



# THRIVE

## MONTGOMERY 2050

Let's Plan Our Future. Together.

Montgomery Planning

10/14/2019

# Thrive Montgomery 2050

Montgomery County Civic Federation



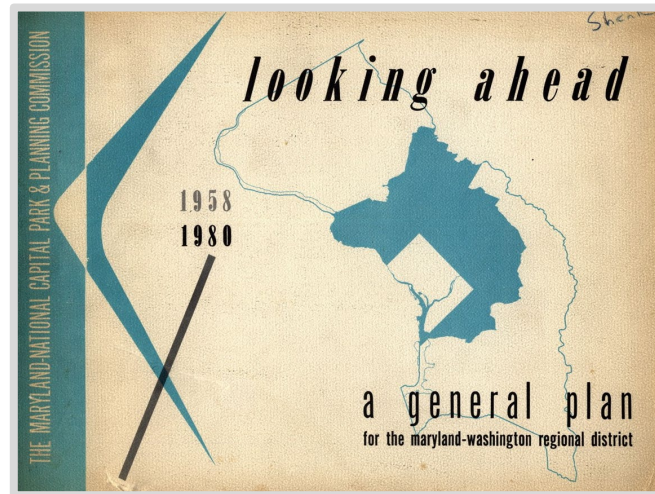
## Today's Presentation

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



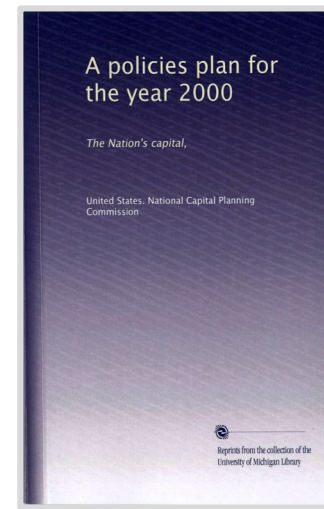
# History of the General Plan

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..."



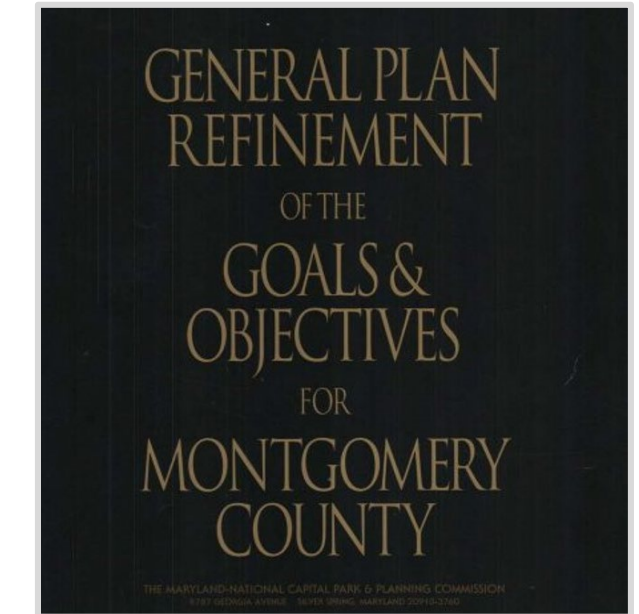
1964

General Plan Update

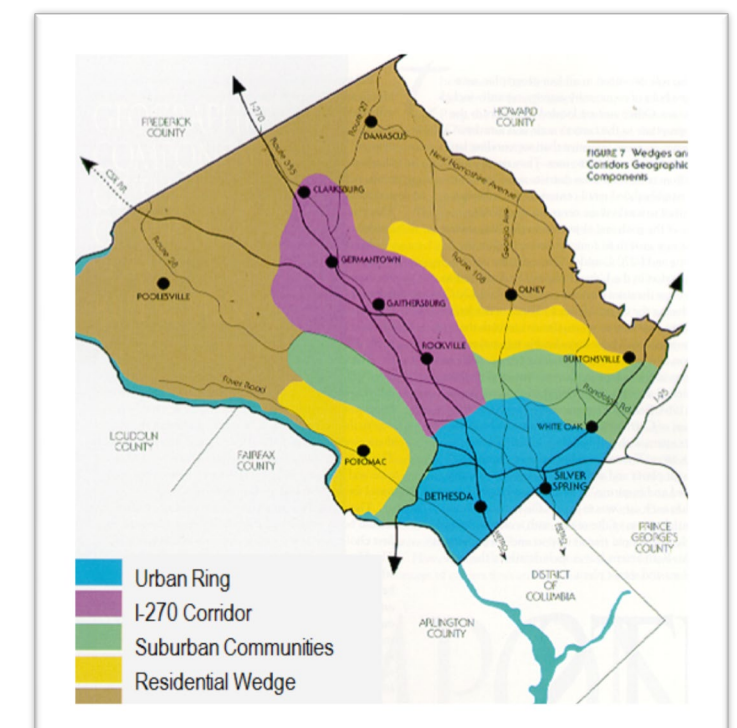
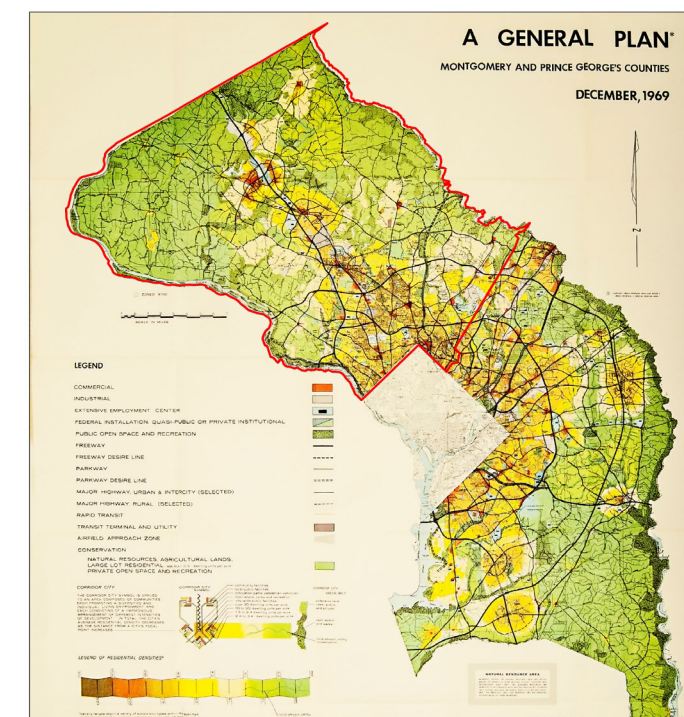
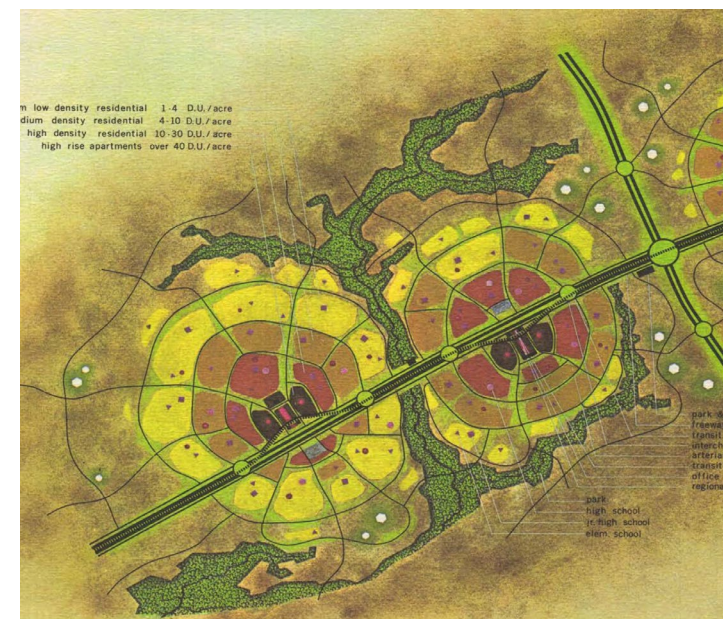
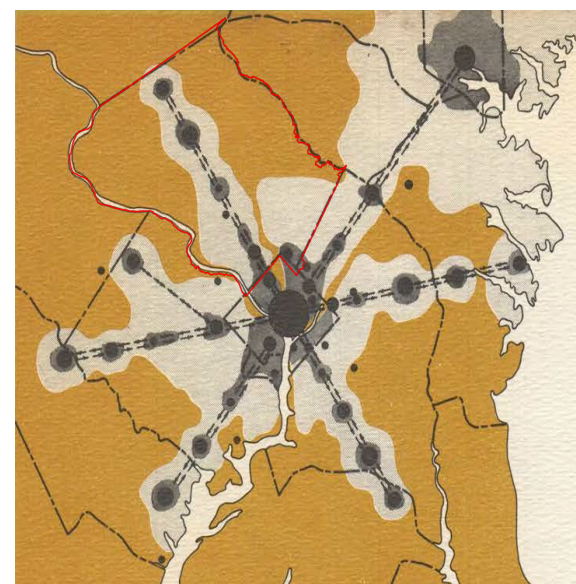
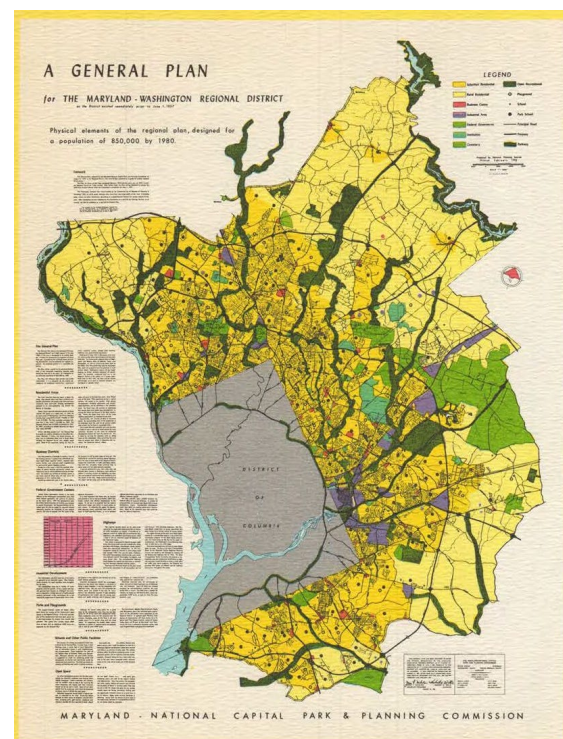


