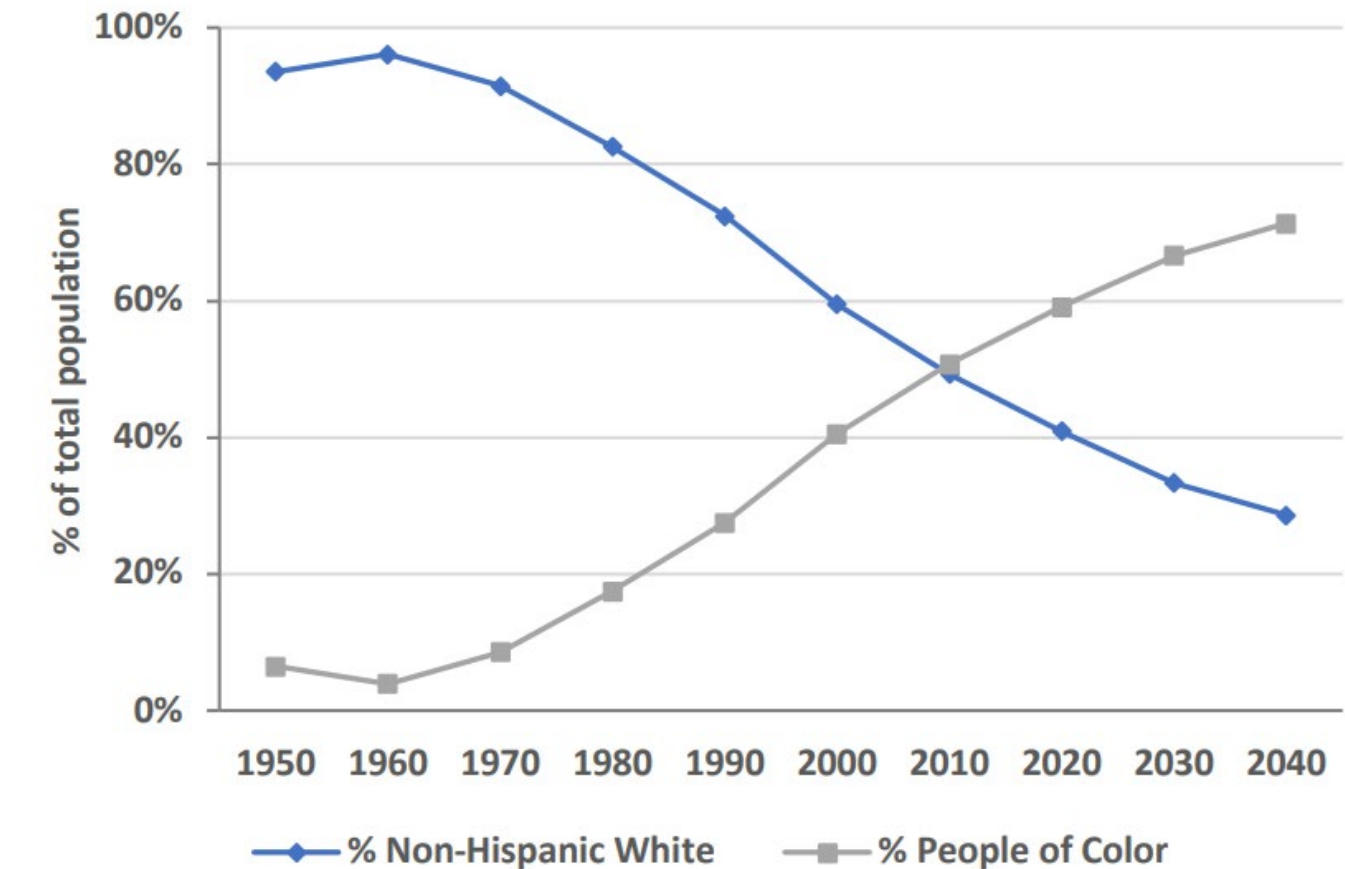
Slower Rate of Growth but Highly Diverse

