



# THRIVE

## MONTGOMERY 2050

Let's Plan Our Future. Together.

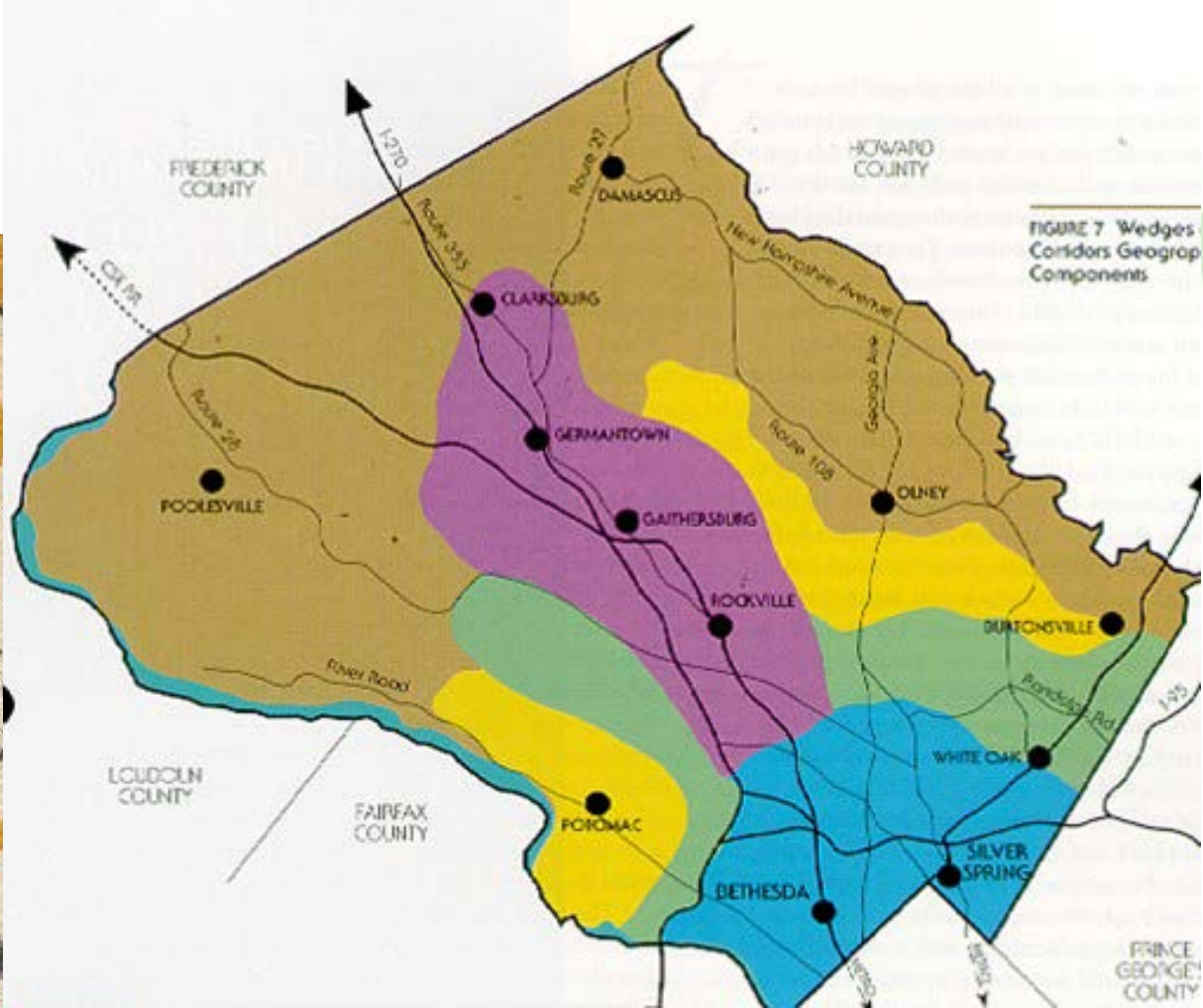
Montgomery Planning

2/24/2020

# Thrive Montgomery 2050

Silver Spring Citizen