Today’s presentation

• Introduction-Context-Rationale
• Framework and Vision
• How Goals and Policies were developed
• Community Outreach
• Implementation Chapter - in progress
• Environmental Recommendations of the Plan
• Next steps
• Q&A
Introduction-Context-Rationale

Thrive Montgomery 2050 isn’t about reinvention. It’s about adapting to new realities and shifting the way we think about how the county should grow.

Economic Disruption
Regional + National Competition
Higher Living Cost-High Debt—Location Preferences

Social Change
Public Health—Social Isolation
Household Formation—Lifestyle Changes—Focus on Equity

Demographic Shifts
Increasing Diversity—Smaller Family Size—Decreasing Birth Rates—Aging Population

Technological Innovations
Artificial Intelligence—Autonomous Vehicles—Ride Sharing—Social Media—Online Retail

Climate Change
Sea Level Rise—Extreme Temperatures—Extreme Weather Events—Habitat and Natural Resource Impacts—Infrastructure Cost—Energy
Change in County Demographics

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

Thrive Montgomery 2050 – Draft Vision, Goals, Policies and Actions at ANS
Increasingly Older Population

Percentage of Population by Age Group

<table>
<thead>
<tr>
<th>Age group</th>
<th>1990</th>
<th>2016</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>8%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>5-19</td>
<td>18%</td>
<td>19%</td>
<td>18%</td>
</tr>
<tr>
<td>20-34</td>
<td>26%</td>
<td>17%</td>
<td>14%</td>
</tr>
<tr>
<td>35-44</td>
<td>18%</td>
<td>20%</td>
<td>25%</td>
</tr>
<tr>
<td>45-64</td>
<td>27%</td>
<td>25%</td>
<td>21%</td>
</tr>
<tr>
<td>65+</td>
<td>10%</td>
<td>15%</td>
<td></td>
</tr>
</tbody>
</table>

Figure 6
More people are working at home

Percentage of resident workers who work at home

- Montgomery County: 6.2% in 1990, 7.1% in 2016
- Frederick County: 3.8% in 1990, 3.5% in 2016
- Prince George's County: 3.3% in 1990, 1.4% in 2016
- Howard County: 2.9% in 1990, 5.8% in 2016
- District of Columbia: 2.4% in 1990, 6.0% in 2016
- Fairfax County: 2.9% in 1990, 6.7% in 2016
- Loudoun County: 3.8% in 1990, 8.2% in 2016
- Arlington County: 5.7% in 1990, 2.7% in 2016
Housing Growth Not Meeting Needs of Growing Population

Montgomery County Building Permits

Average since 1980: 4,300
Average since 2010: 2,700

Environmental constraints
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 constraints
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
Current Land Use

- Single Family: 36.7%
- Agriculture: 23.9%
- Parks: 13.8%
- Vacant/Under Construction: 6.4%
- Open Space/Recreation: 6.2%
- Institutional/Community Facility: 3.9%
- Commercial: 2.4%
- Multi-Family: 2.3%
- Industrial: 1.2%
- Utility: 2.8%
- Public Space: 0
Key Themes

- Urbanism – corridors are the future
- 15-minute living
- Active lifestyles = health
- Social – connections of people and places
- Housing is a right and a value
- Major roads transformed into boulevards
- Stop planning for cars
- De-pave the county
- Varieties of commercial uses
- Regional solutions to problems
- Diversity is our strength
- Embrace importance of place
Framework and Vision

In 2050, Montgomery County is a web of complete communities connected by vibrant corridors.

- **Complete communities:** Individual and unique neighborhood activity centers with a variety of housing types and price points located close to workplaces, needed goods and services, public amenities and open spaces.