Greater racial & ethnic diversity



Share of people of color population is expected to keep growing

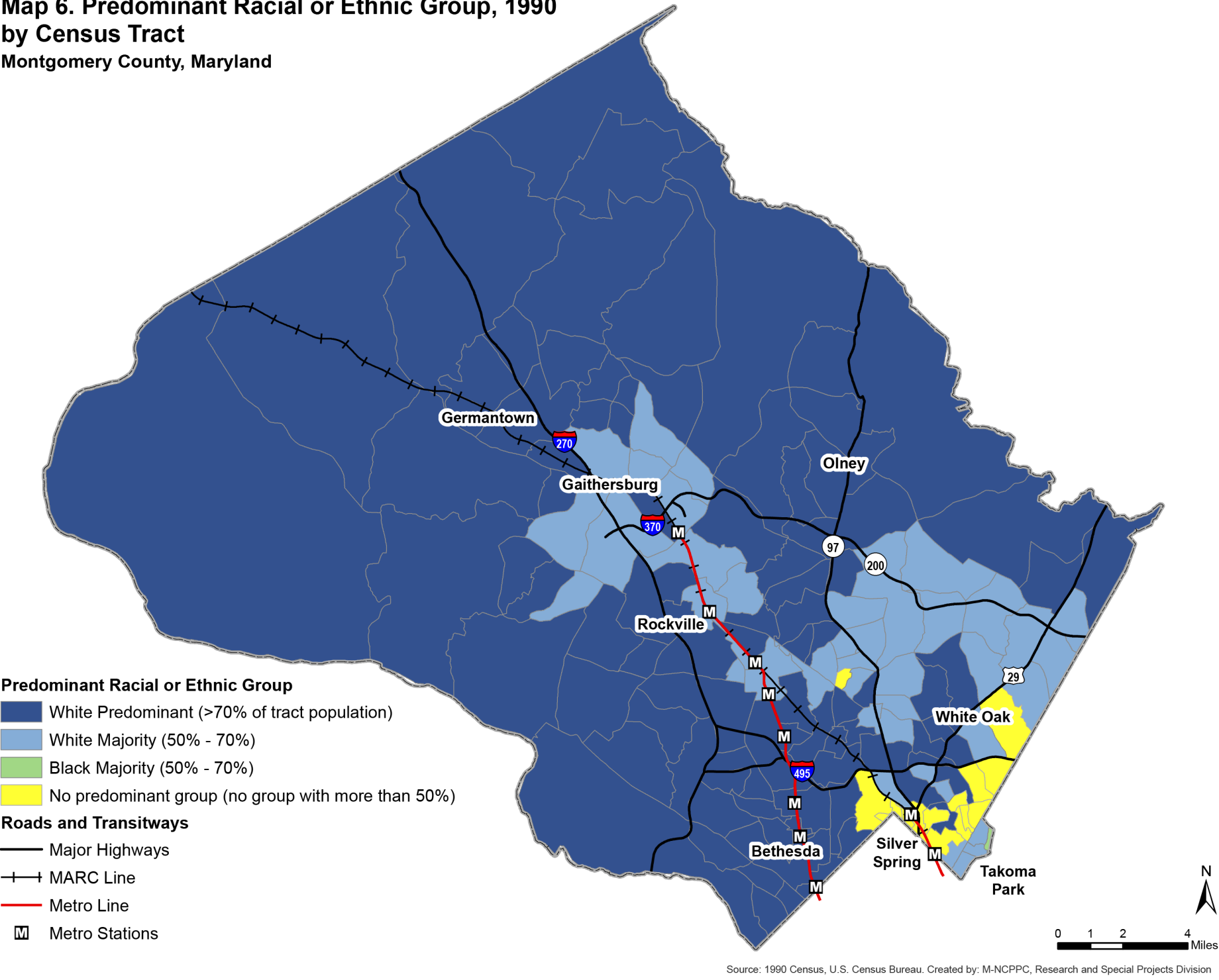
Figure 8. Population Racial Change, 1950-2040