Advisory Board-Issues Briefing

# The evolution of the county's patterns of growth



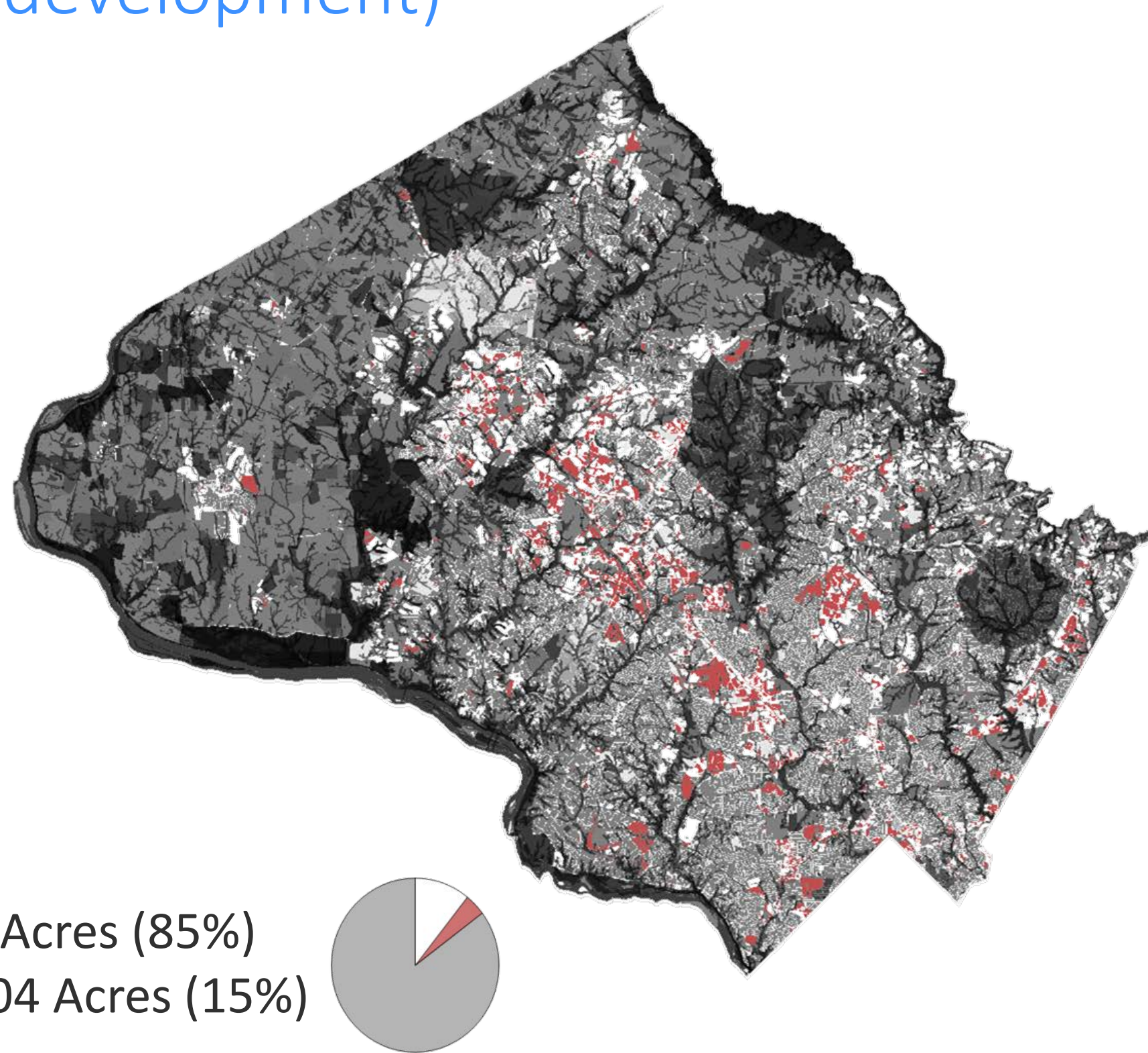
# County is mostly built out (future is infill and redevelopment)

