



THRIVE

MONTGOMERY 2050

Let's Plan Our Future. Together

Planning Board Draft | April 2021

Age-Friendly Montgomery Advisory Group
October 20, 2021

 **Montgomery Planning**

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

What is Thrive Montgomery 2050?

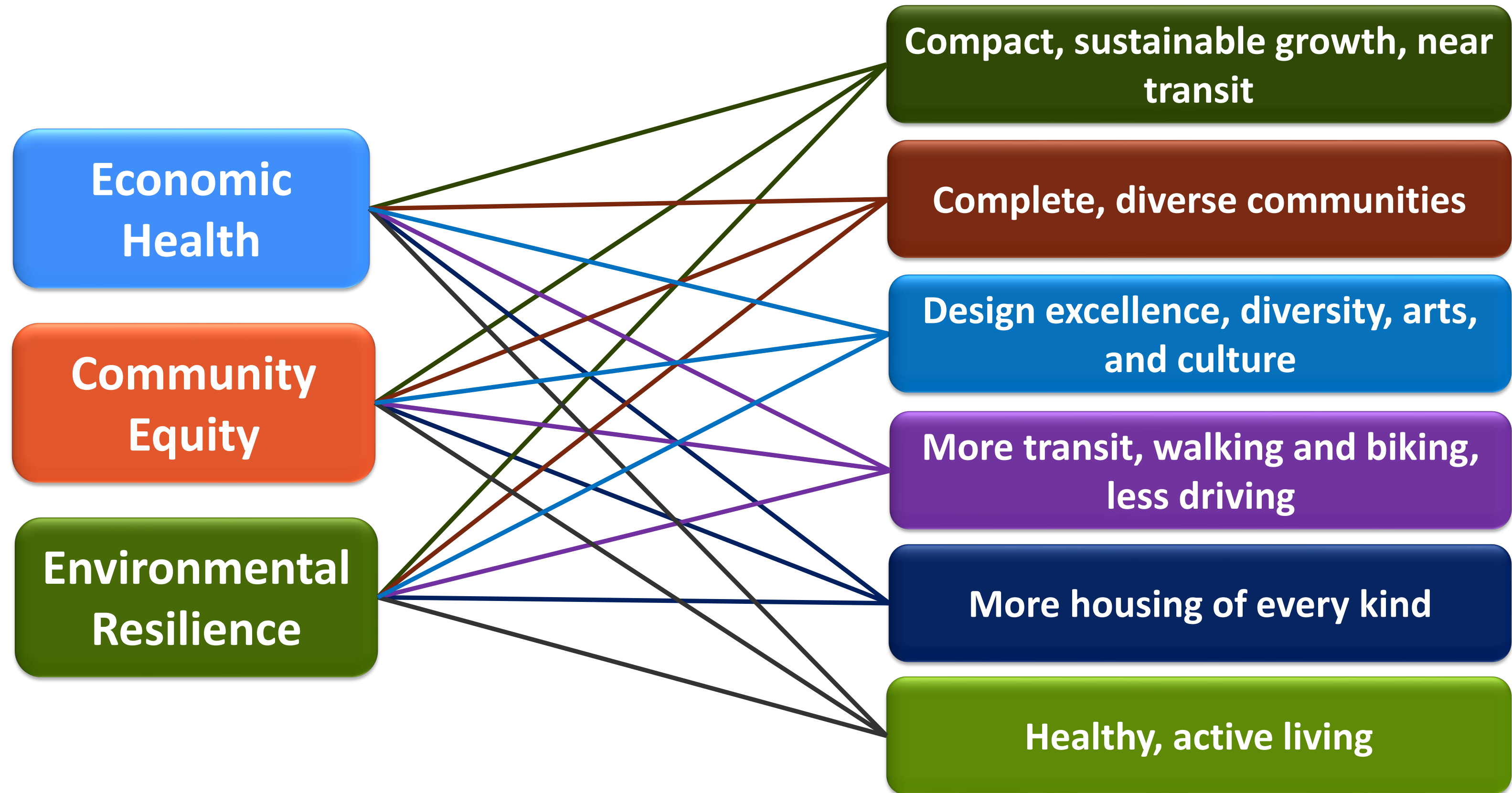
- Update to the General Plan, last comprehensively updated in 1969.
- Long-range vision for the future of growth in the county. **Does not change zoning in any neighborhood in the county.**
- Thrive Montgomery 2050 plan will help guide:
 - Countywide policies
 - Future master plans
 - Planning for infrastructure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