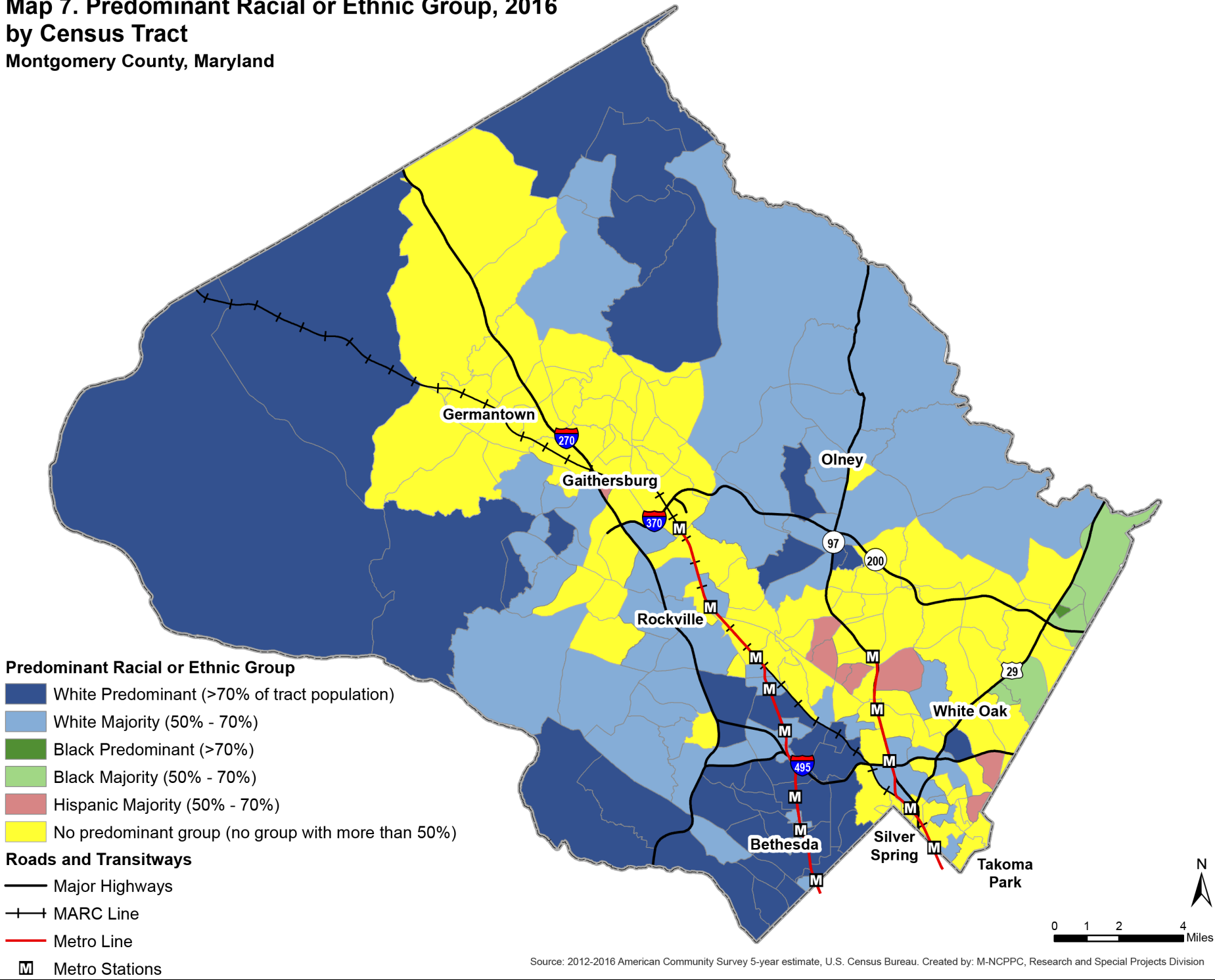
Source: 1950-2010 Census, U.S. Census Bureau; 2010-2040 Racial Forecast, Maryland Department of Planning.