## Environmental

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

## Qualifiers

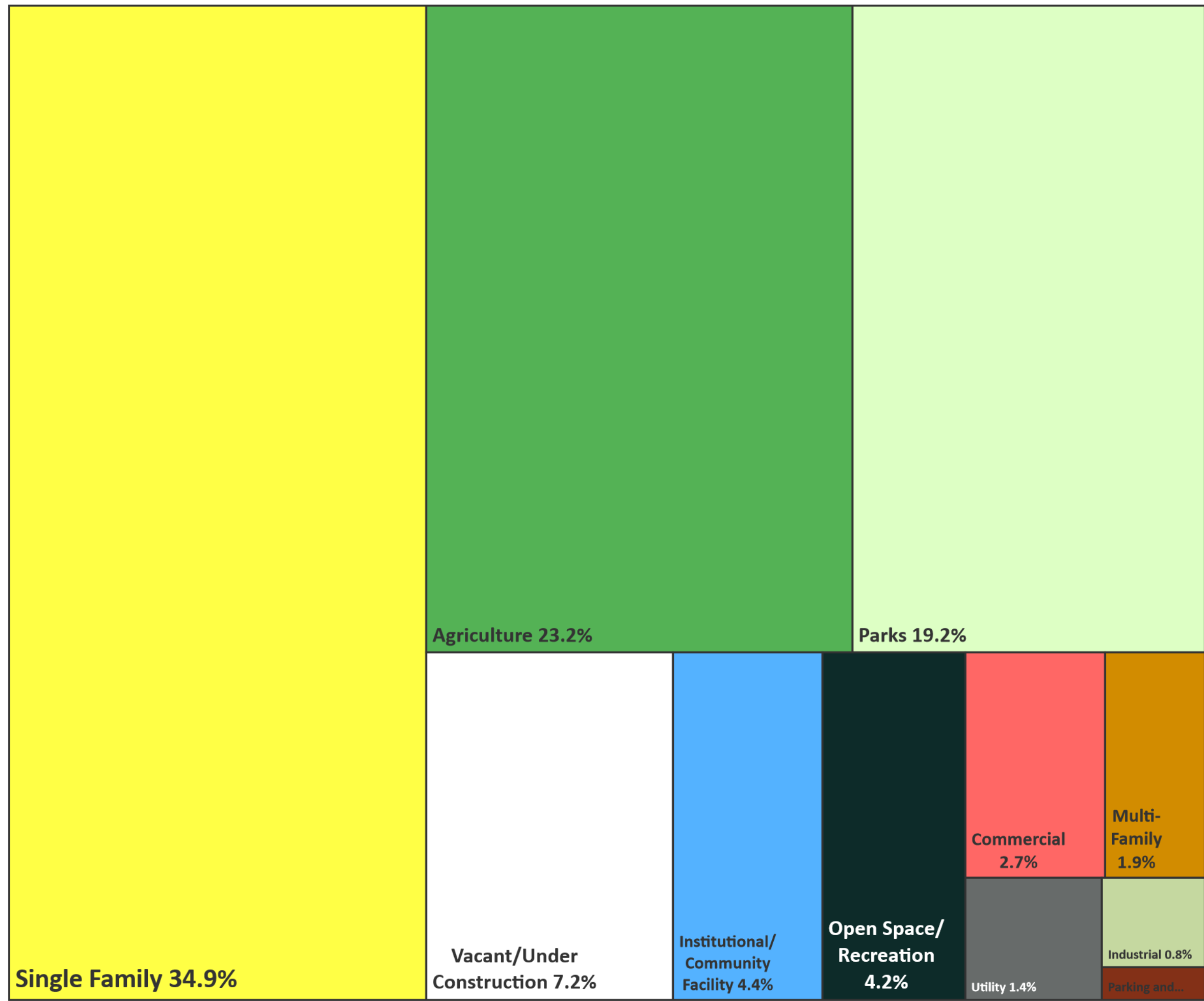
- Multiple owners
- Improvement Value >2 Land Value
- Office Buildings less than 50 years old
- Retail Buildings less than 15 years old