Three overarching objectives

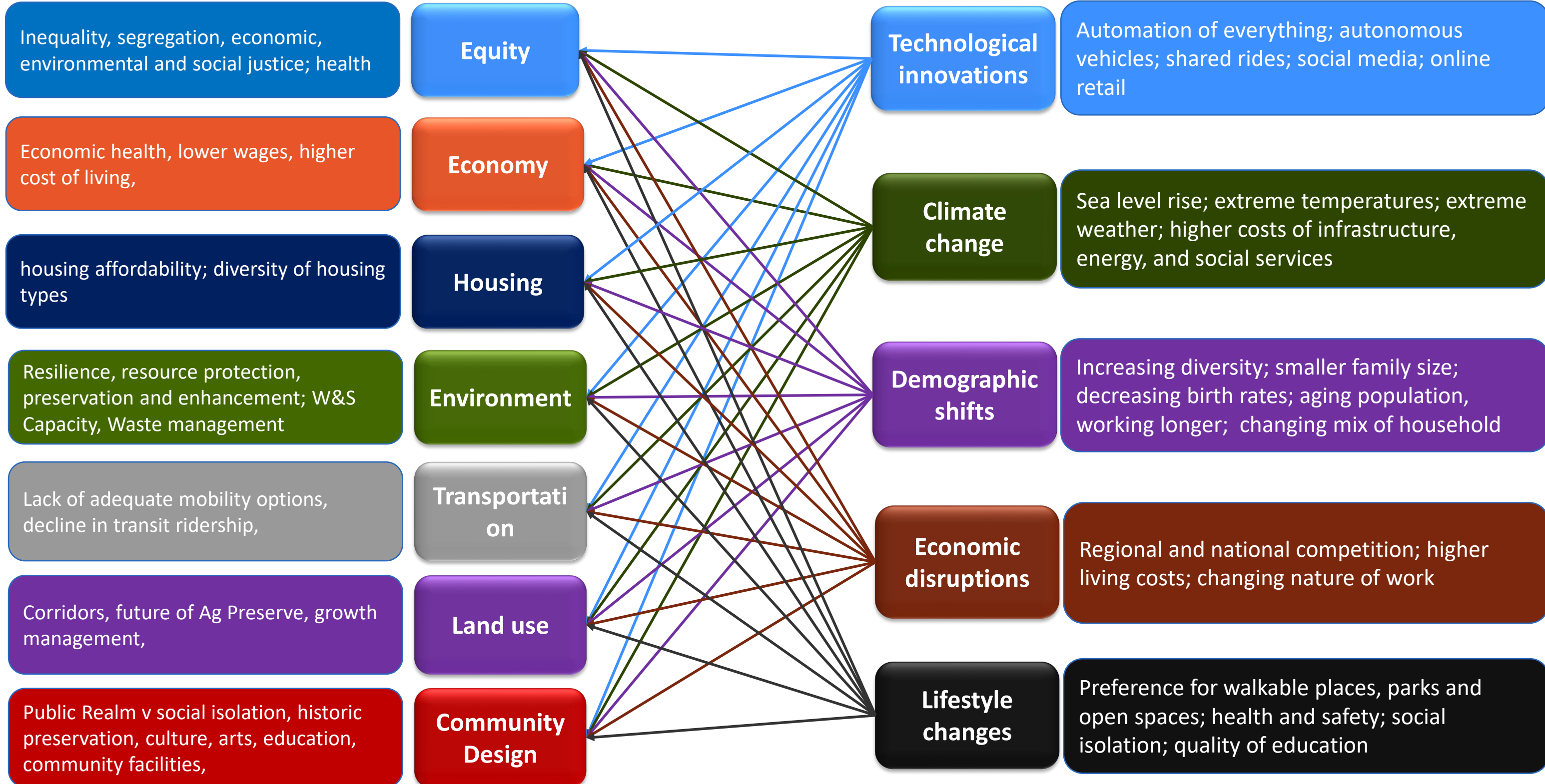


Three objectives in each chapter

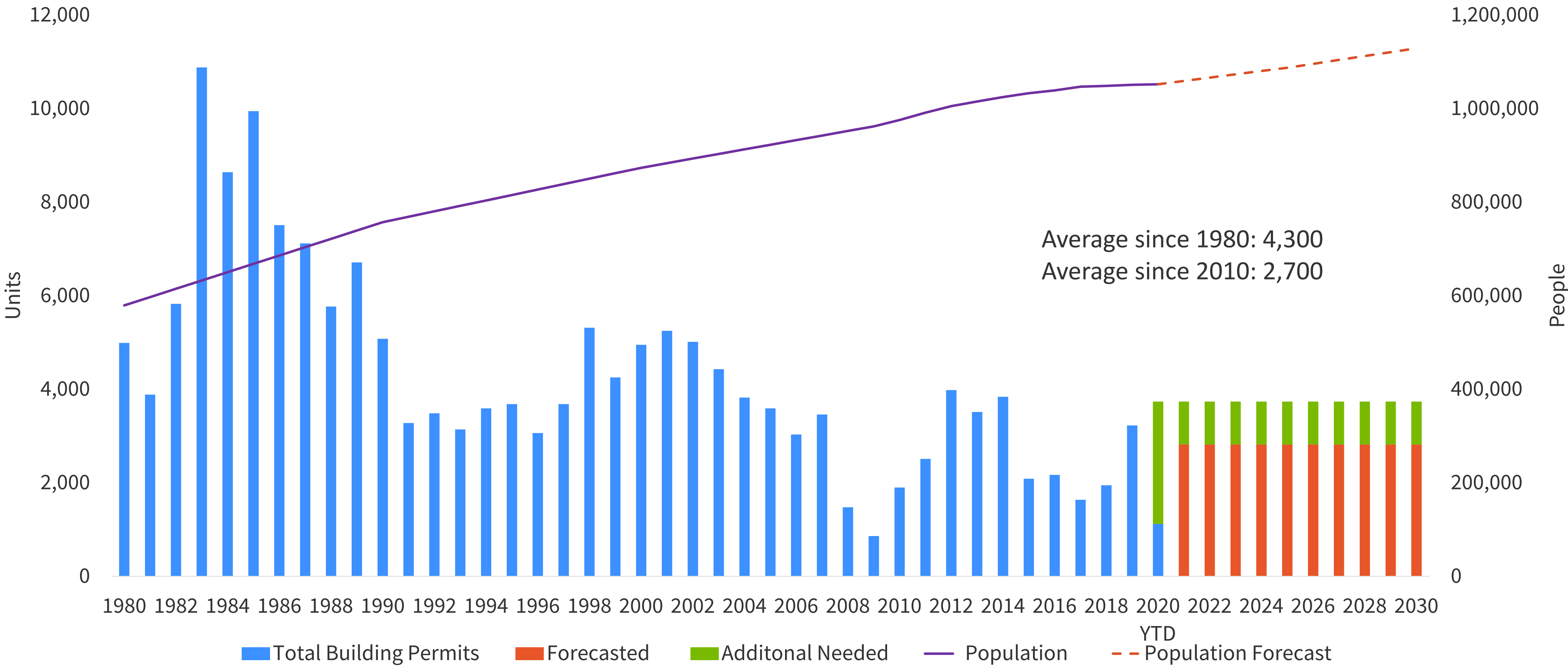


Issue areas and impacts

Drivers of change



Housing Growth Not Meeting Needs of Growing Population



Source: 1960-2010 US Census, 2016 American Community Survey, 1-year estimate, Census Bureau Building Permits

We need to accommodate 200,000+ people in a mature, built out county

Environmental constraints

(Medium and dark grey)