1969

Limited amendment of Goals & Objectives only



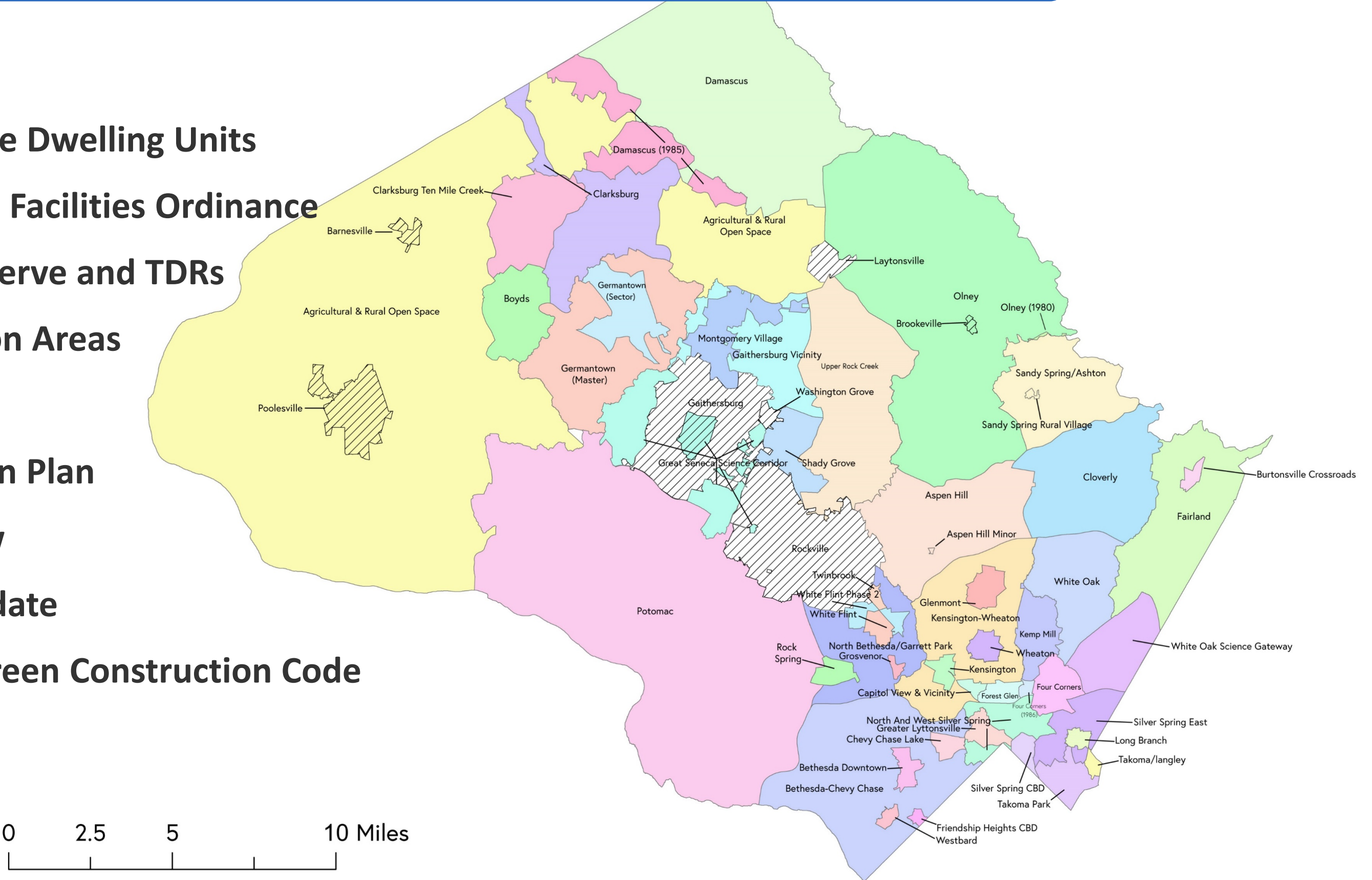
1993





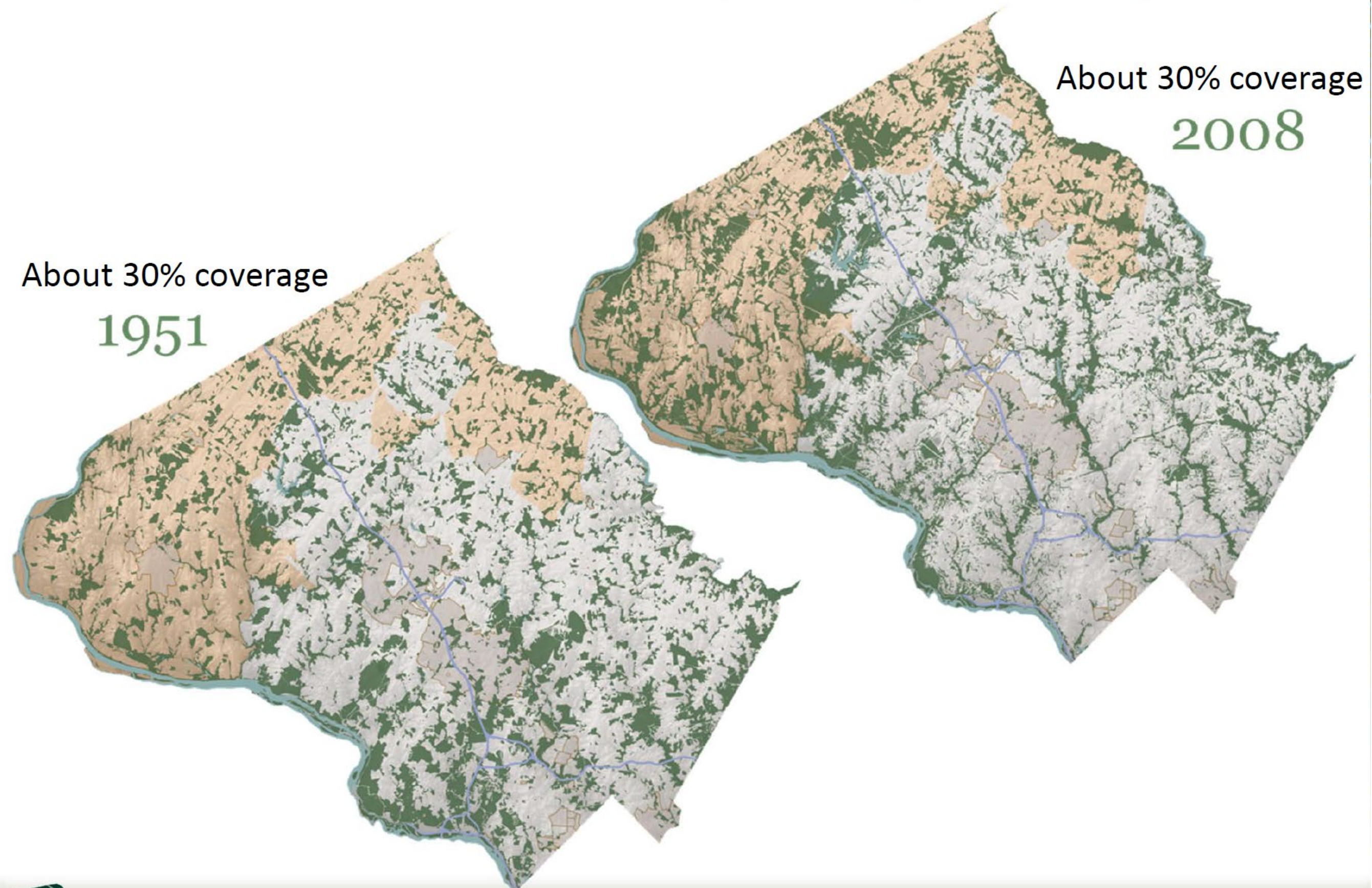
## Current master plans and other initiatives

- **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**
- 
- The map shows a yellow-shaded area representing the Agricultural Reserve and TDRs. A hatched area within this region is labeled 'Pooleville'. The map also shows the 'Barnesville' area to the north and the 'Agricultural & Agricultural Reserve and TDRs' area to the south.





# Forest Trends in Montgomery County





## Why Update the General Plan Now?

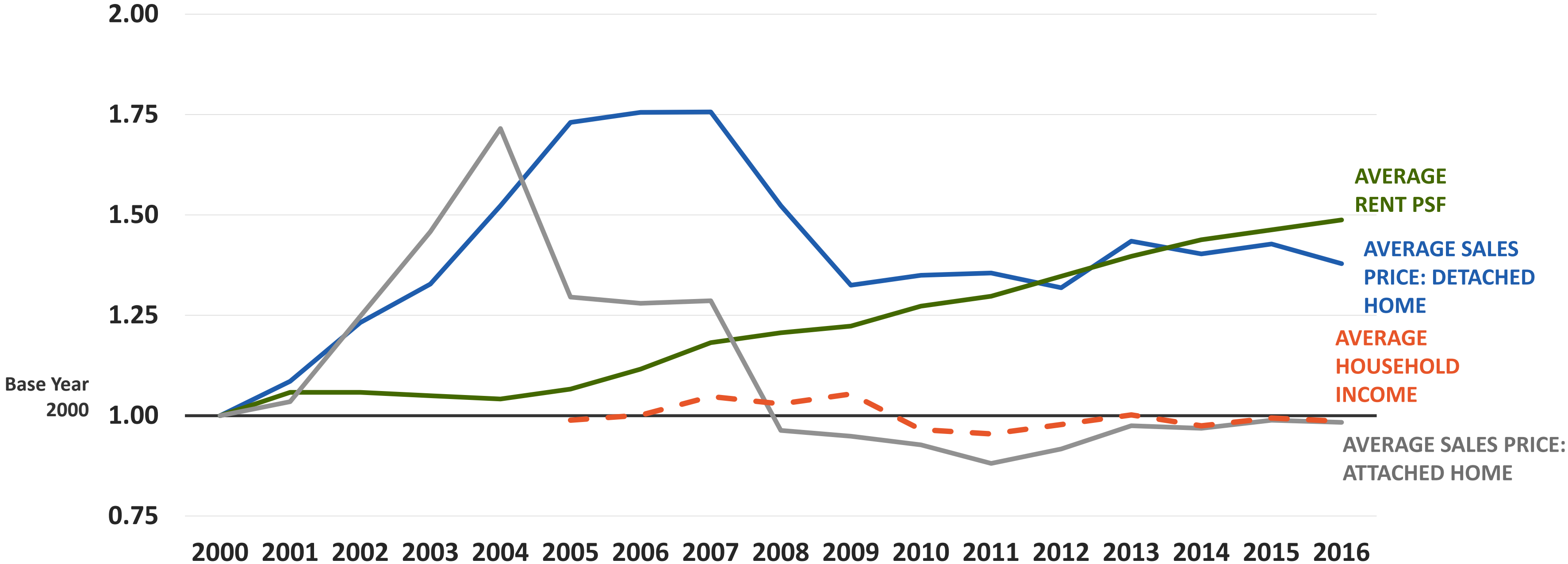
- The last comprehensive update in 1969
- Numerous master plans since then but no comprehensive evaluation
- Changed from a bedroom community to a major employment center with a diverse population of over a million people
- Future growth will be infill and redevelopment, not development of green fields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

