



THRIVE

MONTGOMERY 2050

Let's Plan Our Future. Together

Brookdale Citizens Association
March 8, 2023

 **Montgomery Planning**

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

What is Thrive Montgomery 2050?

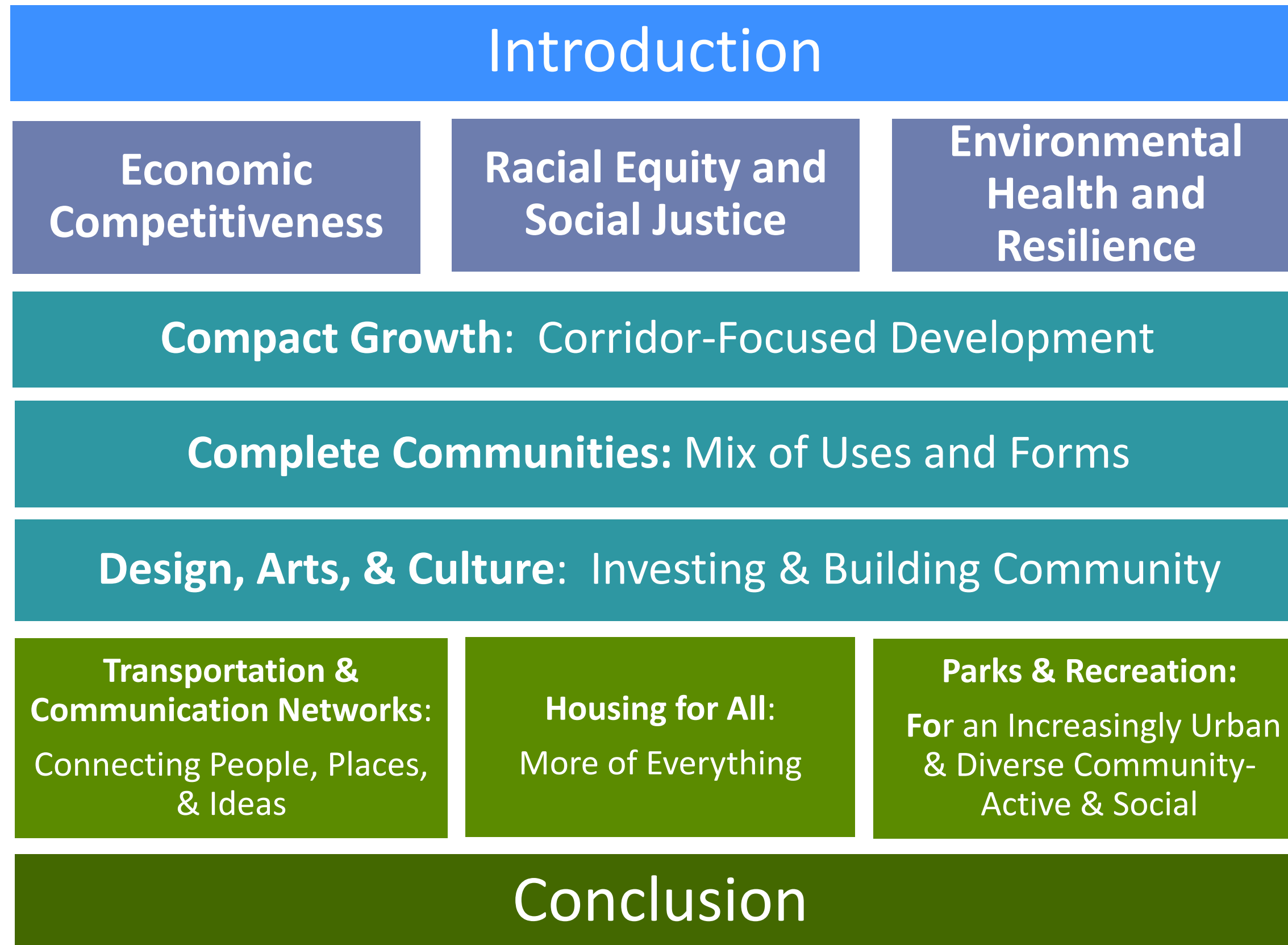
- Update to the county's General Plan, last comprehensively updated in 1969.
- **Long-range vision for the future of growth in Montgomery County.**
- Does not change zoning or other regulations anywhere in the county.
- Thrive Montgomery 2050 plan will help guide:
 - Countywide policies on growth and development
 - Future master plans—housing, parks, transportation, public facilities, etc.
 - Planning for infrastructure
 - Equity and environmental justice
 - Private development

Three Key Objectives of Thrive



Thrive is Montgomery County's first general plan to identify community equity as a key objective

Thrive Montgomery 2050: Structure



Economic Competitiveness

Challenges:

- The County's economic performance has been mixed at best since 2008.