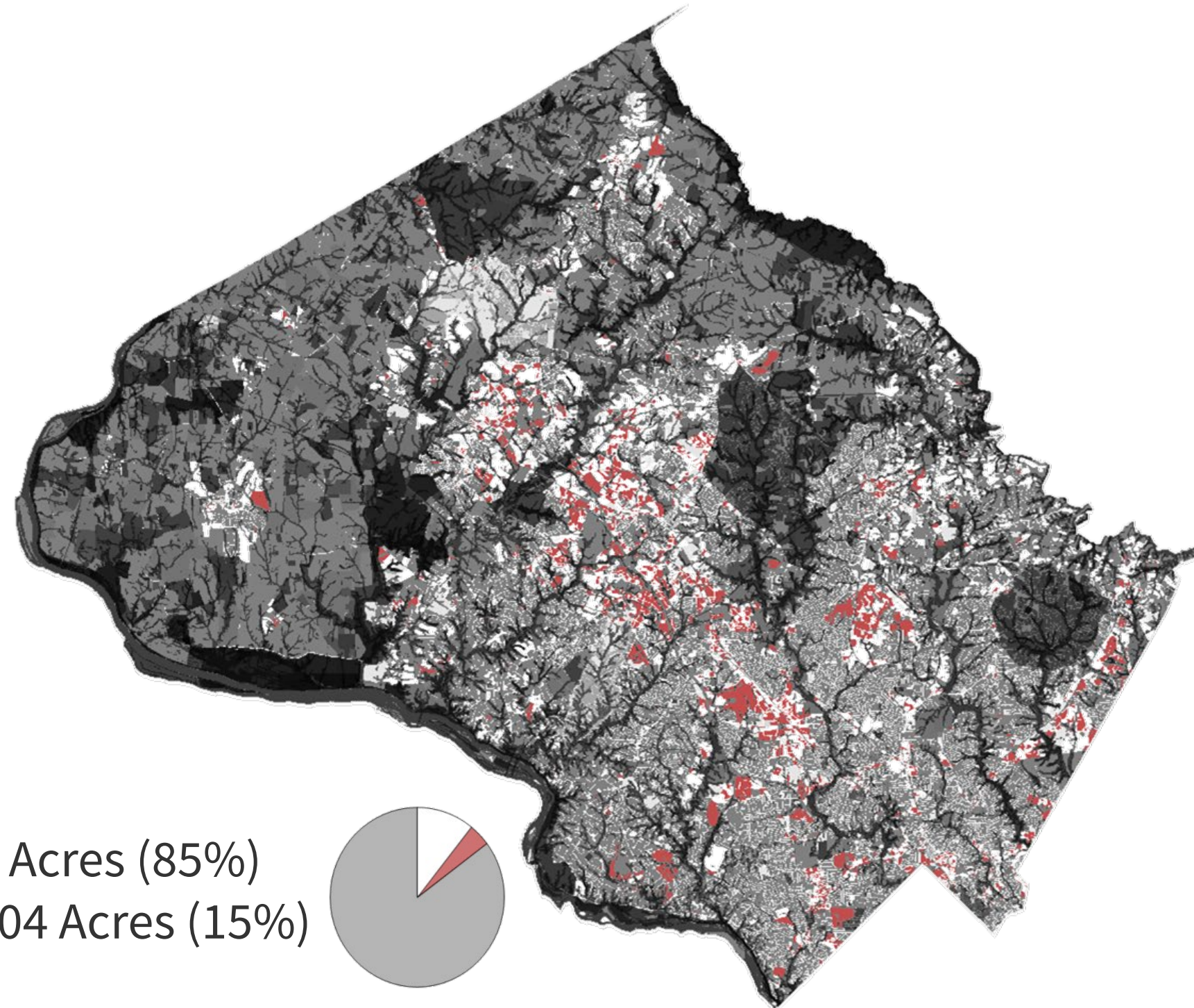
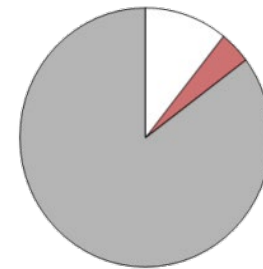
- Hydrological
 - Streams
 - Wetland Buffers
- Erodible soils
- Parks & Biodiversity areas
- Agricultural Reserve
- Special Protection Areas
- Forest Conservation Easements

Qualifiers (Red)

- Multiple owners
- Improvement Value >2 Land Value
- Office Buildings less than 50 years old
- Retail Buildings less than 15 years old

Constrained area = 276,515 Acres (85%)

Unconstrained area = 47,804 Acres (15%)