# 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



# MWCOG's Regional Housing Forecast

## Regional Target 1:

### AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

## Regional Target 2:

### ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

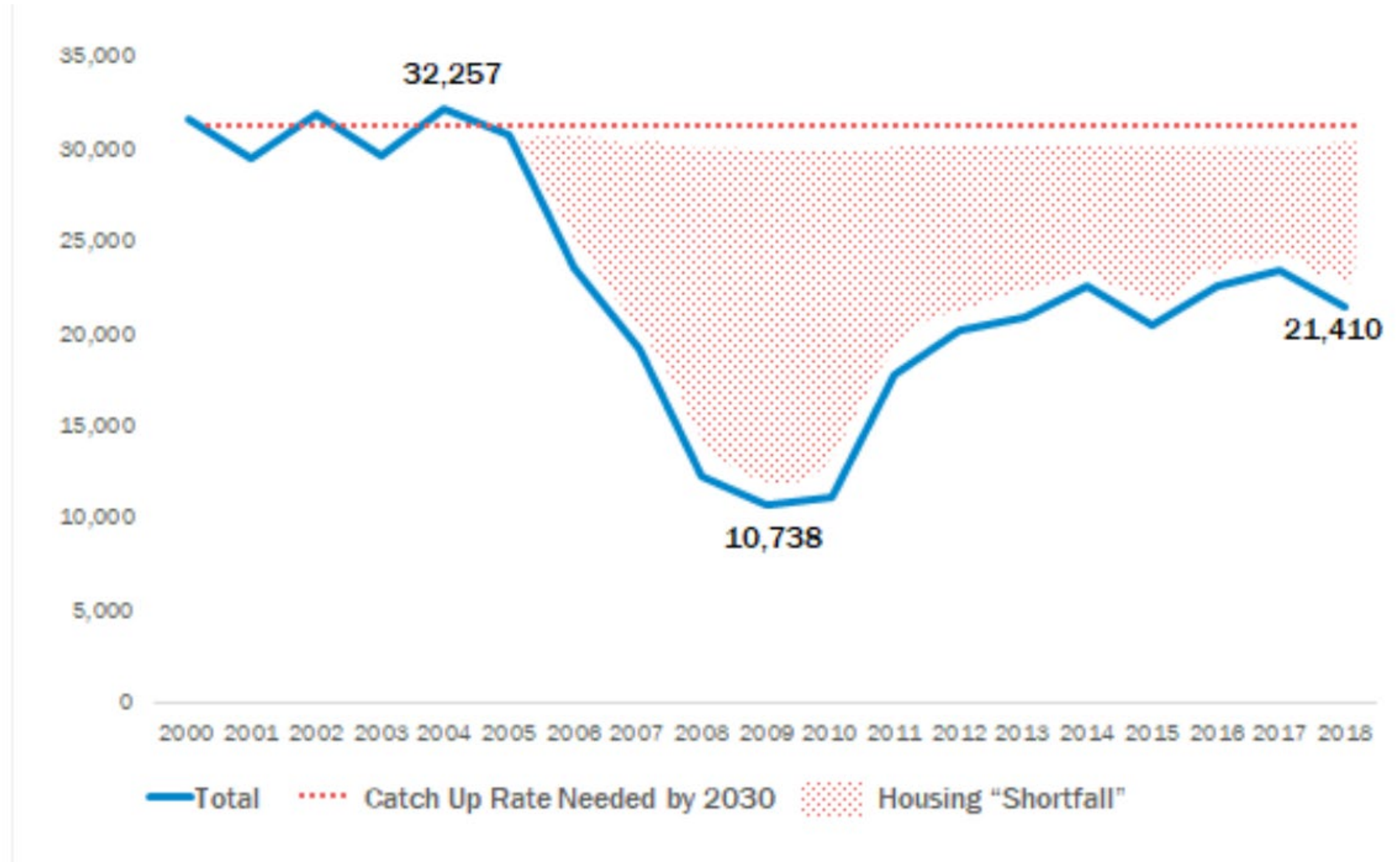
## Regional Target 3:

### AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.

[https://montgomeryplanningboard.org/wp-content/uploads/2019/09/Attachment-A\\_Future\\_of\\_Housing\\_in\\_Greater\\_Washington\\_FINALFORWEB.pdf](https://montgomeryplanningboard.org/wp-content/uploads/2019/09/Attachment-A_Future_of_Housing_in_Greater_Washington_FINALFORWEB.pdf)