- **Vibrant corridors:** comfortable, safe corridors of multimodal transportation and services; and corridors of connecting green parks, stream valleys and trails.
46 Goals: Long-range & broad impact we want to accomplish

150+ Policies: Guidance for future planning & development

210+ Actions: Specific, tangible implementation activity
How Thrive Montgomery 2050 Goals, Policies & Actions developed

**Engagement**
- Community members & stakeholder organizations between June 2019 & spring 2020
- Montgomery County & State of Maryland partner agencies
  - Technical Advisory Group
  - One-on-one meetings

**Analysis**
- Data & background research
- Collaborative Montgomery Planning & Parks staff working groups
- Technical studies:
  - Housing Needs Assessment
  - Transportation scenarios analysis
  - Residential Capacity Analysis
  - Trends Report & other studies
Ask Me Anything Virtual Town Halls

Real-time chat function with questions and answers. Phone line call in accessibility. Español live translation for first three events with English translation for last event with Vice Chair Fani-Gonzalez.
Coming soon: Implementation Chapter

- Discuss tools for implementing General Plan
  - Additional land use, facility, infrastructure plans & studies
  - Capital improvements process
  - Zoning & other regulatory tools
- Set priorities for the short, medium, and long-term
- Identify coordinating agency roles and responsibilities
- Approach to developing metrics

Given the scale & duration of the General Plan, Implementation Chapter will not include a cost/benefit or fiscal impact analysis
A Plan to Thrive
Goals, Policies, Actions for a Healthy and Sustainable Environment

Key Themes:

- **Climate Change**
  - Mitigation: Eliminating GHG emissions, drawing down excess GHG in the atmosphere
  - Adaptation: Preparing for impacts we know are coming – and are already here
  - Resilience: Planning for threats, responding faster, recovering more quickly

- **Human Health**
  - Applying new knowledge about environmental issues and benefits to safeguard our health

- **Environmental Justice**
  - Recognizing how inequities in past planning and practices disproportionately affects people of color and historically disadvantaged communities, and taking positive steps to eliminate inequities

- **Preserving Biological Diversity**
“A Guidebook, Not a Road Map”

• Laying out where we want to go, and what we don’t want to miss

• High level recommendations to establish where we want to be in 30 years

• Some Action items – “how to get there” – but not the complete route and itinerary
Recommendations for a Healthy and Sustainable Environment in Other Chapters of the Plan – Examples
1. Complete Communities

Goal 1.1: Retrofit existing communities and create new communities where people can meet their daily needs without a car.

Policy 1.1.1: Allow and encourage a variety of uses within communities, with sufficient density to make these uses viable, so that people can experience 15-minute living. Every resident should have the opportunity to live, work, play, exercise, shop, learn and make use of public amenities and services within a 15-minute walk or bike ride.

2. Connectedness

Policy 2.1.2: Ensure that every community has a network of inclusive, safe and accessible public parks, trails and other recreational spaces that connect neighborhoods, increase opportunities for social interaction, encourage active lifestyles, and connect residents to nature.

Action 2.1.2.e: Create a “Nature Access Action Plan” that enables all residents to live within a 15-minute walk from a park or green space by 2035.
3. **Diverse Economy**

Action 3.2.2.b: Expand non-auto transportation options between and within the county’s major employment centers such as Bethesda, the National Institutes of Health/Walter Reed campus, Silver Spring, Rockville and the Great Seneca Science Corridor.

4. **Safe and Efficient Travel**

Goal 4.1: Get people out of their cars. Transform Montgomery County into a community of walkable, people-centric places where public transit, walking and bicycling are the preferred travel mode for daily trips and the need for personal vehicles is substantially reduced.

Goal 4.5: Eradicate greenhouse gas emissions and dangerous pollutants from the transportation system.

*Policy 4.5.3: Facilitate the mass adoption of zero emission vehicles.*

*Policy 4.9.2: Promote the integration of climate-adaptive, resilient design into transportation projects.*
5. **Affordability and Attainability**

*Policy 5.1.11: Encourage affordable, sustainable, green development and environmental sensitivity in housing, neighborhood design, and redevelopment.*

7. **Diverse and Adaptable Growth**

**Goal 7.1:** Focus growth on infill development and redevelopment concentrated around rail and BRT.

*Policy 7.2.2: Develop the county as an interconnected web of transportation and green corridors focused on pedestrians and bicyclists.*

Action 7.2.2.b: Develop an action plan to link stream valleys, natural lands, parks, open spaces and tree-lined boulevards to create natural corridors throughout the county to provide trails for walking and biking and to link habitats.