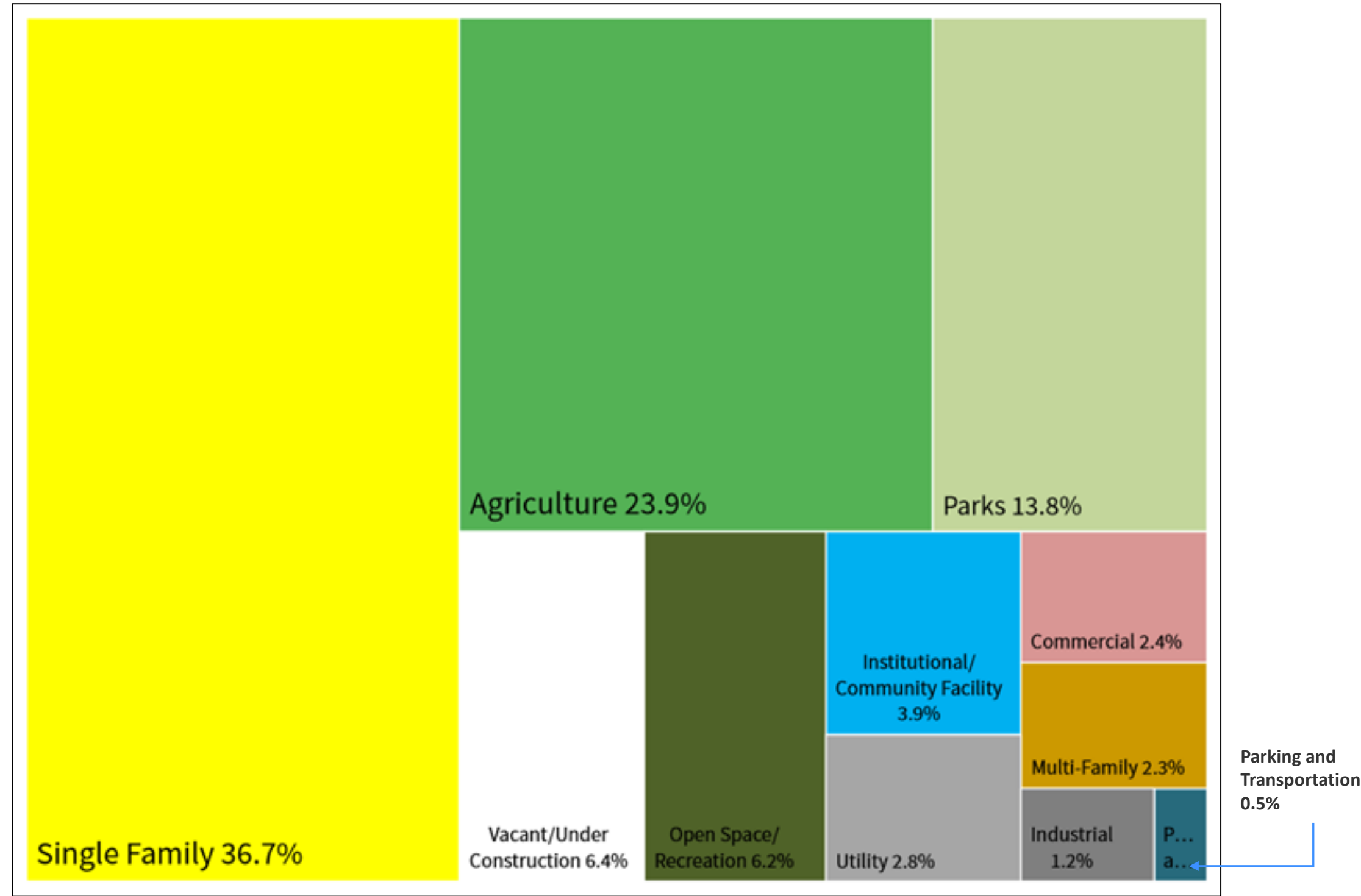