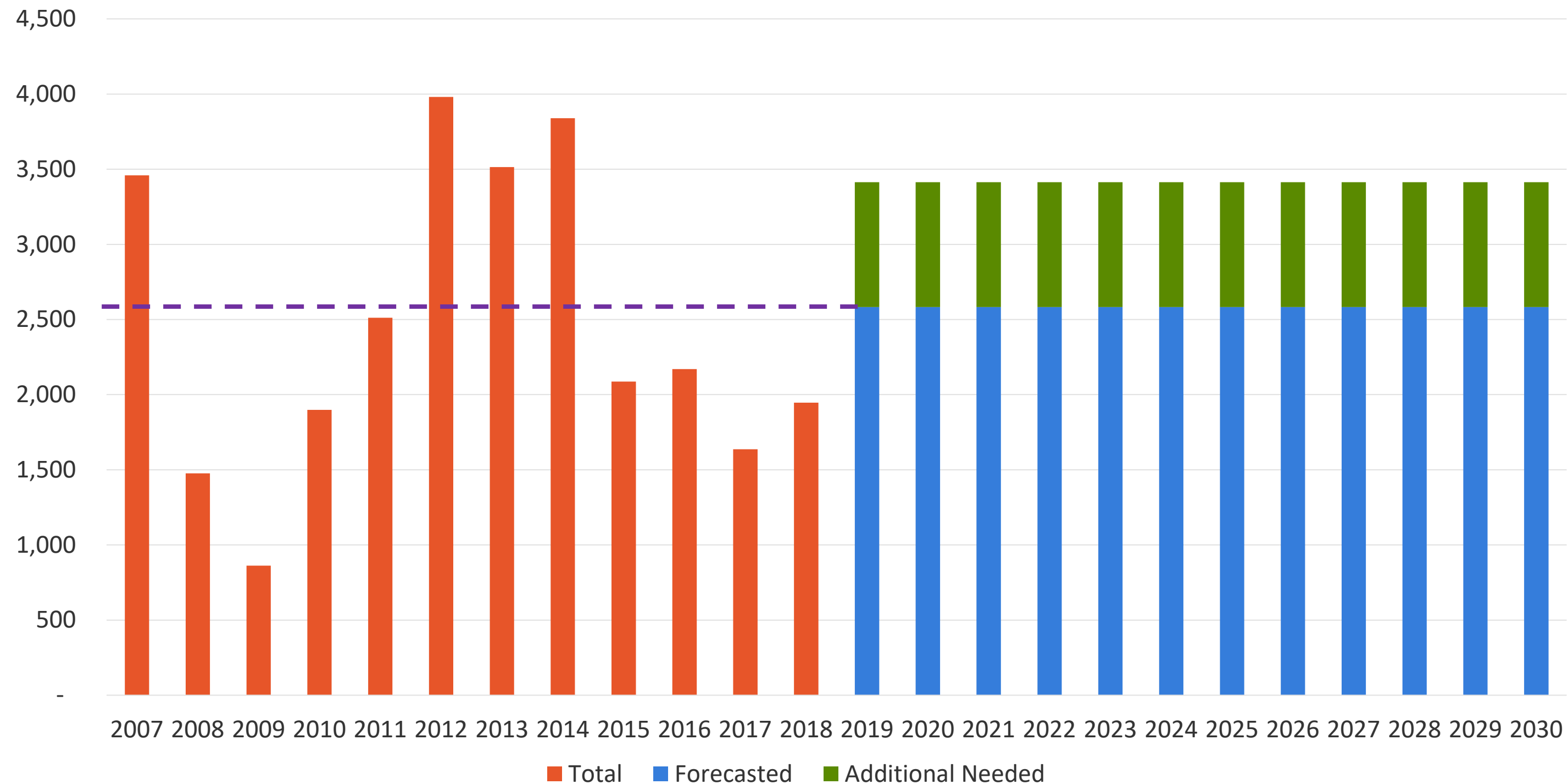
# Housing permits in the DC Region



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

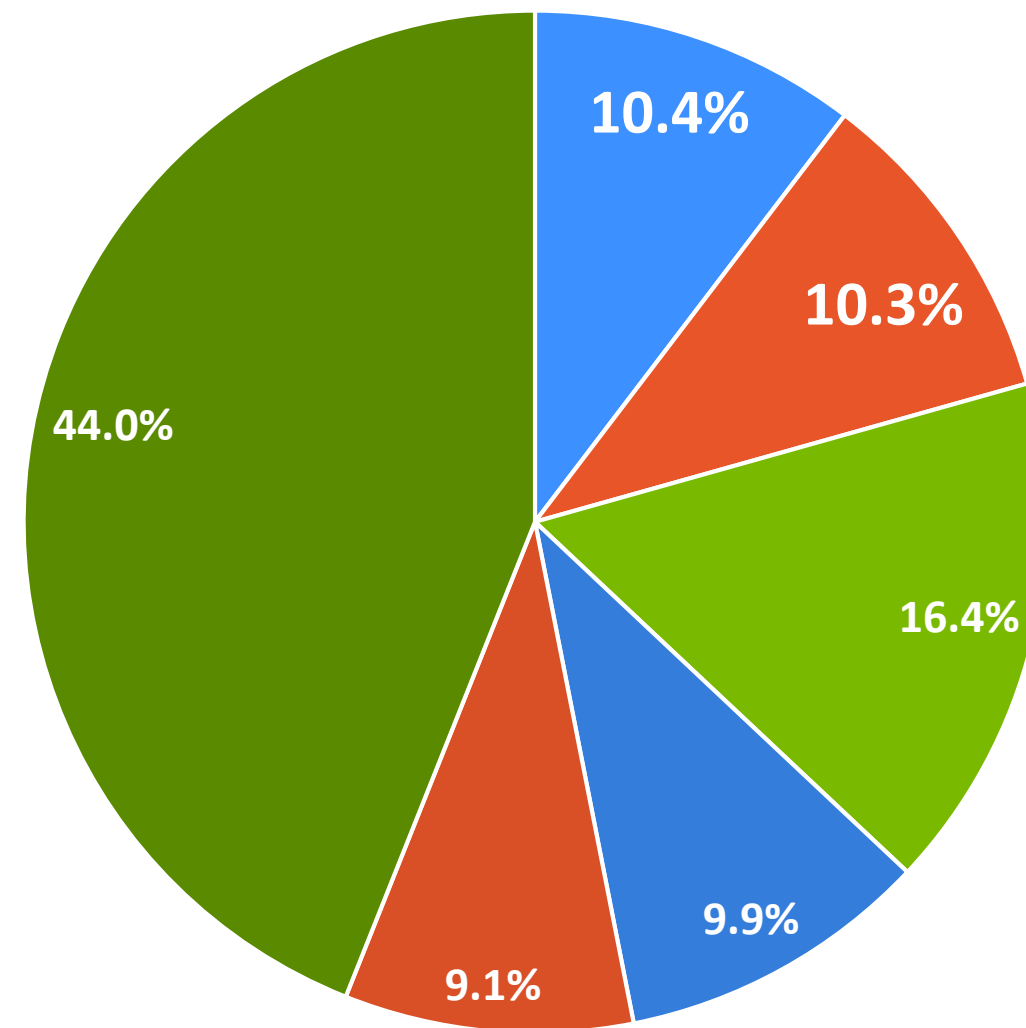


# Need to average nearly 3,500 building permits a year to meet anticipated need



Source: Census Bureau

# 1 in 5 households in the County is a very low-income household, with an income below 50% AMI

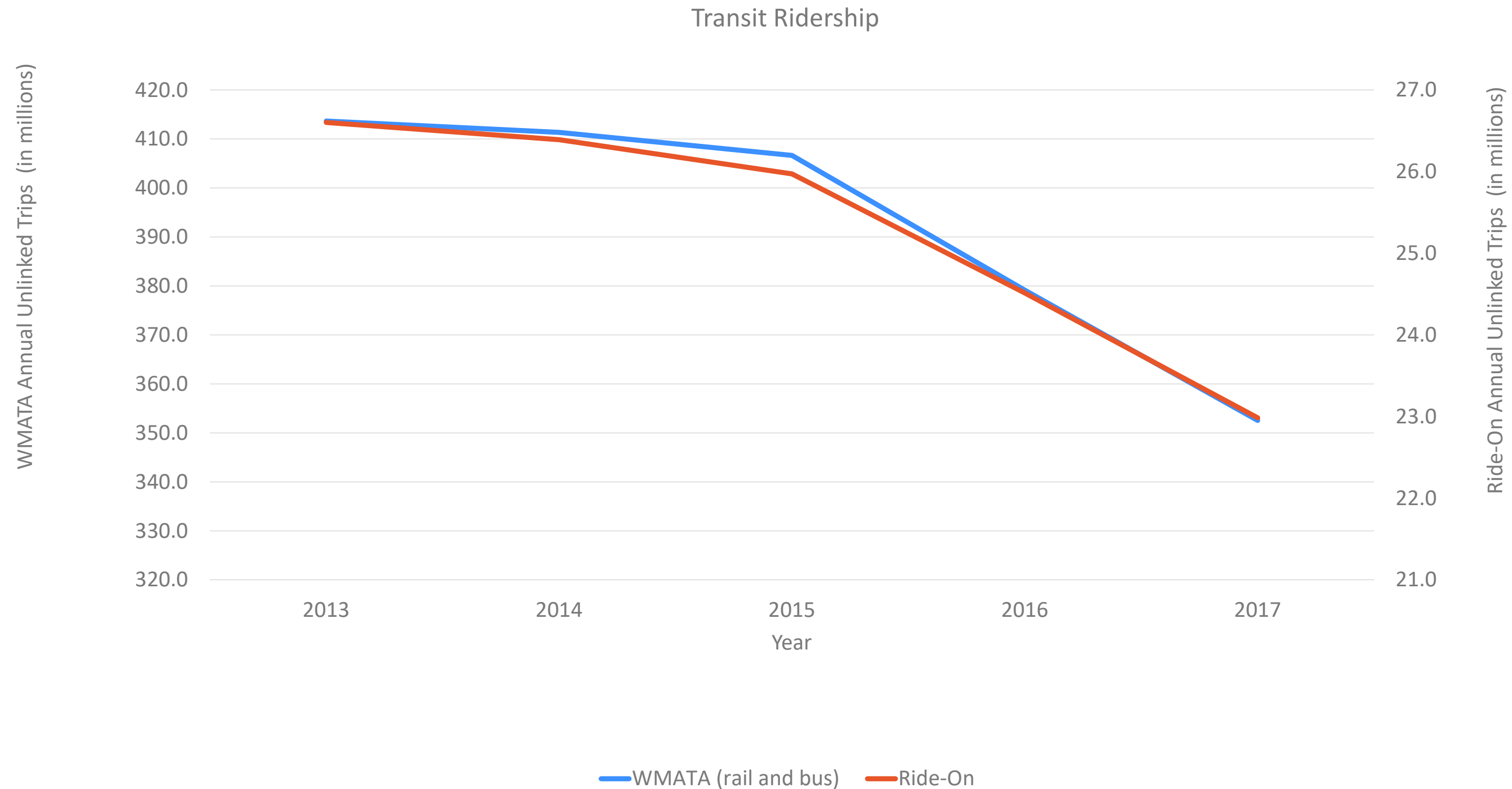


■ 0-30% AMI ■ 30-50% AMI ■ 50-80% AMI ■ 80-100% AMI ■ 100-120% AMI ■ 120%+ AMI

Source: Montgomery County Older Adult Housing Study



# Following national trends, local transit ridership is decreasing, especially among younger riders.



Source: Federal Transit Administration, NTD Transit Agency Profiles



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

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

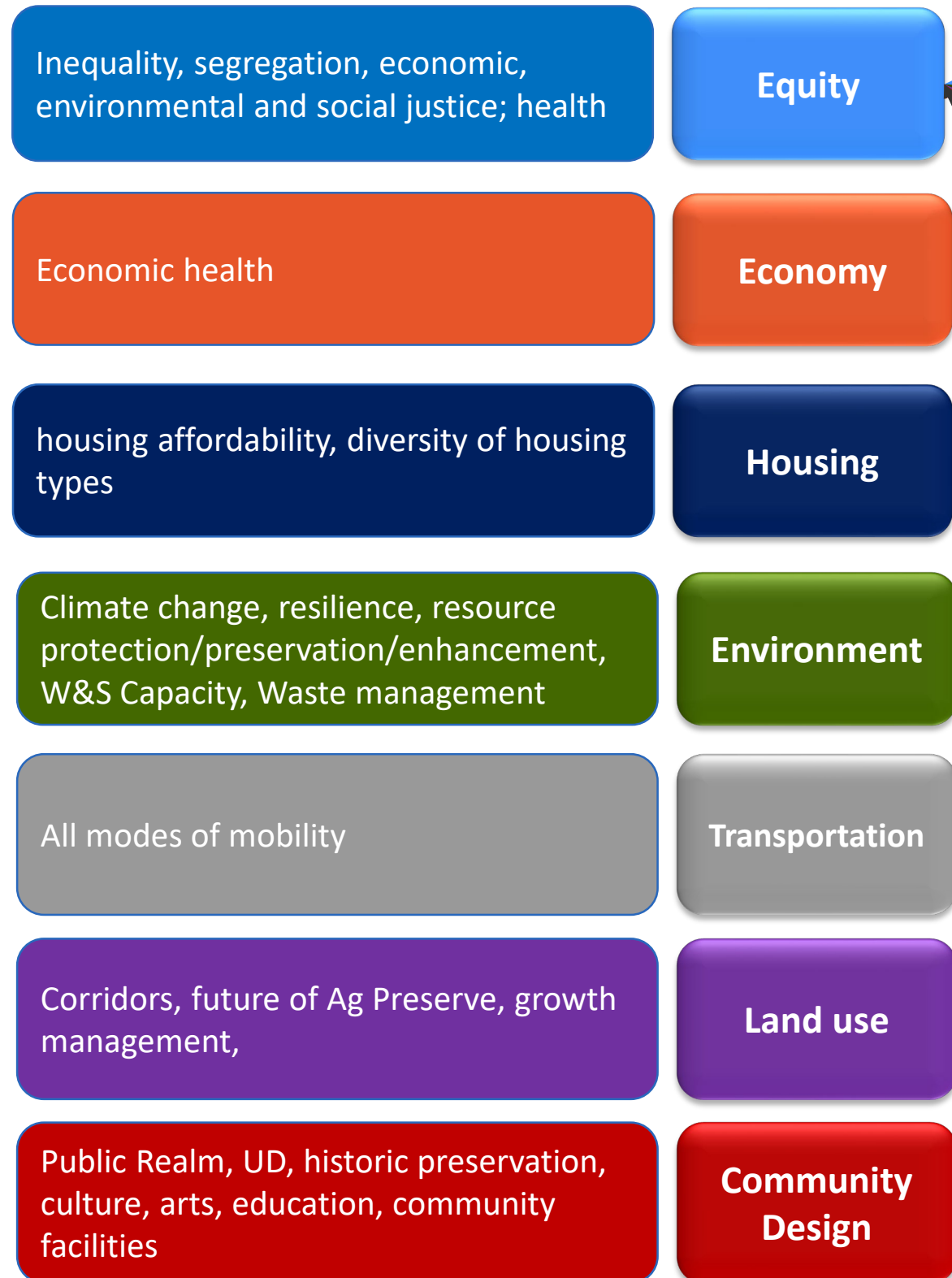
## Economic disruptions

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

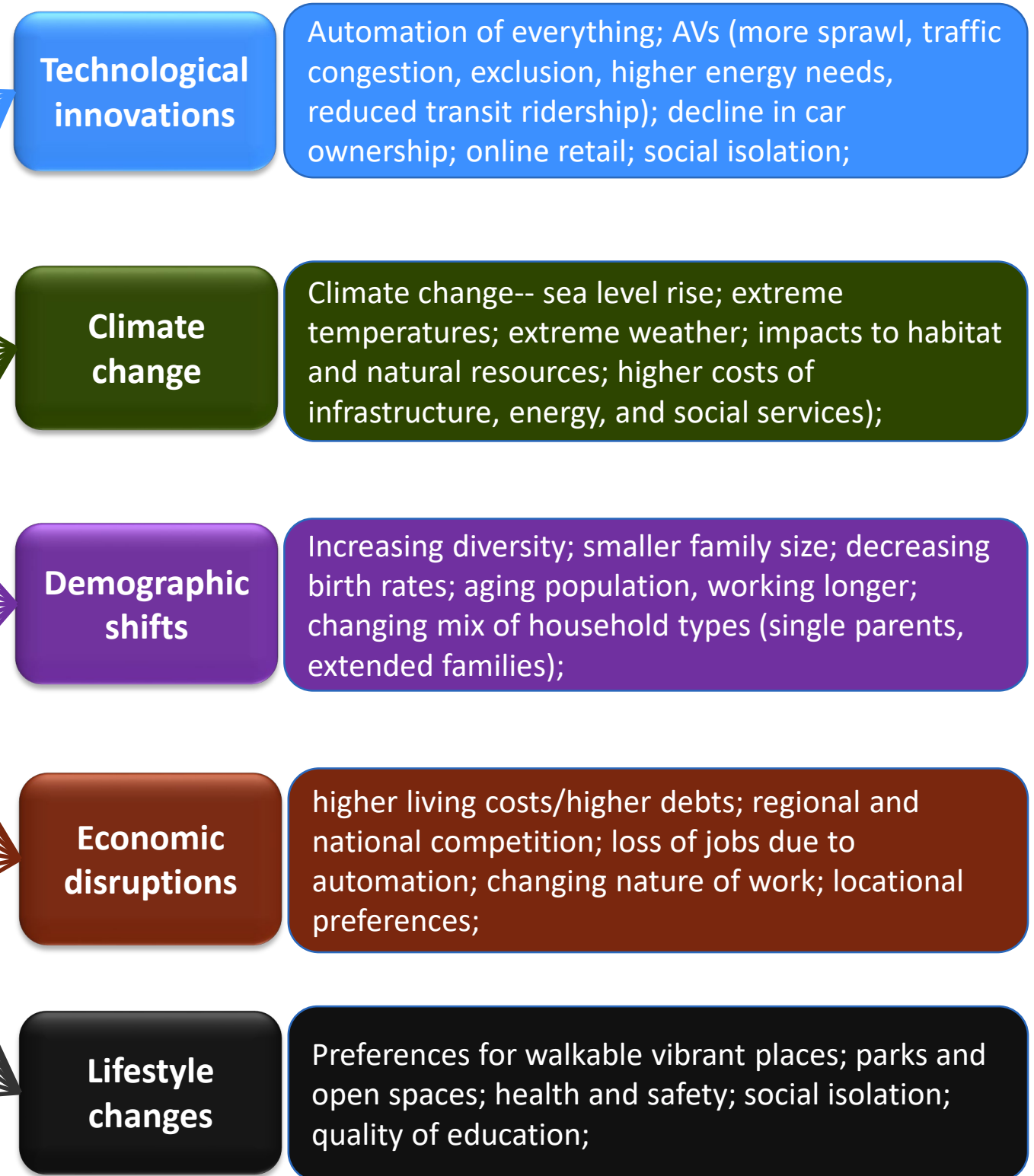
## Lifestyle changes

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

## Working groups and topic areas



## Drivers of change





# Proposed Strategic Framework



(For the first time, Community Equity is identified as a fundamental outcome for the new General Plan)