Racial & ethnic diversity is increasingly distributed across the county

**Map 6. Predominant Racial or Ethnic Group, 1990
by Census Tract**
Montgomery County, Maryland

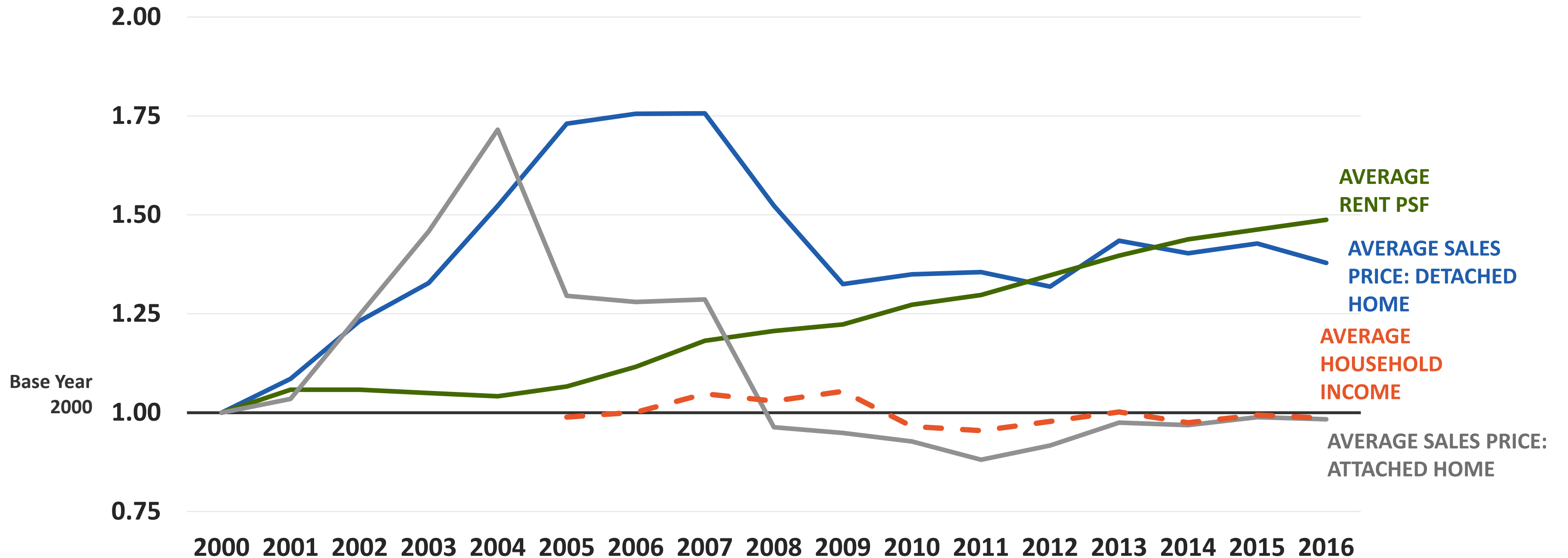


**Map 7. Predominant Racial or Ethnic Group, 2016
by Census Tract**
Montgomery County, Maryland



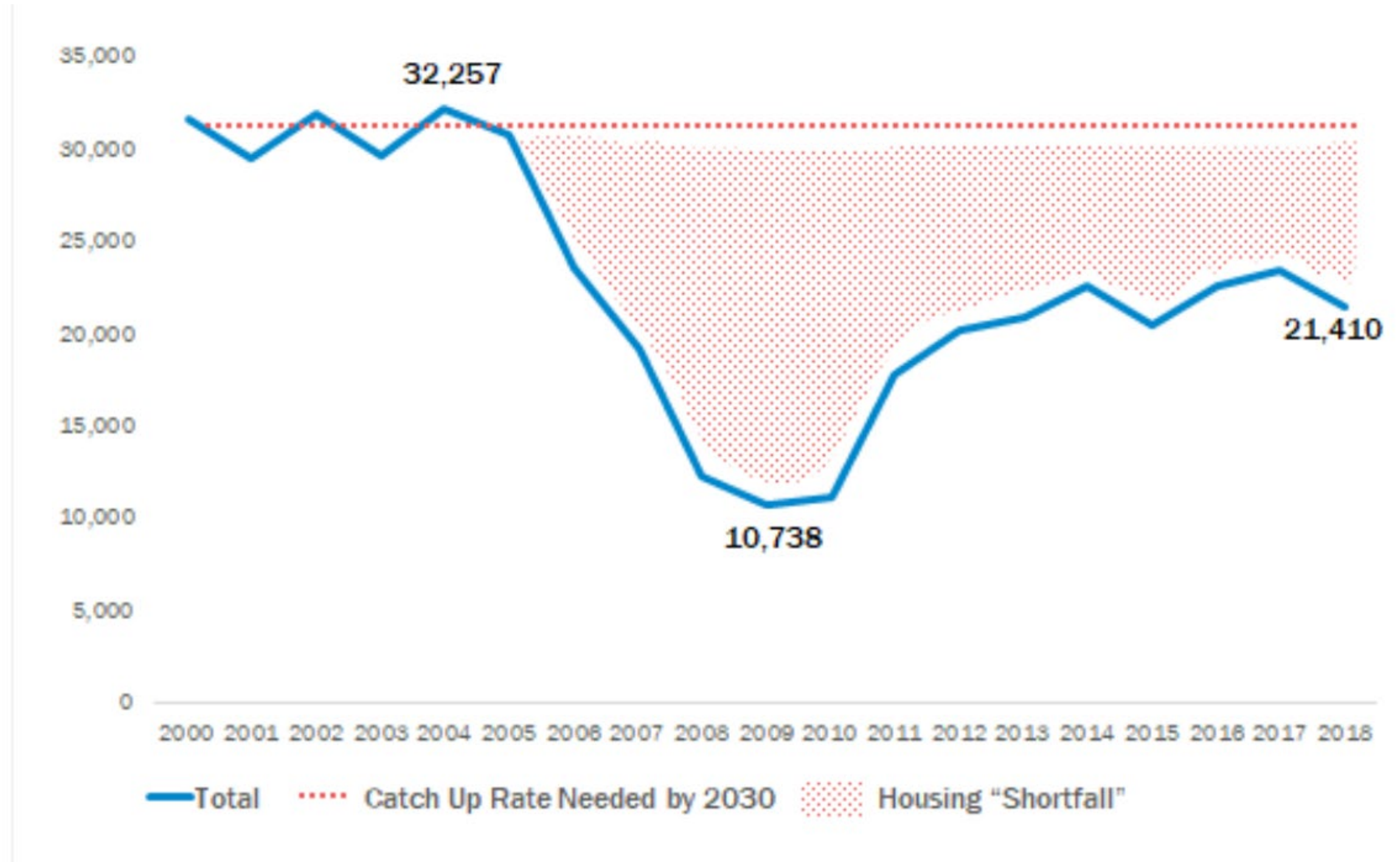
Housing Costs Have Outpaced Income Growth