Action 7.3.1.a: Use public space and redevelopment opportunities to build resilience and respond and adapt to climate change.

*Policy 7.4.6: Maintain agriculture as the primary land use in the Agricultural Reserve through policies, regulations, easements and incentives. Promote farming, support farmland and open space conservation, protect environmentally sensitive areas, respond to climate change and ensure that rural complete communities are compatible with the intent of the Reserve.*
8. Design, Arts and Culture

Goal 8.3: Use design as a tool to avoid and mitigate the negative effects of climate change.

Policy 8.3.2: Retrofit the design of single-use commercial developments and car-oriented residential communities to reduce their energy consumption. Promote walking and biking to reduce reliance on single-occupancy vehicles and minimize disruptions caused by a changing climate.

Action 8.3.2.a: Develop a sprawl repair manual for the county that highlights strategies to retrofit the design and mix of uses for single-use commercial areas and car-oriented residential communities. Apply the strategies outlined in the manual on a neighborhood scale. Use the manual as a guide to prioritize capital improvement projects and to implement new and existing master plans and studies.

Policy 8.3.3: Make high-impact sustainability features such as net-zero buildings and district-level energy generation a top priority for the design of structures, blocks and neighborhoods across the county.

Action 8.3.3.a: Create design guidelines, regulations and incentives that help achieve the goal of having all new and retrofitted buildings and projects in the county be net-zero by 2035.
The Healthy and Sustainable Environment Chapter (Excerpts)
6. Healthy and Sustainable Environment

**Goal 6.1:** Use a **compact form of development** to create and support a variety of urban, suburban and rural places that benefit human health through active lifestyles, **reduction in carbon footprint**, mitigation of climate change and protection of natural resources.

**Policy 6.1.1:** Accommodate future growth through a **compact form of infill and redevelopment** to **create long-term sustainability for both human and environmental health.**

**Action 6.1.1.a:** Develop compact development strategies suitable for different parts of the county to reduce building footprints as much as possible and create walkable, bikeable neighborhoods. Use **smart growth principles** and best practices to increase the supply of open spaces for active recreation.

**Action 6.1.1.b:** Develop urban environmental guidelines to incorporate green features and amenities in urban areas that will **address climate change, provide cleaner air, water and shading and cooling features, and improve human health.**

**Policy 6.1.2:** **Plan in three dimensions.** Creatively integrate and use different building levels, from below ground to rooftops, to **provide sustainability benefits in densely developed areas within the limited space available.** Examples include use of underground spaces for stormwater, utilities, and tree beds; use of terraces, building step-backs, and rooftops for gathering spaces and vegetation; and use of building faces and rooftops for solar energy generation.
Goal 6.2: Mitigate, reduce and adapt to climate change through land use and infrastructure that is more resilient to climate change and moves the county to a climate-positive future.

Climate positive means going beyond achieving net-zero emissions and removing additional carbon dioxide from the atmosphere.

Policy 6.2.2: Meet the county’s greenhouse gas (GHG) reduction goals and maintain the GHG reductions over the long-term through innovative land use, green approaches, and design standards and practices. Incorporate recommendations from the county’s Climate Action Plan to reduce GHG emissions in planning and development initiatives, regulatory controls, and strategies. Collaborate with regional partners to seek and implement climate change solutions.

https://www.montgomerycountymd.gov/green/climate/climate-action-planning.html

Policy 6.2.3: Upgrade the county’s water supply and distribution systems to withstand the effects of climate change and continue to meet the county’s current and long-term needs for safe and adequate drinking water supply.

Policy 6.2.4: Enhance the county’s climate resilience by planning and designing new utility infrastructure, including electrical, water and sewer, stormwater and communications, and other infrastructure improvements that incorporate climate change mitigation and adaptation strategies to ensure service continuity during major hazard events.
Policy 6.2.5: Reduce the county’s energy demand and generate all energy needs by clean, efficient and renewable methods that are more climate resilient, less centralized in generation and distribution, and increasingly able to use more local sources of power.

Action 6.2.5.a: Identify and evaluate opportunities for siting alternative energy production and storage systems.

Action 6.2.5.b: Identify innovative ways to incorporate energy production into new building design.