# Community Outreach

- 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





# Project Timeline

## ● Pre-Plan

JULY 2018 – MAY 2019

## ● Visioning

JUNE 2019 – OCTOBER 2019

## ● 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





## Questions for Thrive Montgomery 2050

- Are we where we are supposed to be? Do we have the tools to deal with the challenges of the future?
- What can we do now to prepare for technological changes?
- Where and how the growth should be accommodated?
- What are the implications of climate change?
- What is the future of the Agricultural Reserve?
- How are we impacted by what is happening in the region?
- How should we plan for a more diverse county?

## We Need Your Feedback

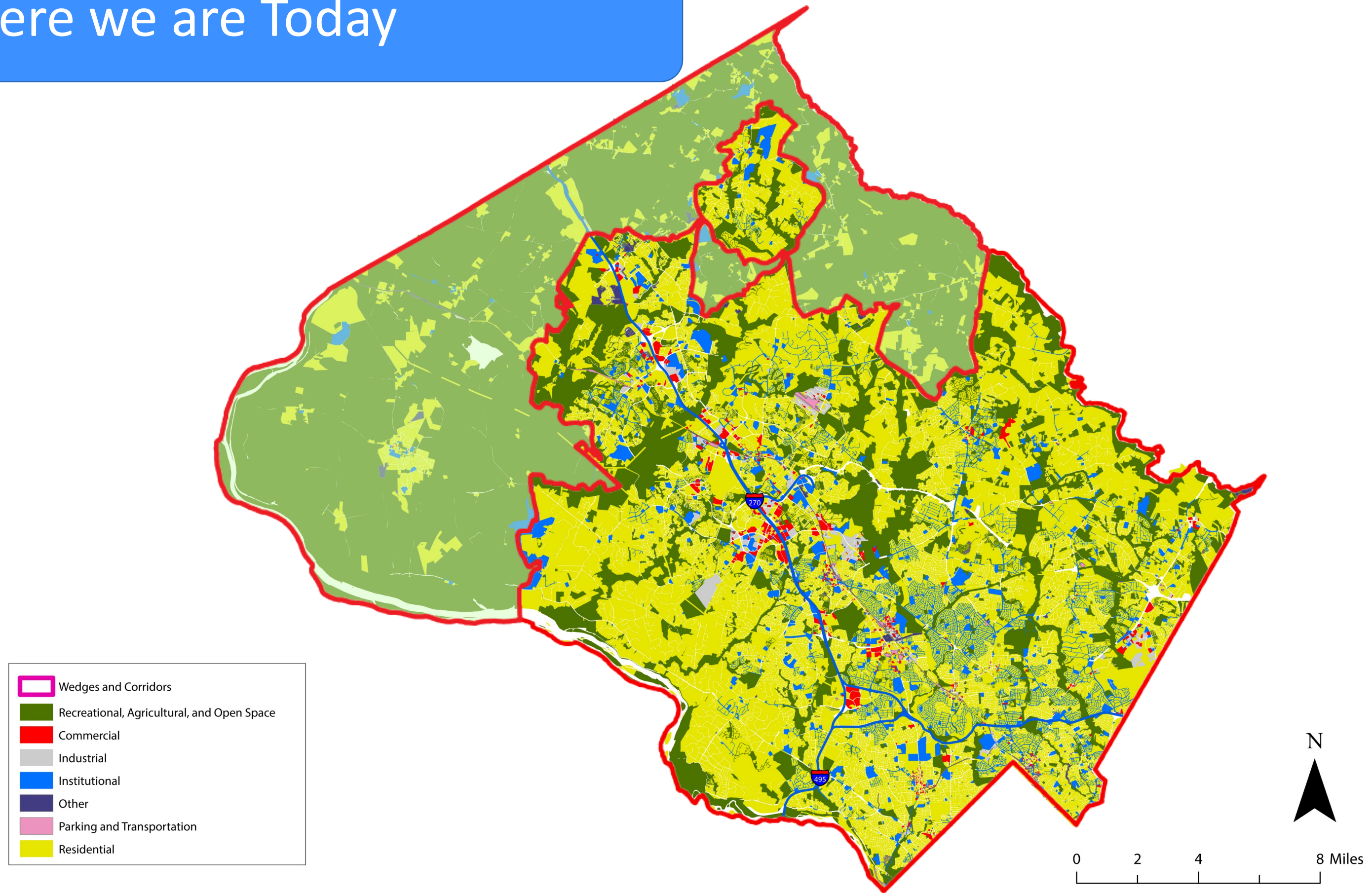
- What do you like about the county that should be preserved and enhanced?
- What you don't like and should be changed?
- What worries you about the future of the county?
- What changes in the future will be good for the county?
- What does climate change mean to you? How should we prepare for it?
-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