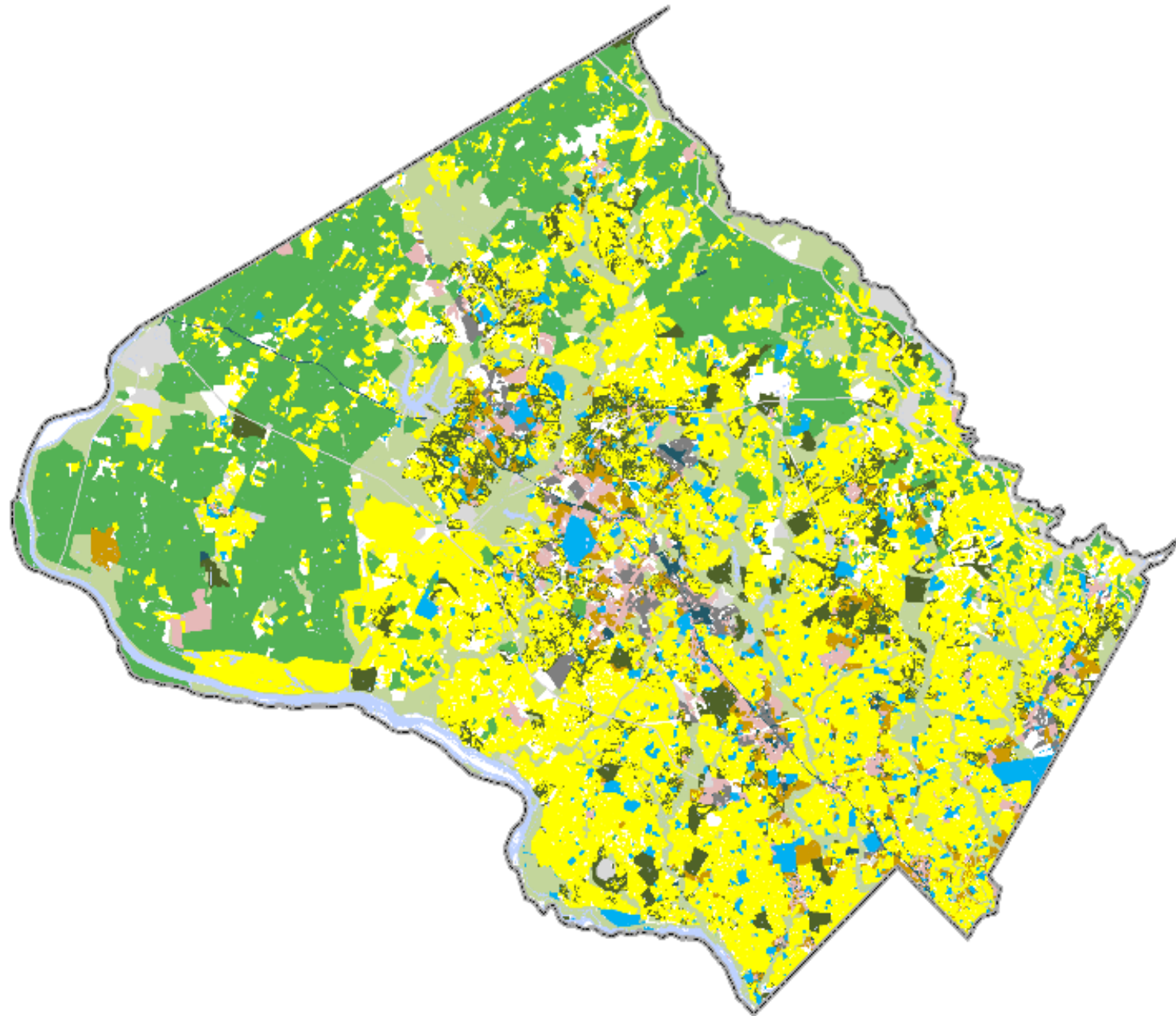