Strengths:

- Leader in Hospitality and Life Sciences
- Federal government anchors
- Highly educated workforce

Plan: Compete for economic opportunities by creating great places

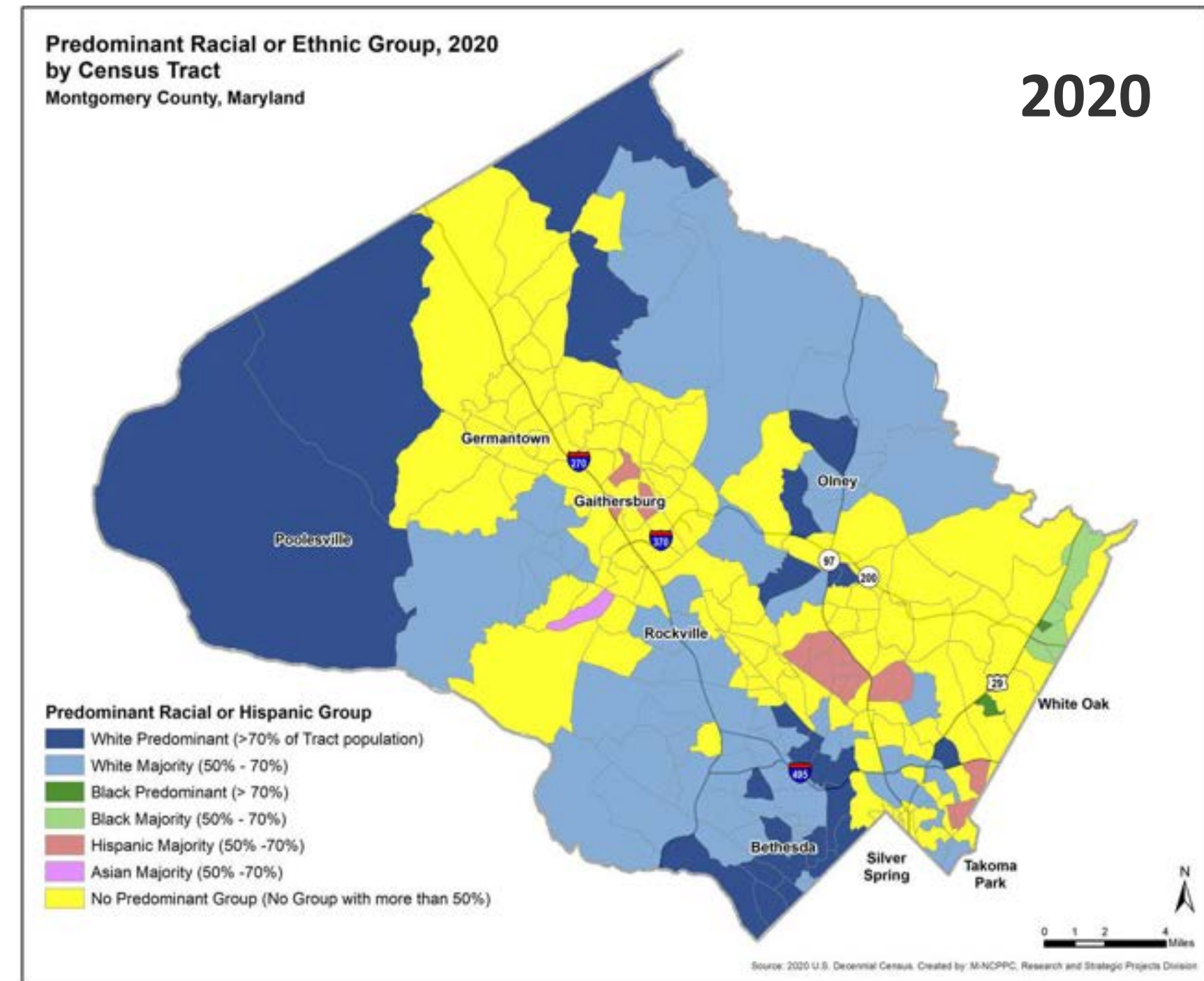
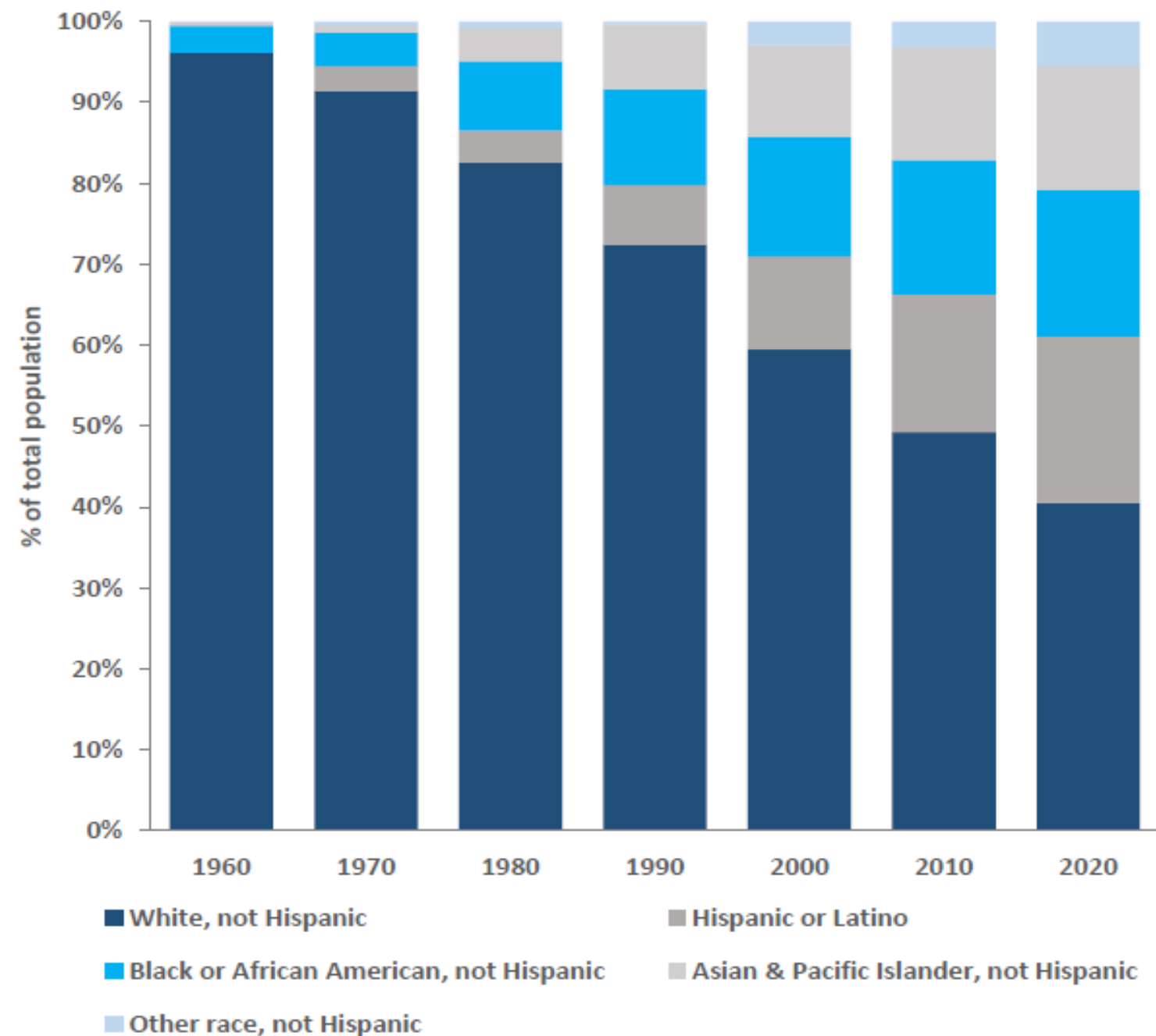
- Walkable, bikeable, transit-connected places expand economic opportunity
- Emphasis on quality of place, amenities, and infrastructure
- Housing for the workforce needed for a strong economy
- Regionalism coordination can strengthen and diversify our job base