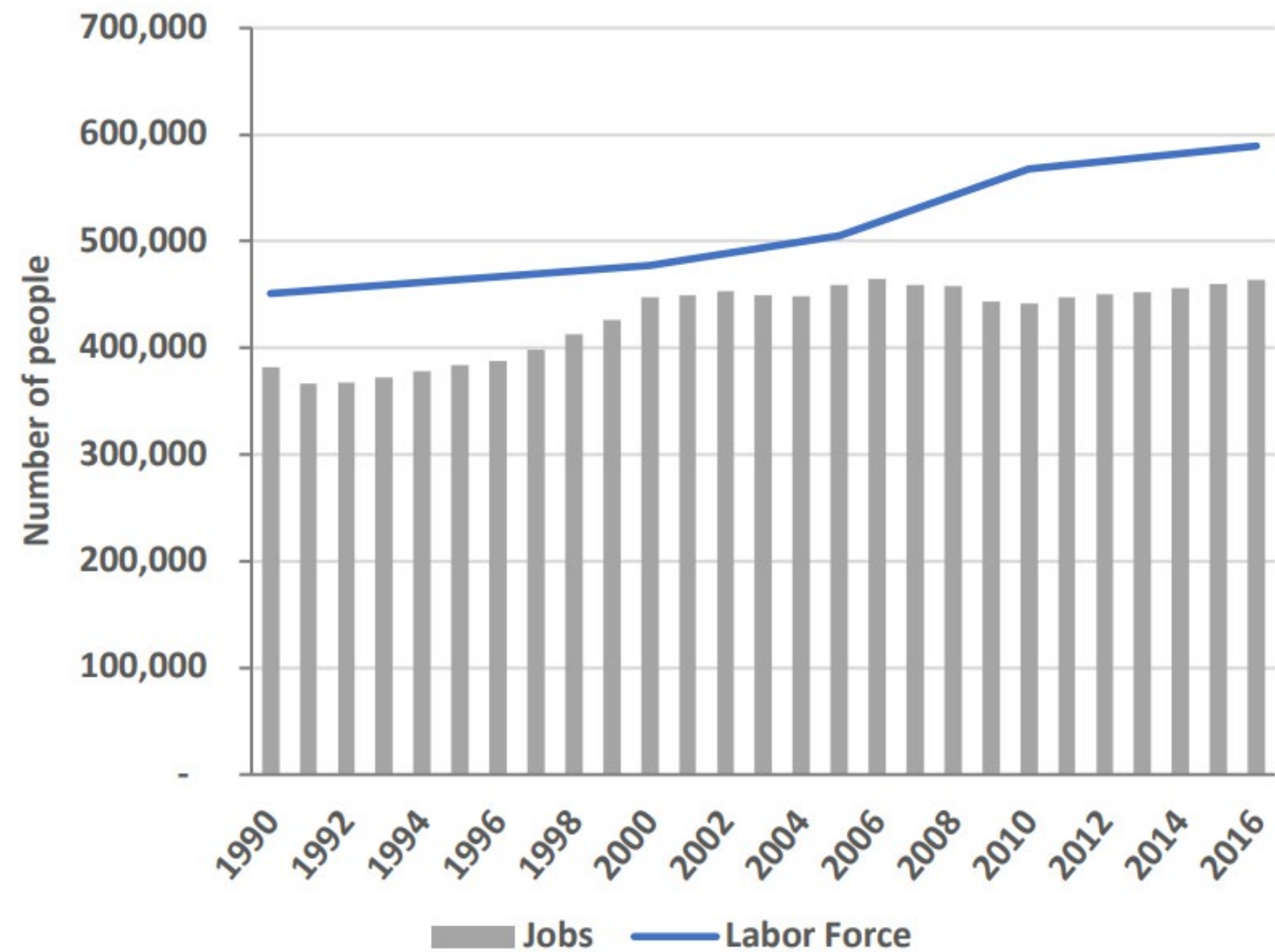
# Where we are Today





The county labor force has grown faster than the number of county jobs

Figure 53. Jobs and Labor Force, 1990-2016

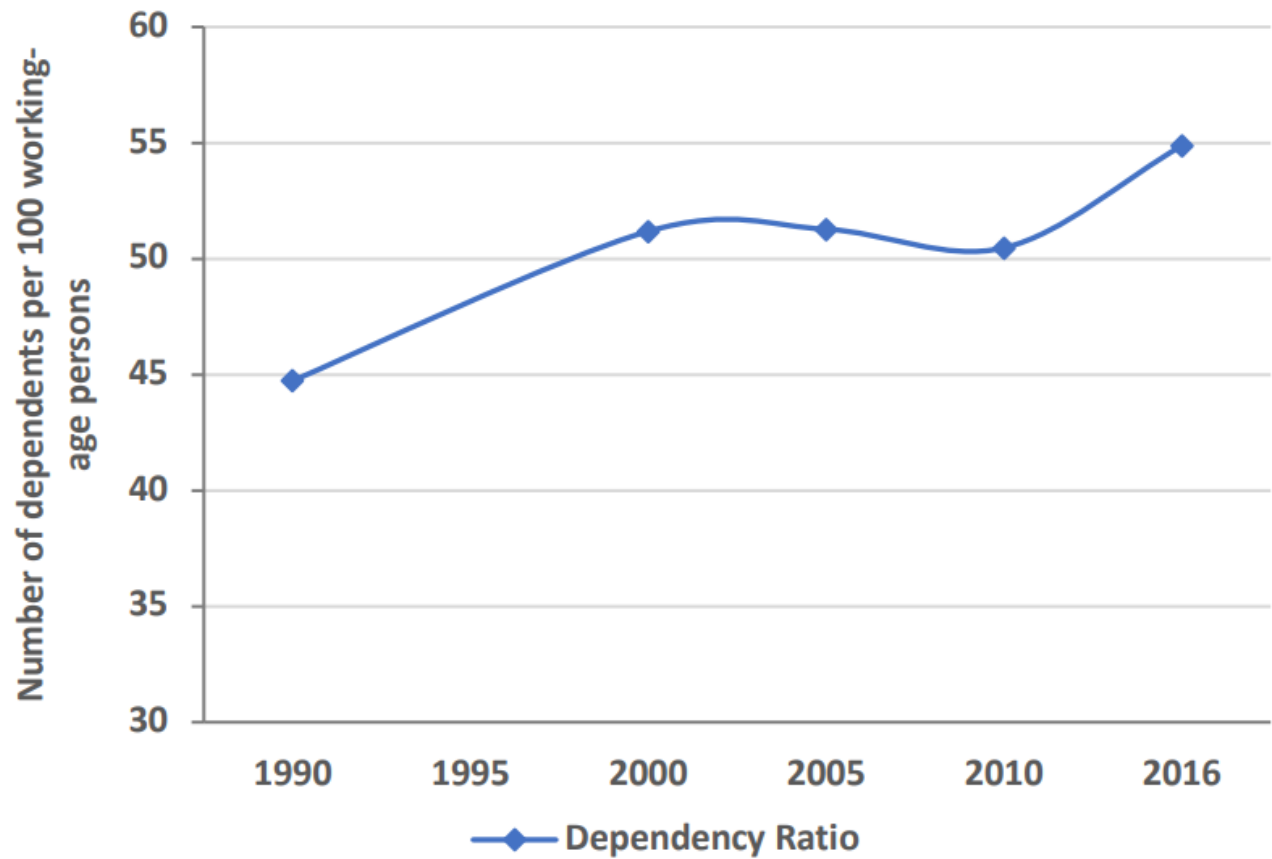


The trend of a rising dependency ratio could have economic implications such as shifts in consumption toward health and leisure-related goods and services, for example. It could also foretell reduced economic growth, unless productivity gains compensate for relatively fewer workers in the future.

As the baby boomer generation ages out of the workforce but remains in the county, this ratio will continue to climb unless migration into the county results in larger numbers of working-age people. Changes in the ratio over time thus far are shown in Figure 38.

The ratio of dependents to work-age people has been rising

Figure 38. Dependency Ratio, 1990-2016



Sources: U.S. Census 1990 Selected Social, Labor Force and Employment Characteristics for Montgomery County, MD; U.S. Census, 2000-2016 American Community Survey 1-Year Estimates, Table DP03—SELECTED ECONOMIC CHARACTERISTICS for Montgomery County, MD.



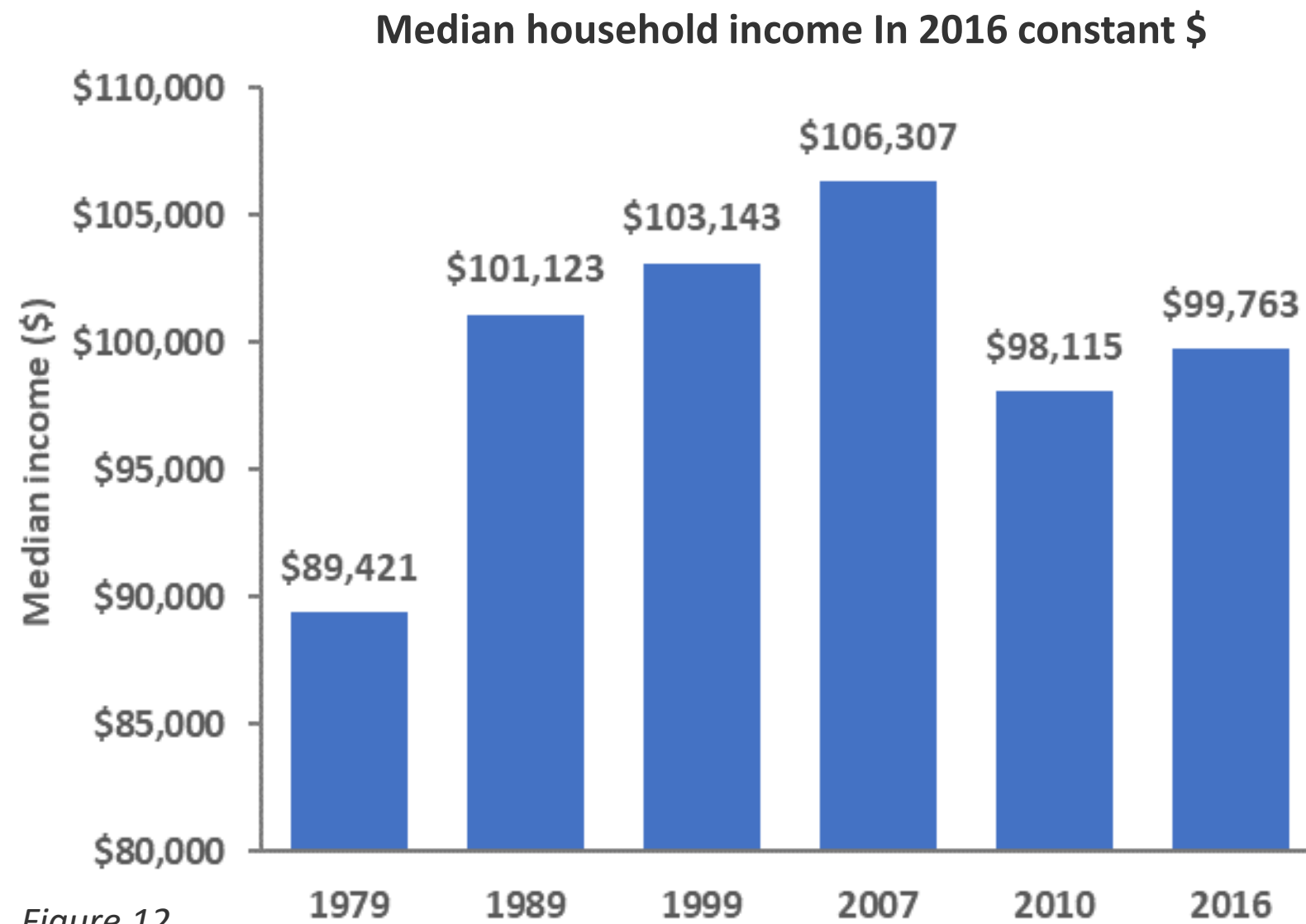
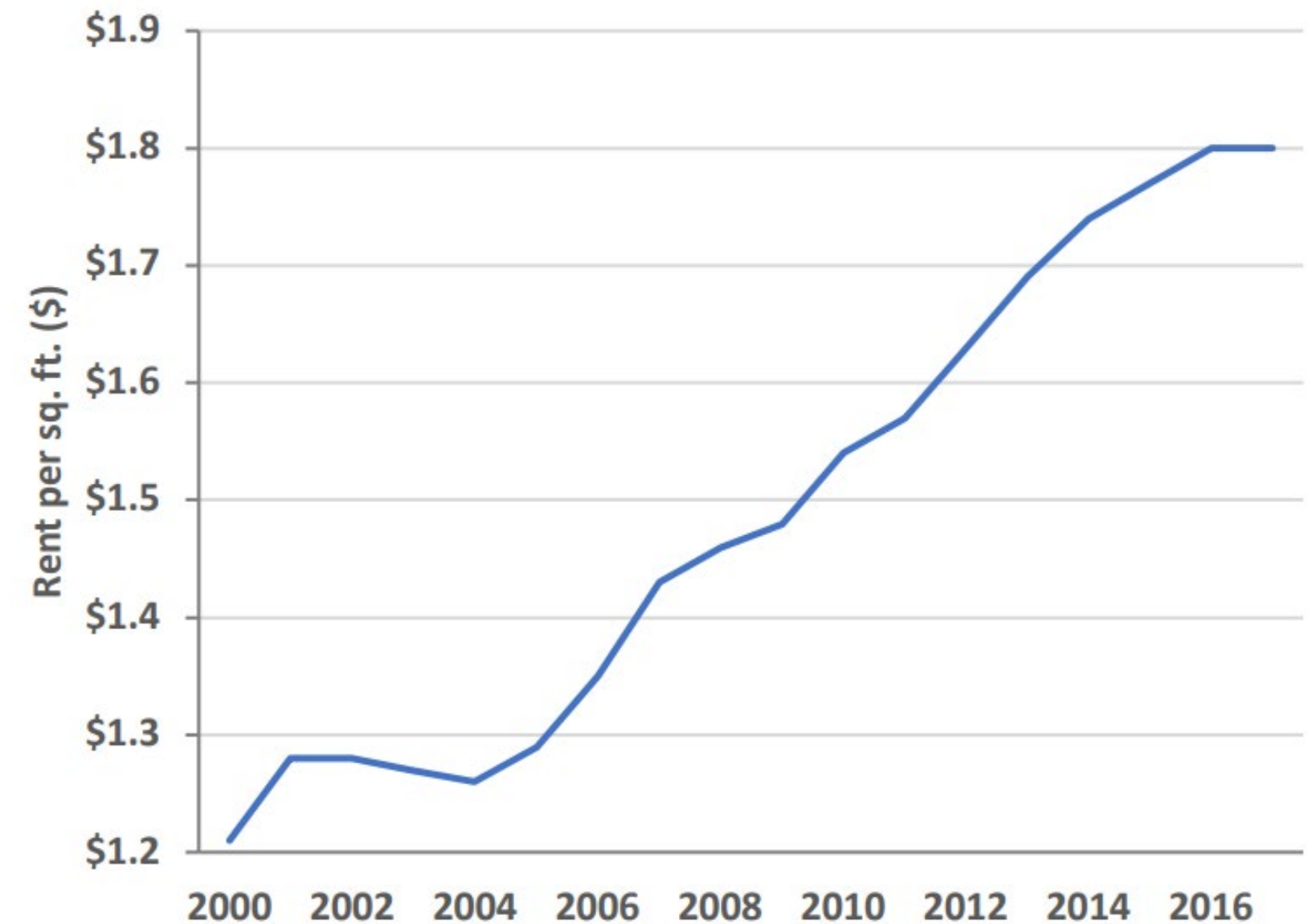