Man-made constraints

(Light Grey)

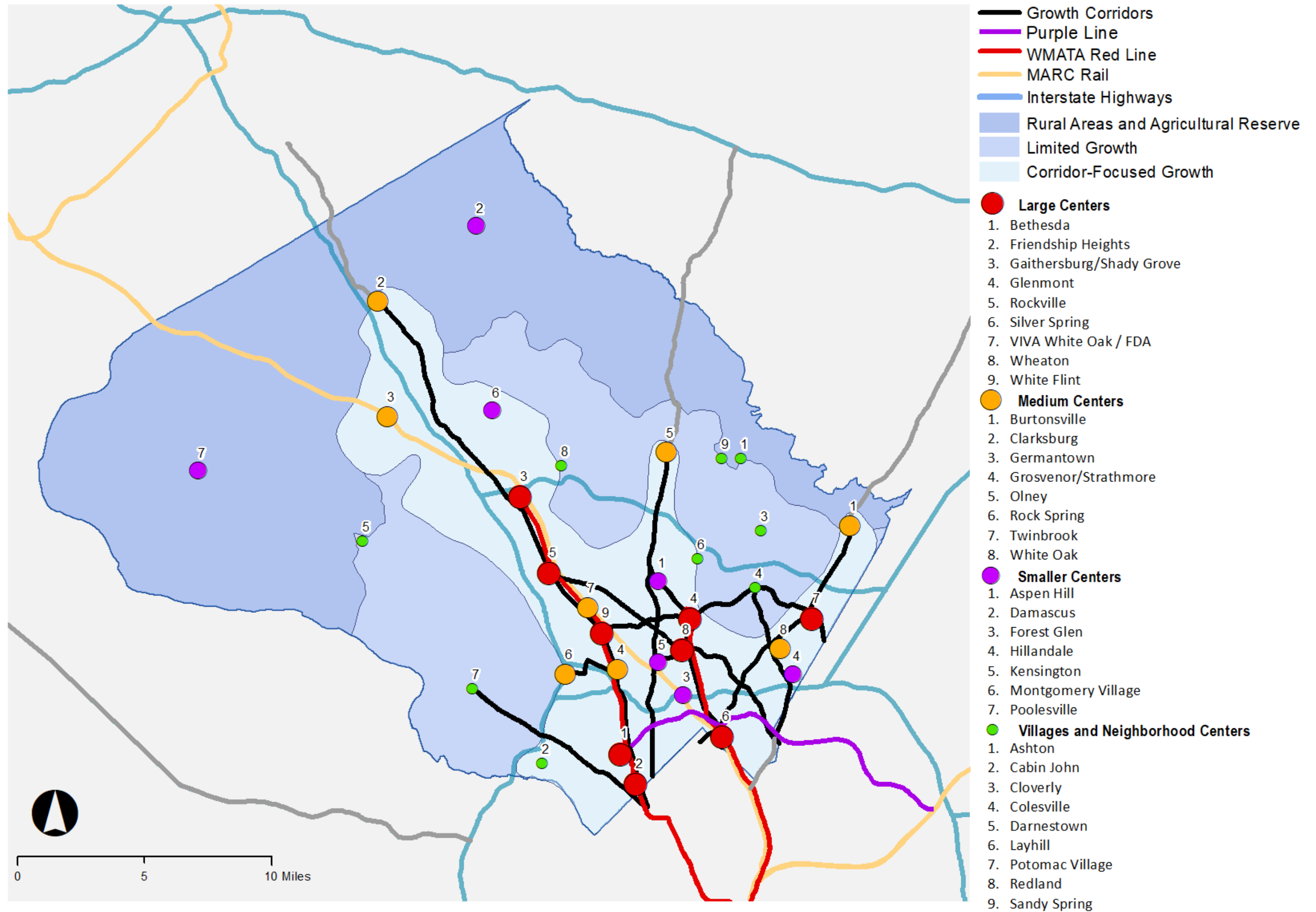
- Utility Sites
 - WSSC
 - Transmission Lines
- Transportation Infrastructure
 - Metro
 - Rail
 - State Roads
 - Federal Highways
- Government Ownership
- Rustic Roads & Public Education
- Historic Preservation
- TDR Exhausted
- Rockville Quarry
- Regulated Affordable Housing, Private Institutional
- HOA Common Ownership
- Single Family Dwellings