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

Pike & Rose before and after redevelopment



77% Runoff Reduction

Green roofs

Bioretention

Reduced vehicular travel

Metro accessible

Walkable

Energy efficient



Key Concepts:

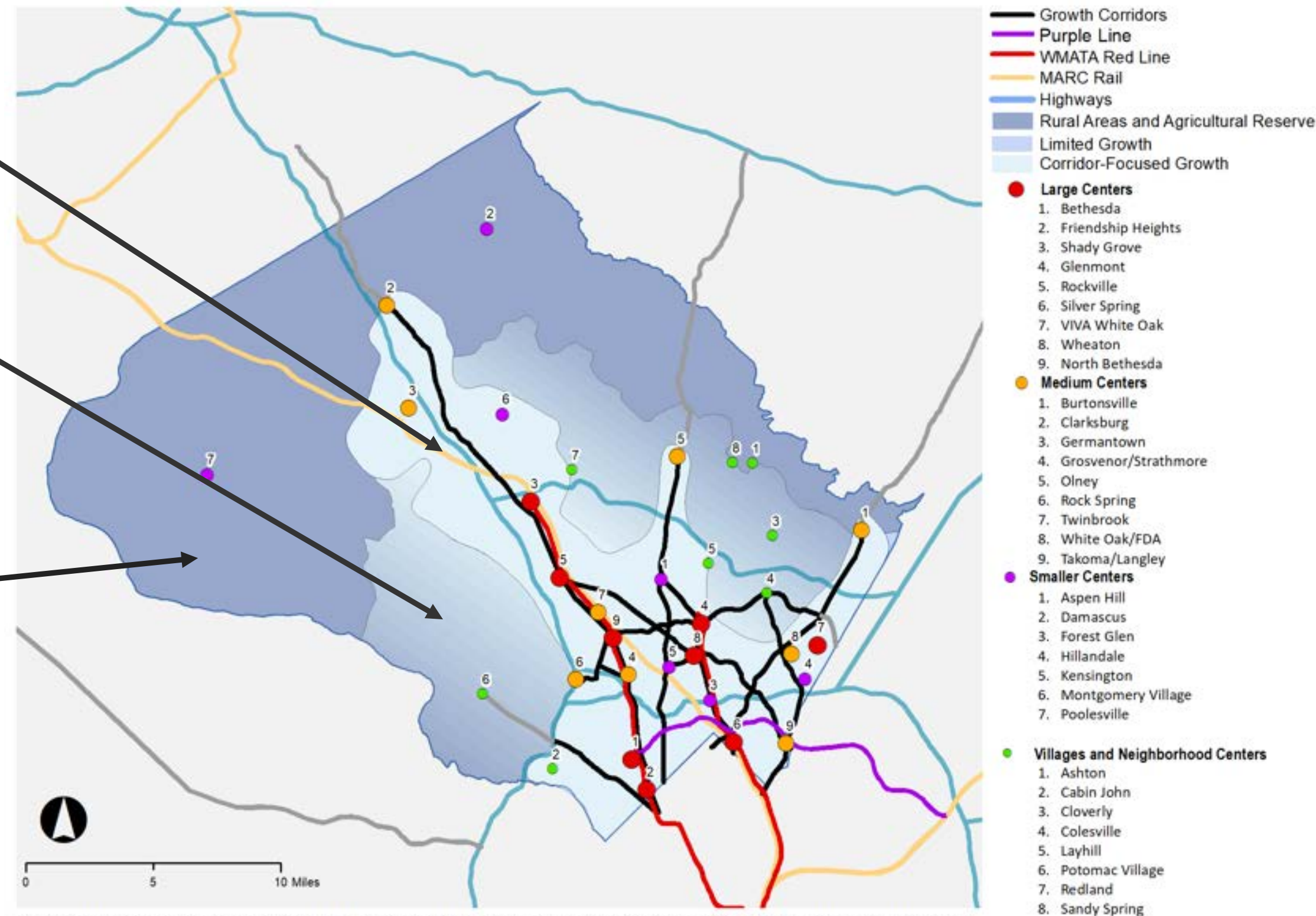
- Opposite of sprawl
- Future growth along major corridors
- Infill & redevelopment
- Transit accessibility
- More efficient use of land by locating different uses near each other
- Reduced infrastructure costs
- Sustainable development
- It is not just for cities, low-density rural villages and high-density urban areas can be compact and still be different