Indexed changes in housing costs and household income.



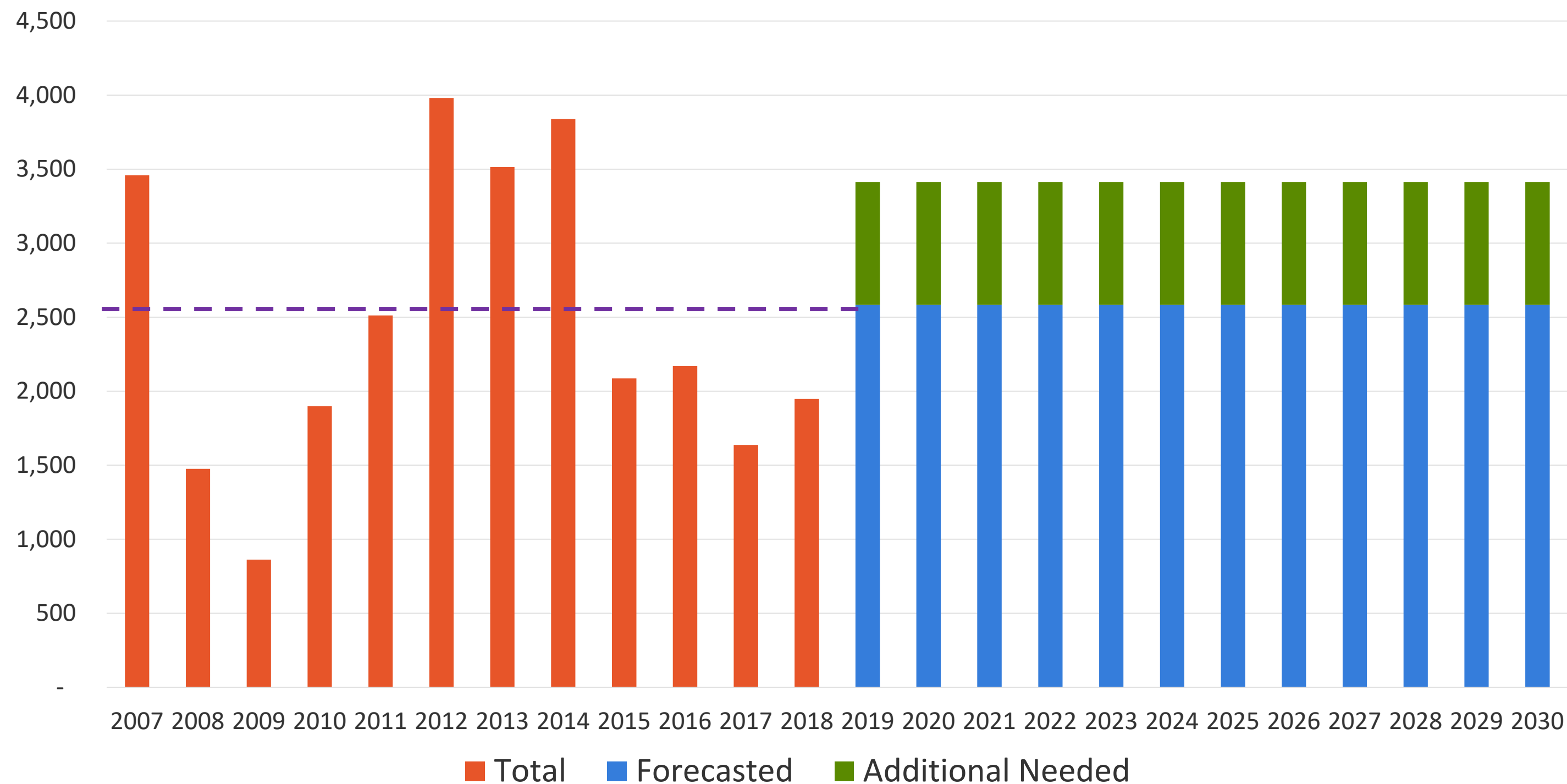
All dollar values adjusted for inflation, Indexed to 2000 base year