Constrained area = 276,515 Acres (85%)  
Unconstrained area = 47,804 Acres (15%)

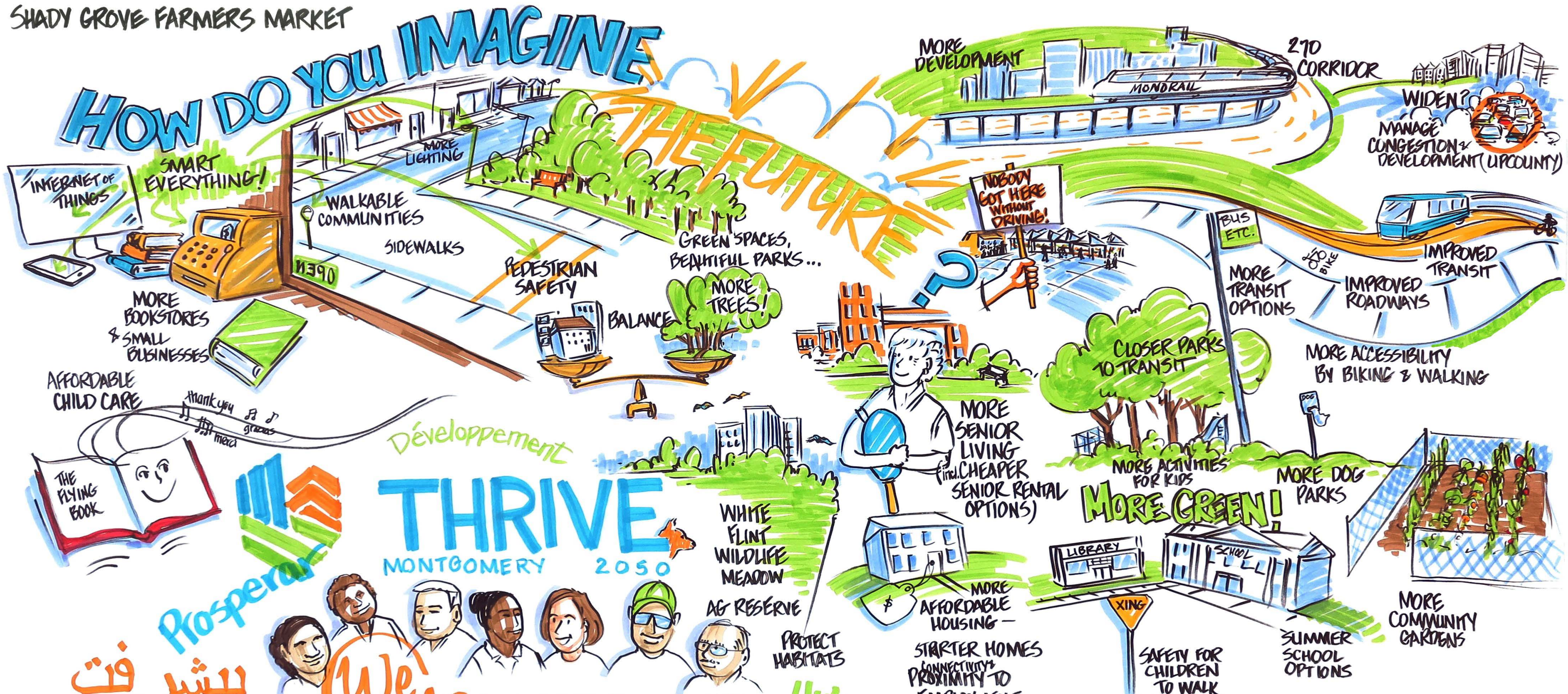
## Man-made

- 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



# Diversity of issues and challenges

SHADY GROVE FARMERS MARKET



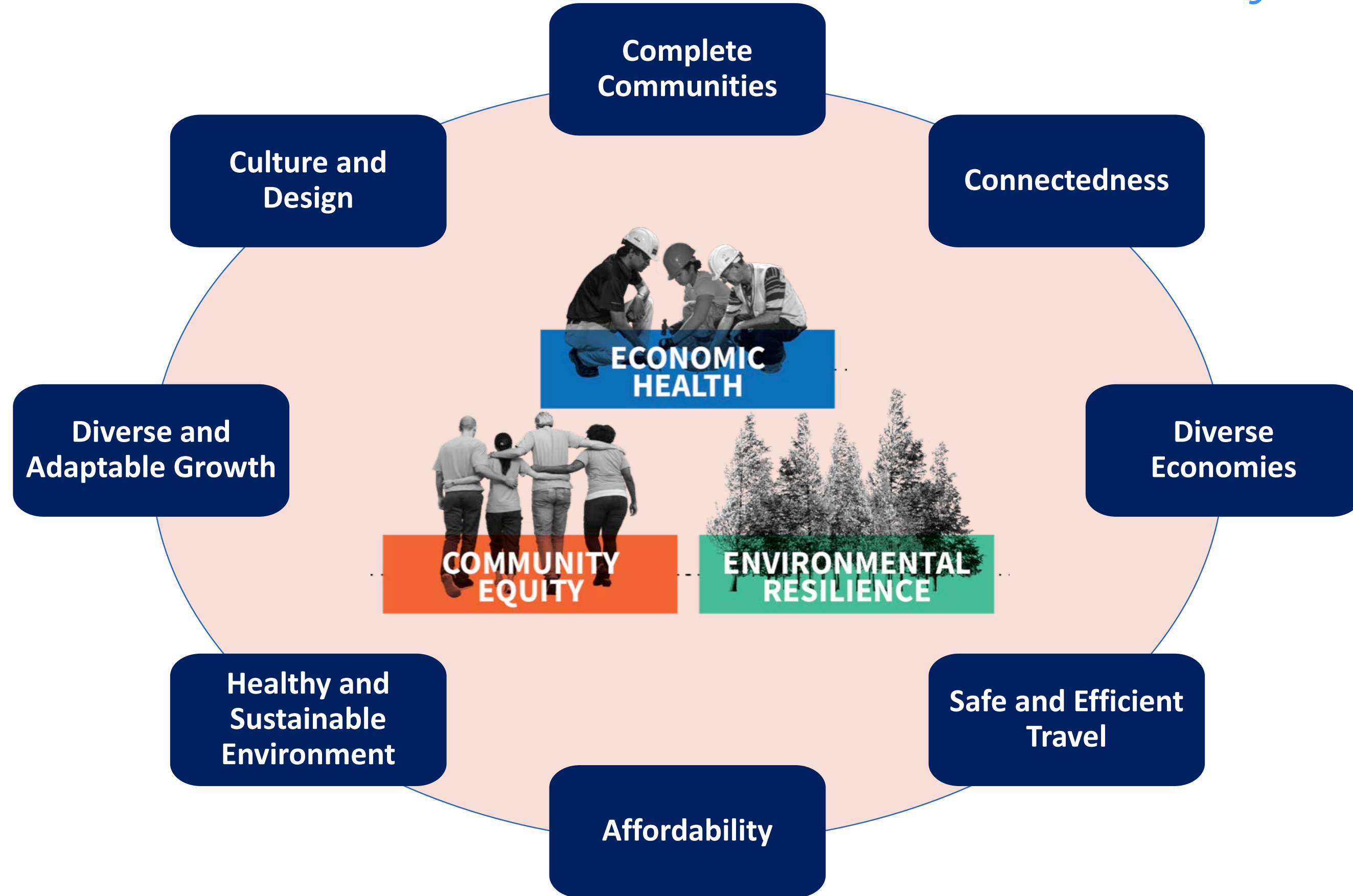
# We are a highly diverse county in every way

1. Diversity of population
2. Diversity of living and working experiences
3. Diversity of natural resources
4. Diversity of built environment—urban, suburban, and rural communities

# Strategic Framework



# Issues and outcomes in the context of diversity





# Complete communities (urban, suburban, rural)

- **Lack of walkable nodes with provisions for pedestrians and other modes of travel**