COMPACT GROWTH

CORRIDOR-FOCUSED
DEVELOPMENT

Vision for Growth-Focus Growth Along Major Corridors

- **The Corridor-Focused Growth area** (lightest blue) should have the largest share of new growth. It is the most developed part of the county with highest densities and employment centers, and the infrastructure to support existing and new development
- **The Limited Growth area** (medium blue) to have limited, organic growth to meet localized needs for services, provide a diverse range of housing choices, and increase racial and socioeconomic integration to achieve Complete Communities.
- **The Rural Areas and Ag Reserve** (in darker blue) can absorb some growth which will occur naturally as the agriculture evolves and existing residential communities' needs will change over time.
- 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.

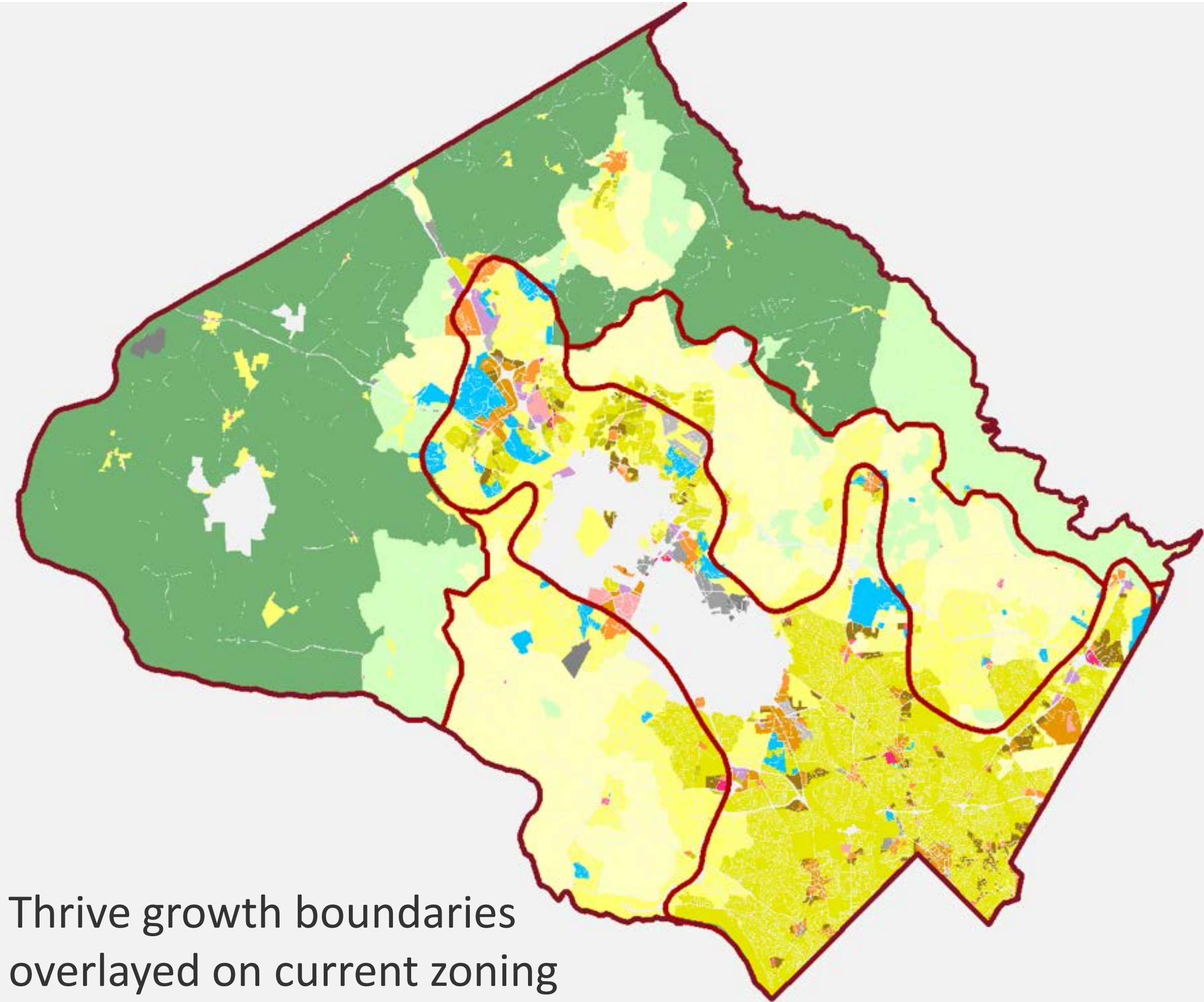


The Growth Map should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers. Some of the centers listed on the growth map are not subject to Montgomery County zoning authority.

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Vision for Growth

The proposed growth map closely reflects current zoning



Thrive growth boundaries
overlayed on current zoning

Recommendations:

Apply flexible approaches to accommodate infill and redevelopment that improve access to amenities, active transportation, parks, and open spaces, and a broader range of housing types at the neighborhood scale. Encourage densities sufficient to support convenience retail and other local-serving amenities at the neighborhood level. Provide guidance for accommodating additional density in a context-sensitive manner. Encourage co-location and adjacency of all essential and public services, especially along growth corridors and in Complete Communities.

COMPLETE COMMUNITIES

MIX OF USES AND FORMS

A mix of uses, building types, & lot sizes to create livable places that are accessible & inviting to people with a variety of income levels, household sizes, & lifestyles.

Complete Communities: Urban to Suburban to Rural



Key Concepts:

- Design elements that complement and reinforce Complete Communities
- Durable & attractive public and private buildings, public spaces, & elements of street design
- Promote arts & culture in everyday life
- Well-designed sustainable infrastructure

DESIGN, ARTS & CULTURE

INVESTING AND BUILDING
COMMUNITY

LIGHTS,
CAMERA,



TRANSPORTATION AND COMMUNICATION NETWORKS

CONNECTING PEOPLE, PLACES,
AND IDEAS

Key Concepts

- Safe and efficient transportation network to support the land use goals
- Reduce our total dependence upon automobile travel.
- More transit, walking, bicycling and rolling