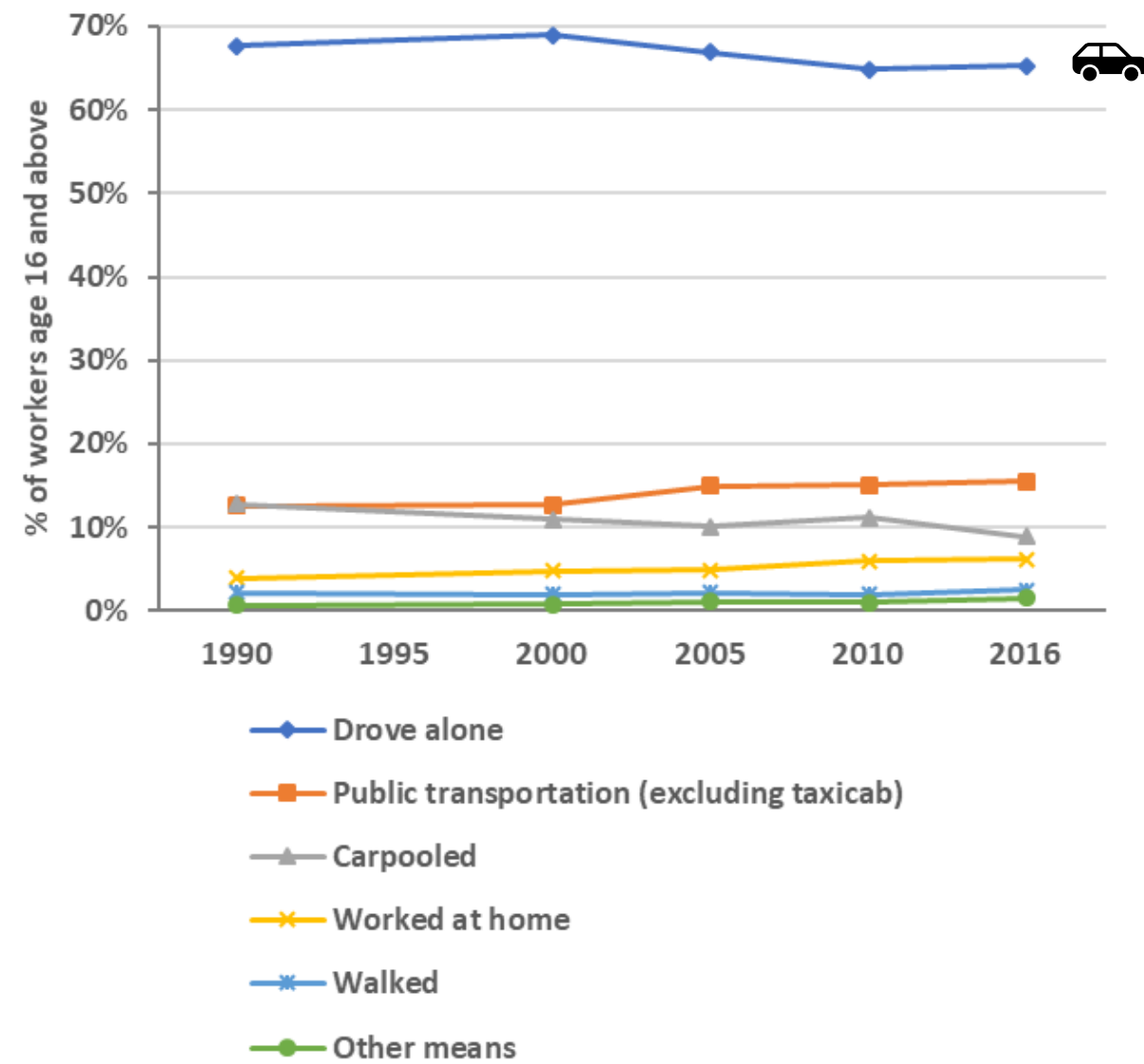
Figure 12

## Asking rents grow by 50 percent since 2000

Figure 28. Asking Rent per Square Feet, 2000-2017 (2017 Dollars)