Changes in current land use patterns are needed to allow for infill and redevelopment



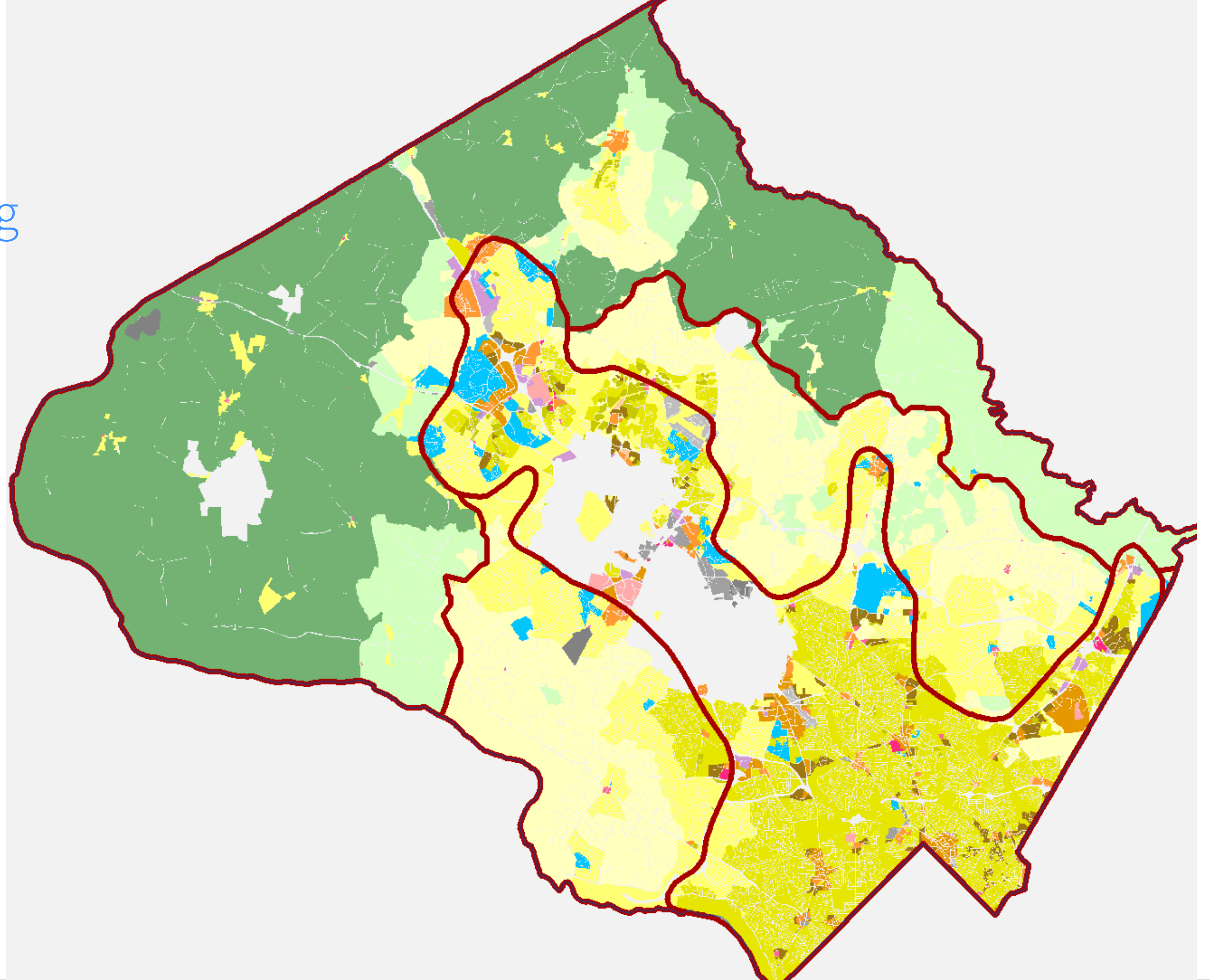
How should we grow

The four types of dots represent a variety of complete communities at various sizes and scales appropriate for their context and the level of activity they can support without overwhelming the natural and man-made resources



Thrive growth boundaries
overlayed on current zoning

The proposed growth map
more closely reflects
current zoning than the '93
map



Tools of Implementation

- Master Plans and countywide functional plans
- Zoning Text Amendments
- Climate Action Plan
- County and State Capital Improvement Projects
- County programs (e.g. MPDU)
- Building Code, SWM, Forest Conservation law, Subdivision Code, Adequate Public Facilities Ordinance
- Other parts of the code, guidelines, Park plans

Thrive is more than just changes to single-family neighborhood near transit

Chapter	# Recommendations
Compact Growth	12
Complete Communities	12
Design, Arts and Culture	24
Transportation	19
Housing	20
Parks and Recreation	26
Total	113

Myths and misinformation

- **Thrive will convert all single-family houses to multi-family units everywhere in the county**
- **Thrive is anti-car and says everyone should use mass transit or bicycle.**
- **Thrive does not include dedicated recommendations related to environmental resilience, racial equity, or economic health.**
- **Thrive neglects the importance of the county's Agricultural Reserve.**
- **Thrive will cost too much, burden residents but not the developers**
- **Thrive was developed without community input**
- **Council cannot approve a ZTA before approving Thrive**

Myths and misinformation

How would you like an apartment building to replace the house next door? And with no parking requirements, no infrastructure, no trees, and any green space built or paved over?

This could happen with the new general plan being developed now by our County Council. It is called "THRIVE Montgomery 2050".

Your home insurance may also be affected if a triplex or small apartment building is developed next door.

the Montgomery County Planning Board is proposing changes in Montgomery County zoning that would eliminate the existing zoning requirements for single-family neighborhoods throughout the County.

Myths and misinformation

Word	Public Hearing Draft (10/2020)	Current Final Draft (4/2021)
"action"	332	50

- So - just by the numbers, the Thrive 2050 plan in front of the Council, in comparison to the one floated for public comment:
- 85% fewer suggested actions
- Half the protection

*Thrive 2050 is *legally required* in order to change zoning, and lays out the County's overall planning strategy.

Myths and misinformation

According to the Planning Board draft of Thrive Montgomery 2050, '80,000 owner households or 32 percent of owner households, are over-housed' (2 more bedrooms than there are people). Similarly, the 2018 Housing for Older Adults Study found up to 22,955 "overhoused" older adult households in the county, many of whom own

about "overhousing." I am quoting the paragraph directly below. I would imagine that folks Potomac aren't being counted as "overhoused." (If you maintain your property and pay taxes on time, does ANYONE have the right to tell you you shouldn't be in your home because you have too many bedrooms ?)

Compact development is more sustainable than sprawl

Pike & Rose before redevelopment



Pike & Rose after redevelopment



Size: 8.78 Acres

77% Runoff Reduction

Runoff Rates:

Pre-construction runoff:
78,722.36 cu/ft

Treatment Provided: 60,555.66
cu/ft

Post-construction runoff :
18,166.70 cu/ft

Storm Water Management
Treatments:

- Green roof
- Bioretention
- Silva cells