- Improved transit for better job growth
- Access to jobs, education and other opportunities for low-income communities
- Improved digital connectivity to underserved communities

The background of the slide is a photograph of a city street. On the left, there is a multi-story brick building with several windows. In the foreground, a silver Dodge Challenger is parked on the street, followed by a white SUV and a dark car. The scene is set during the day with some trees and a clear sky.

Policy Recommendations:

- Encourage the production of more housing to better match supply with demand
- Plan for a wide range of housing types and sizes to meet diverse needs
- Promote racial and economic diversity and equity in housing in every neighborhood

HOUSING FOR ALL

MORE OF EVERYTHING

Housing for All Chapter - Example of Specific Recommendations

- Facilitate the development of a variety of housing types in every part of the county but especially in areas near transit, employment, and educational opportunities
- Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options throughout the County
- Expand opportunities to increase residential density, especially along major corridors and in locations where additional housing can assist in the development of Complete Communities



The background of the slide is a photograph of a park. In the foreground, there is a blue semi-transparent overlay on the left side containing text. The rest of the image shows people using outdoor exercise equipment. A woman in a pink shirt is in the foreground, and a man and a child are visible behind her. The equipment has red handles and black cables. Trees and a blue sky are visible in the background.

Key Recommendations

- Ensure that urban, suburban, and rural areas all have access to great parks
- Make social connection a central objective for parks and recreation
- Update park facility standards and acquisition strategies to align with infill development and adaptive reuse strategies.
- Maintain high standards of environmental stewardship in park management and operations.

PARKS AND RECREATION

FOR AN INCREASINGLY URBAN
AND DIVERSE COMMUNITY:
ACTIVE AND SOCIAL

Implementation Mechanisms

- Master Plans/Facility Plans
- Capital Improvement Projects
- Climate Action Plan
- Changes to the County Code (e.g. Zoning Text Amendments, Building Code, Subdivision Regulations)
- Updates to Growth Policy/Adequate Public Facilities Ordinance
- Other Plans and Policy initiatives, Guidelines, & Reference Manuals

CONCLUSION

Implementation will occur over decades through:

Public Agency Partners

Private Development



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