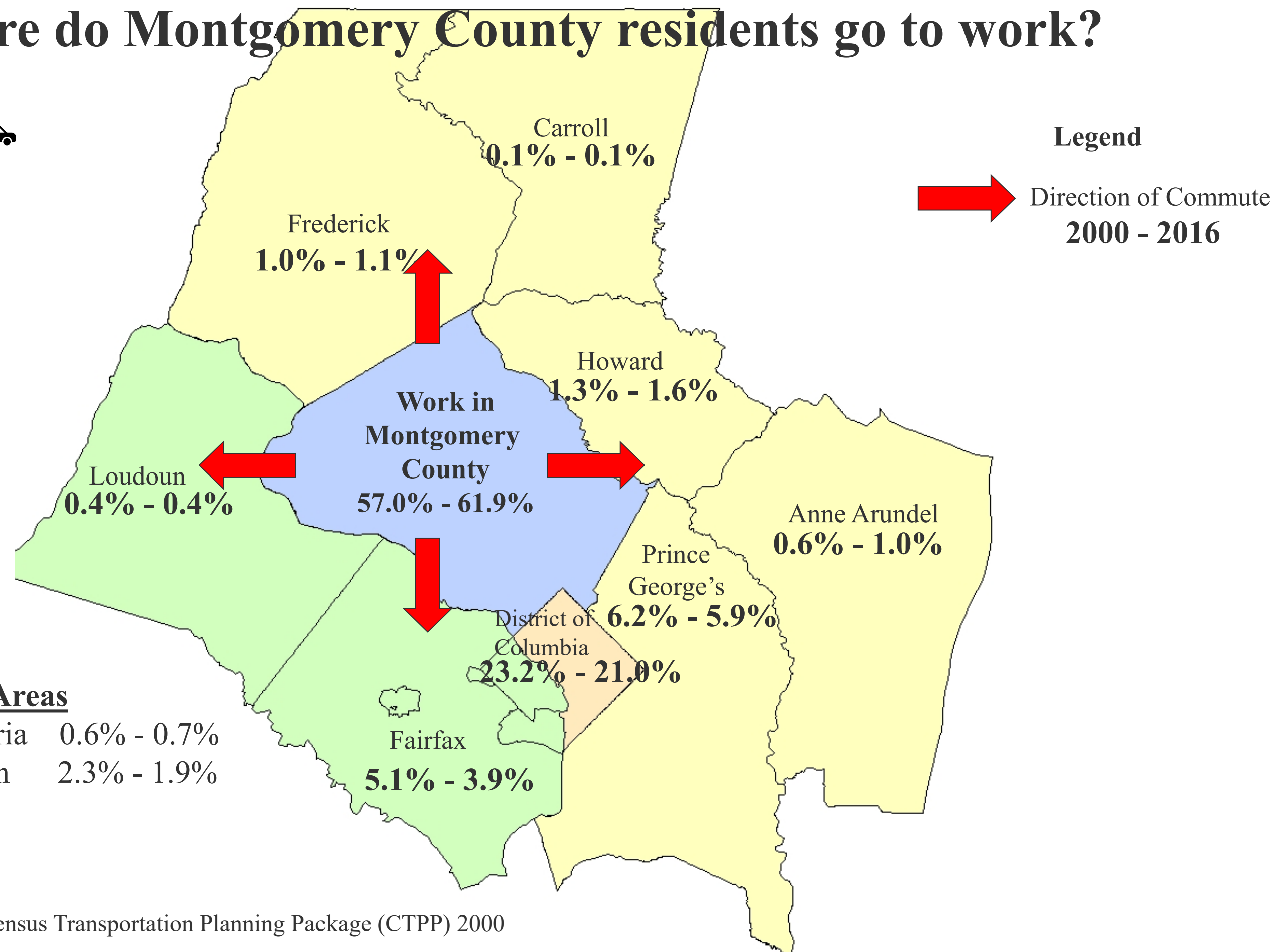


# Where do Montgomery County residents go to work?



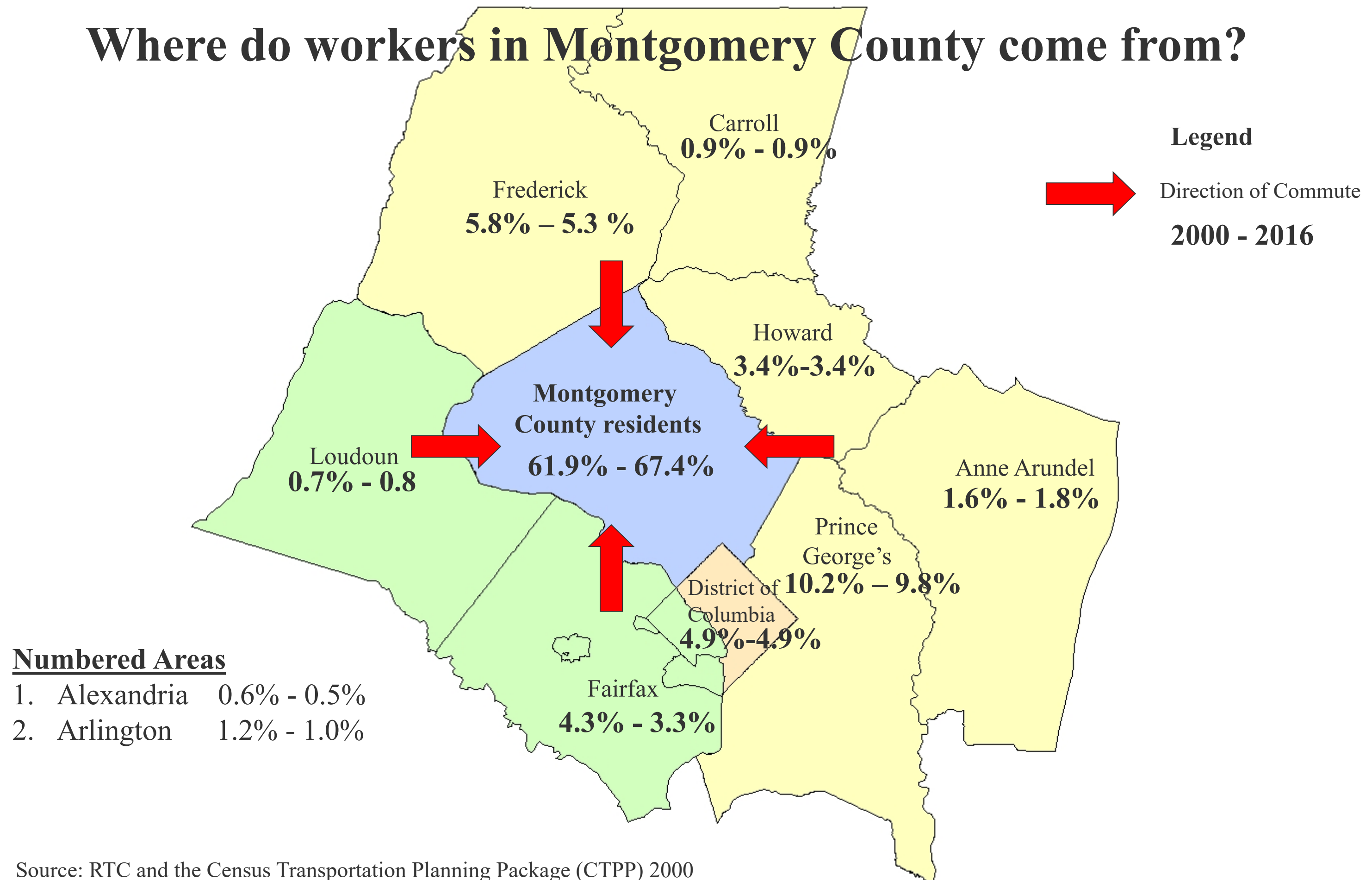
## Numbered Areas

1. Alexandria 0.6% - 0.7%
2. Arlington 2.3% - 1.9%



Source: RTC and the Census Transportation Planning Package (CTPP) 2000

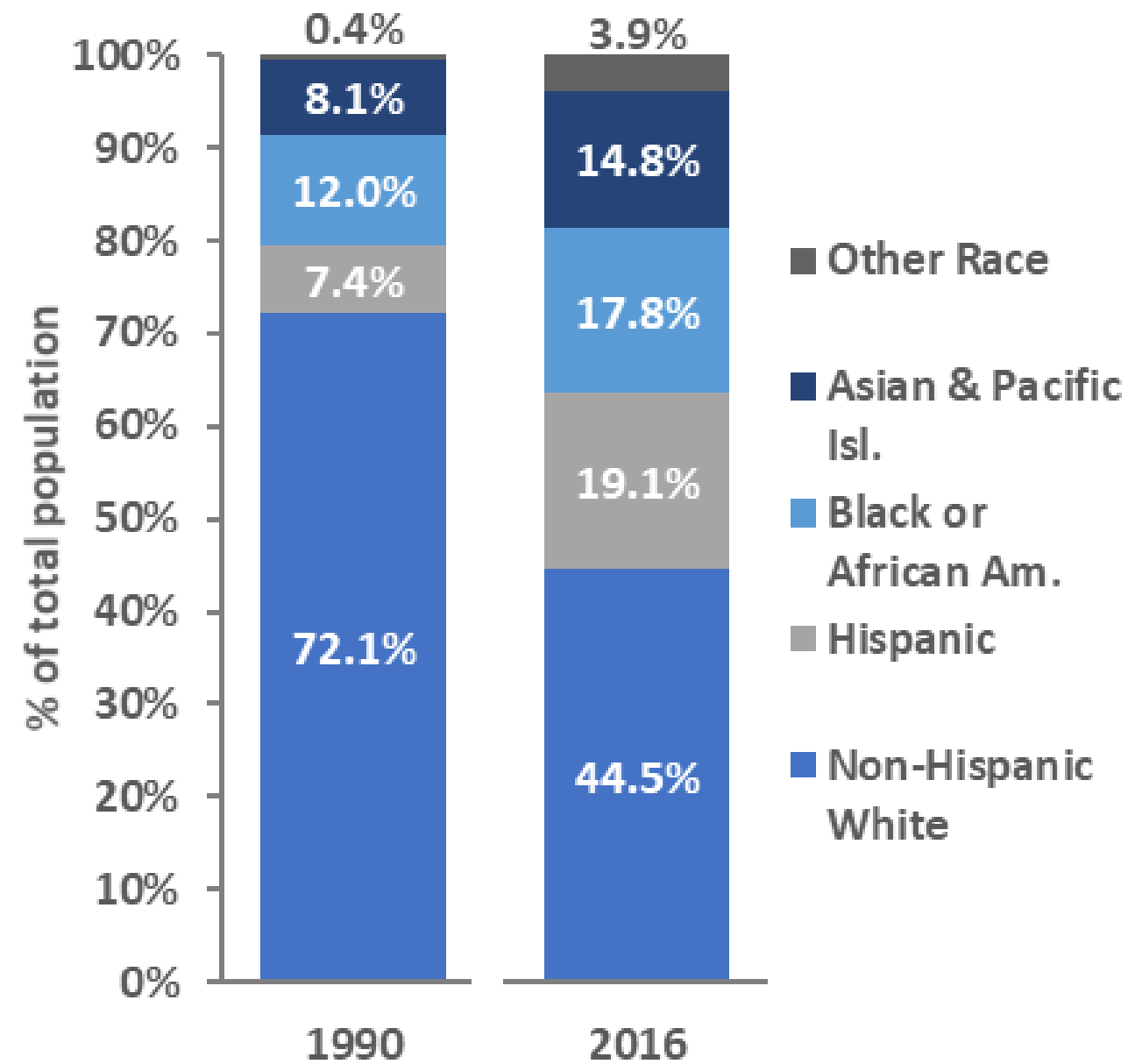
# Where do workers in Montgomery County come from?





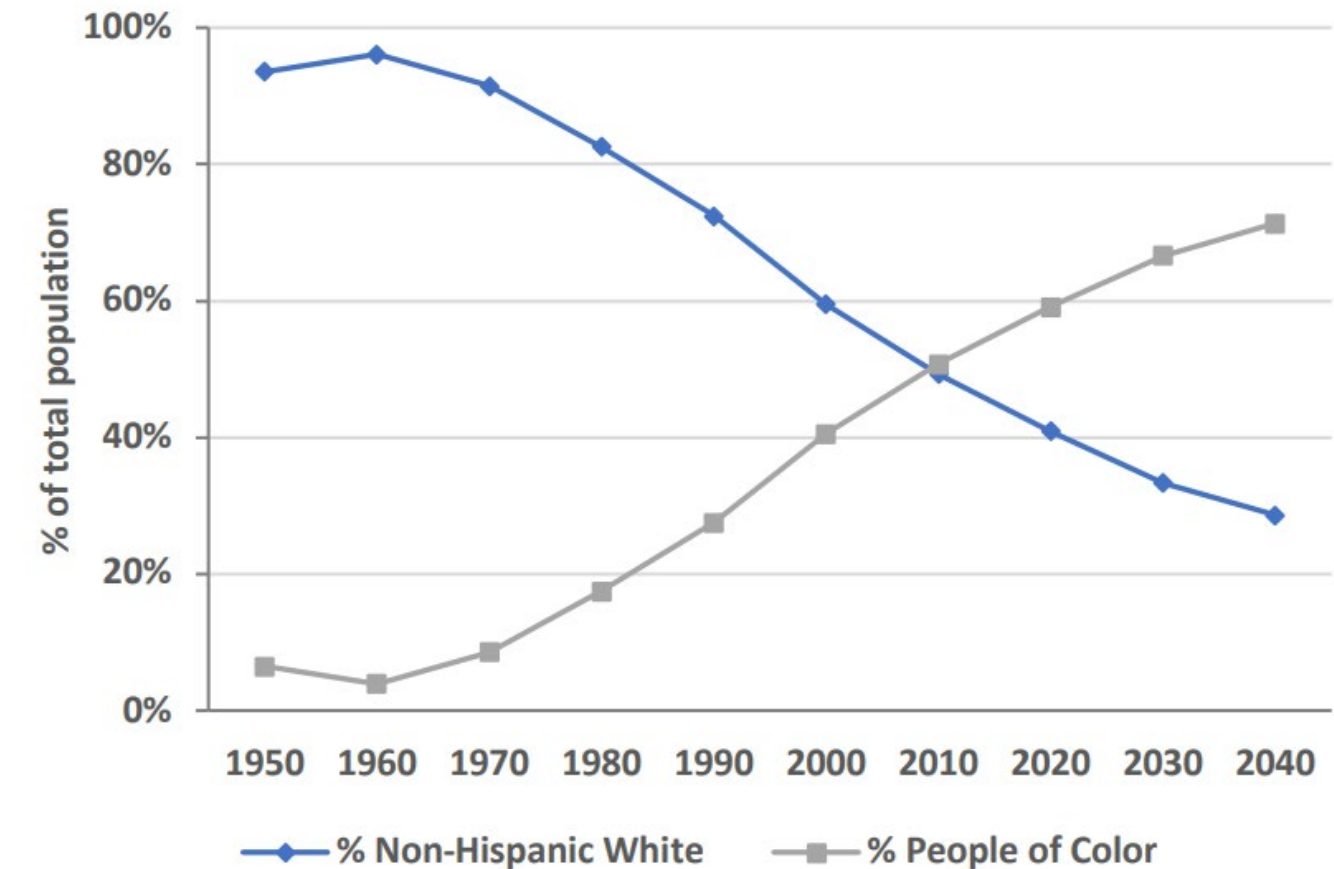
# Slower Rate of Growth but Highly Diverse

## 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.

# County commitment to reduce GHG emissions to zero by 2035 (Resolution 18-974)