Housing permits in the DC Region



Source: COG Analysis of U.S. Census Bureau C-40 Residential Permit Data

Need to average nearly 3,500 building permits a year to meet anticipated need



Source: Census Bureau



Strong regional economy attracts more people to the area



Limited supply of vacant land puts upward pressure on development costs



making housing less affordable forcing low and middle-income families to move farther out with no or fewer transit options



More people drive into the places of employment and services, which increases Vehicle Mile Travelled (VMT) using more fossil fuels



Which increases GHG emissions

Drivers of Change

Technological innovations

Automation of everything; autonomous vehicles; shared rides; social media; online retail

Climate change

Extreme temperatures; extreme weather; loss of habitat and natural resources; higher costs of infrastructure

Demographic shifts

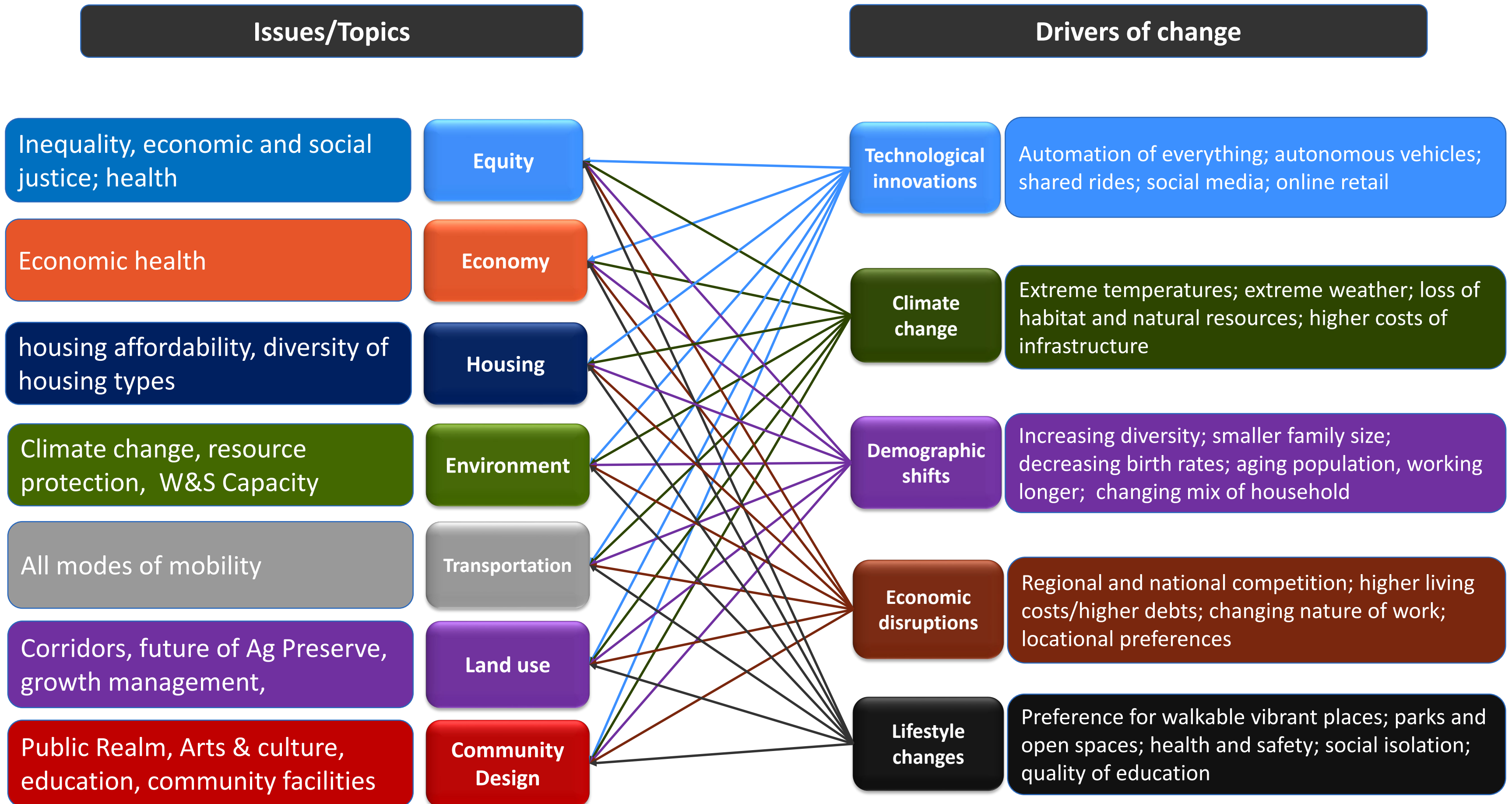
Increasing diversity; smaller family size; decreasing birth rates; aging population, working longer; changing mix of household

Economic disruptions

Regional and national competition; higher living costs/higher debts; changing nature of work; locational preferences

Lifestyle changes

Preference for walkable vibrant places; parks and open spaces; health and safety; social isolation; quality of education



Questions for Thrive Montgomery 2050

- Where and how the growth should be accommodated?
- What can we do now to prepare for technological changes?
- What are the implications of climate change?
- How are we impacted by what is happening in the region?
- How should we plan for a more diverse county? How to be more equitable for all parts of the population.
- Do we have the tools to deal with the challenges of the future?
- We need your feedback.

Proposed Strategic Framework



Project Timeline

● Pre-Plan

JULY 2018 – MAY 2019

● Visioning

JUNE 2019 – January 2020

● Analysis

SEPTEMBER 2019 – DECEMBER 2019

● Draft Plan Development

JANUARY 2020 – SEPTEMBER 2020

● **Planning Board Review + Transmittal** **OCTOBER 2020 – MARCH 2021**

● Council Review + Approval

Thru Fall 2021



We Need Your Feedback

- What do you like about the county that should be preserved and enhanced?
- What you don't like and should be changed?
- What worries you about the future of the county?
- What changes in the future will be good for the county?
- What does climate change mean to you? How should we prepare for it?
- What do you think is the biggest challenge in the next 20-30 years?

We need your help



Take our online quiz:
ThriveQuiz2050.Com



Comment on our website:
ThriveMontgomery.com



Sign up for our
email list!



Conduct the Thrive
Meeting -in-a-Box at your
next Civic Association
meeting

- Meet people where they are
- Festivals and events
- Small group meetings/workshops
- Meeting-in-a-box
- Thrive community champions
- Content marketing
- Print and electronic media
- Online tools/ social media
- Webinars, Winter Speaker Series

ThriveMontgomery.com