Policy 6.2.6: Retrofit existing development and neighborhoods to reduce heat island effects by better shading and cooling.

Policy 6.2.7: Expand the capacity of the Agricultural Reserve to provide essential contributions to the county’s efforts to reduce, mitigate and adapt to climate change.

Policy 6.2.8: Identify, mitigate or eliminate existing environmental injustices within affected communities by funding and conducting public environmental mitigation and enhancement projects and creating incentives for private entity mitigation and cleanup.

Policy 6.2.9: Strive to eliminate municipal solid waste through reduced waste generation, resource reuse, recycling and composting.
Goal 6.3: **Improve health and well-being** for all Montgomery County residents and **address the health disparities** that currently exist.

**Policy 6.3.1:** Incorporate a “Health in all Policies” approach into policies, programs and practices affecting all aspects of the built environment. Develop cross-agency collaborations to promote health equity for all residents.

[https://www.montgomerycountymd.gov/healthymontgomery/programs/health-policies.html](https://www.montgomerycountymd.gov/healthymontgomery/programs/health-policies.html)

**Policy 6.3.3:** Ensure that all residents breathe clean air and are not exposed to an unhealthy environment.

Action 6.3.3.a: **Reduce vehicle miles traveled** and the use of single-occupancy cars.

Action 6.3.3.b: Develop land use guidelines to reduce exposure to air pollution from traffic and other emissions sources.

See also Goal 4.5 and related policies in the Safe and Efficient Travel

**Policy 6.3.4:** Consider the health threats of climate change when creating and implementing climate adaptation strategies. Partner with health-focused organizations on climate adaptation projects. Analyze health outcomes data, particularly for marginalized communities and other residents with greater health challenges, as part of developing mitigation and adaptation projects to reduce exacerbated impacts of climate change on vulnerable residents’ health.
Policy 6.3.6: Use master plans and the regulatory review process to protect communities from excessive noise, especially in places where it is not possible to mitigate all noise impacts.

Policy 6.3.7: Achieve nighttime light levels near natural areas that protect wildlife and enhance our ability to enjoy the night sky.

Goal 6.4: Provide all residents with safe, convenient access to affordable, healthy foods.

Action 6.4.1.a: Evaluate existing public and private open space and facilities and identify opportunities for the inclusion of community gardens and the development of urban farms.
Goal 6.5: Preserve, restore, enhance, expand and sustainably manage natural and other green areas to support human, animal and plant life. Provide appropriate and accessible outdoor recreation opportunities for all.

Policy 6.5.1: Minimize imperviousness by limiting and removing existing impervious surfaces while respecting goals, needs, and conditions in different parts of the county.

Policy 6.5.2: Protect, enhance and increase the coverage, connectivity and health of natural habitats such as forests, non-forest tree canopy, wetlands and meadows through land acquisition, easements, habitat restoration and ecosystem management.

Action 6.5.2.a: Conduct a study to determine and establish appropriate forest and non-forest canopy goals to protect natural and human health.

Action 6.5.2.b: Conduct a study of the Special Protection Area (SPA) program law, regulations and implementation and determine what changes are needed to achieve the original SPA program goals and objectives.

Action 6.5.2.d: Develop a long-range forest quality management plan to address fragmentation, deer pressure, invasive threats and the forest’s capacity to withstand and mitigate climate impacts.
Policy 6.5.5: **Reduce and manage invasive and other problem species** to levels that pose no significant threats to green areas.

Policy 6.5.6: **Improve water quality and stream conditions** in existing and new development through green enhancements and retrofits such as green streets, increasing tree canopy and green stormwater management.

Action 6.5.6.a: Develop **incentives** for developers to **restore existing streams and daylight piped streams** during the redevelopment process.
Next Steps

- **Issues Report**
  Presented to the Planning Board on February 27th

- **Draft Vision and Goals**
  Presented to the Planning Board on April 16th

- **Draft Vision, Goals, Policies and Actions**
  Planning Board presentation on June 11th

- **Working Draft Plan**
  September 2020

- **Planning Board Review + Transmittal**
  October 2020 – March 2021

- **Council Review + Approval**
  April 2021 - TBD
Questions?