Current land use pattern has generally been designed for the automobile

- **Neighborhoods that separate rather than connect**

Racial and ethnic diversity is not reflected at the neighborhood level

- **Safe and life cycle communities**

Lack of diversity of housing types in the neighborhoods as people age

Personal safety must always be a high priority

# Connectedness

- **Social isolation and declining social capital**

Decline of opportunities for traditional gathering places is increasing social isolation

- **Technological dependence**

Negative aspect of technology and social media

- **Unequal access to opportunities**

Access to opportunities are not equally available to all parts of the county

- **Community engagement on planning and development issues**

Not all residents are captured in our community engagement processes

# Diverse Economies

- **Competitiveness**

The county's recent job growth has been relatively flat

- **Education and economic competitiveness**

The county does not realize the full economic benefits from its higher education institutions

- **Technology and automation**

Could further impact the current economic and employment picture

- **Small businesses and entrepreneurship**

A difficult environment for small businesses

- **Jobs/Housing Balance**

Negative impacts of adverse jobs/housing balance

# Safe and Efficient Travel

- **A legacy of car-oriented land use**

Traffic congestion and increase in Vehicle Mile Travelled

- **Challenges for transit network**

Most jobs and housing not connected by efficient transit

- **Equity and transportation**

Low-income communities disproportionately impacted by lack of easy access to jobs

- **Emerging technologies**

Unknown impacts of new technologies in transportation

- **Major corridors act as barriers**

Major corridors are unsafe for all modes of travel

# Affordability

- **Housing affordability**

Stagnant incomes since 1990; decreased supply of new housing; and a lack variety of housing types

- **Affordability for small businesses and the creative sector**

High cost of living affects all aspects of life in the county

# Healthy and Sustainable Environment

- **Health**

  - Unequal access to healthcare and opportunities for active lifestyle

- **Environmental concerns**

  - Continued impacts to environmental resources

- **Climate change**

  - Numerous direct and indirect impacts of climate change

- **Water and sewer**

  - Capacity of the Infrastructure

# Diverse and Adaptable Growth

- **Corridors in the 21st century**

  - Multiple corridor instead on one

  - Potential for transformation into places with new TOD\*

- **The Agricultural Reserve**

  - New strategies to ensure its economic viability

- **Growth management**

  - Need new tools to focus on outcomes

\*Transit-oriented Development

# Culture and Design

- **Culture/art**

- Changing needs of a diverse population with multiple cultures

- Historic and cultural heritage

- Arts and entertainment for a younger generation

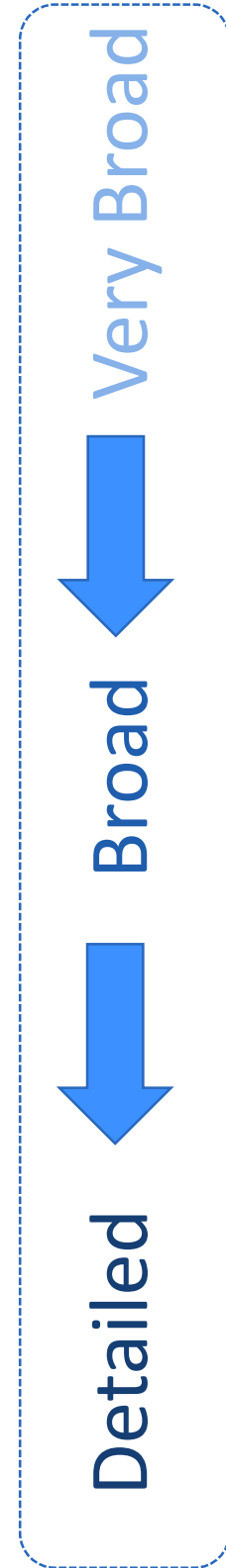
- **Design**

- The role of public realm in the digital age

- Good design in all parts of the built environment



# Next Steps



## Goals

Long-range & broad **impact** we want to accomplish



## Policies

**Guidance** for future planning & development



## Actions

Specific, tangible **implementation** activity

# Project Timeline

