Montgomery Planning

Equitably Planning for the Future

Presentation to the Montgomery County Civic Federation

October 9, 2023

Montgomery Planning

- Improves quality of life for the county's diverse communities

- Balances land use with transportation planning strategies

- Reviews development applications

- Provides updates to land use and zoning regulations

- Conducts cutting-edge research

- Preserves historic sites through the Historic Preservation Office

Master Plans

Montgomery County Council Review

- Pedestrian Master Plan

- Fairland and Briggs Chaney Master Plan

Planning Board Review

- Takoma Park Minor Master Plan Amendment

In Progress

- The Great Seneca Plan

- University Boulevard Corridor Plan

- Clarksburg Gateway Sector Plan

- Eastern Silver Spring Communities Plan

- Master Plan of Highways and Transitways Technical Update

Projects + Studies

- Shared Streets Guidelines

- Bikeway Branding Project (Phase 2)

- Friendship Heights Urban Design Study

- Growth and Infrastructure Policy Update

- Thrive Montgomery 2050 Plan Implementation Metrics

- Coordinated Data Management Study

- Germantown Employment Corridor Check In

- Randolph Road Corridor Study

- Incentive Zoning Update

- Innovative Housing Toolkit
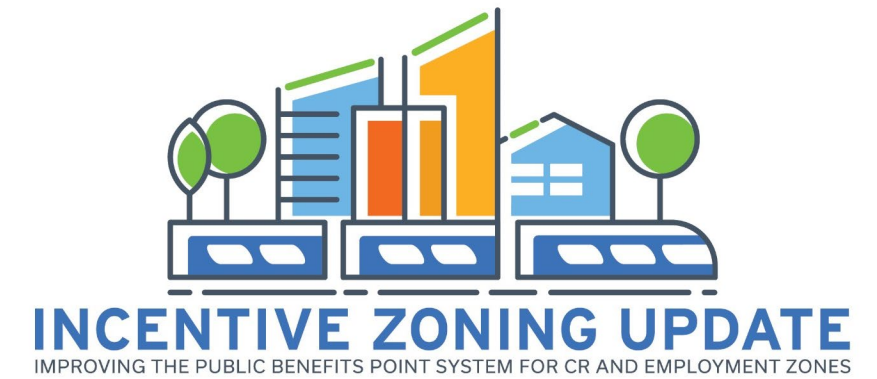
- Attainable Housing Strategies

2024 Update - Growth & Infrastructure Policy (GIP)

2024 GIP update focus:

- Examining policy outcomes to ensure that the tools fair, and effective.

- Ensuring the policy helps reach the goals established in the County's General Plan, Thrive *Montgomery 2050*.
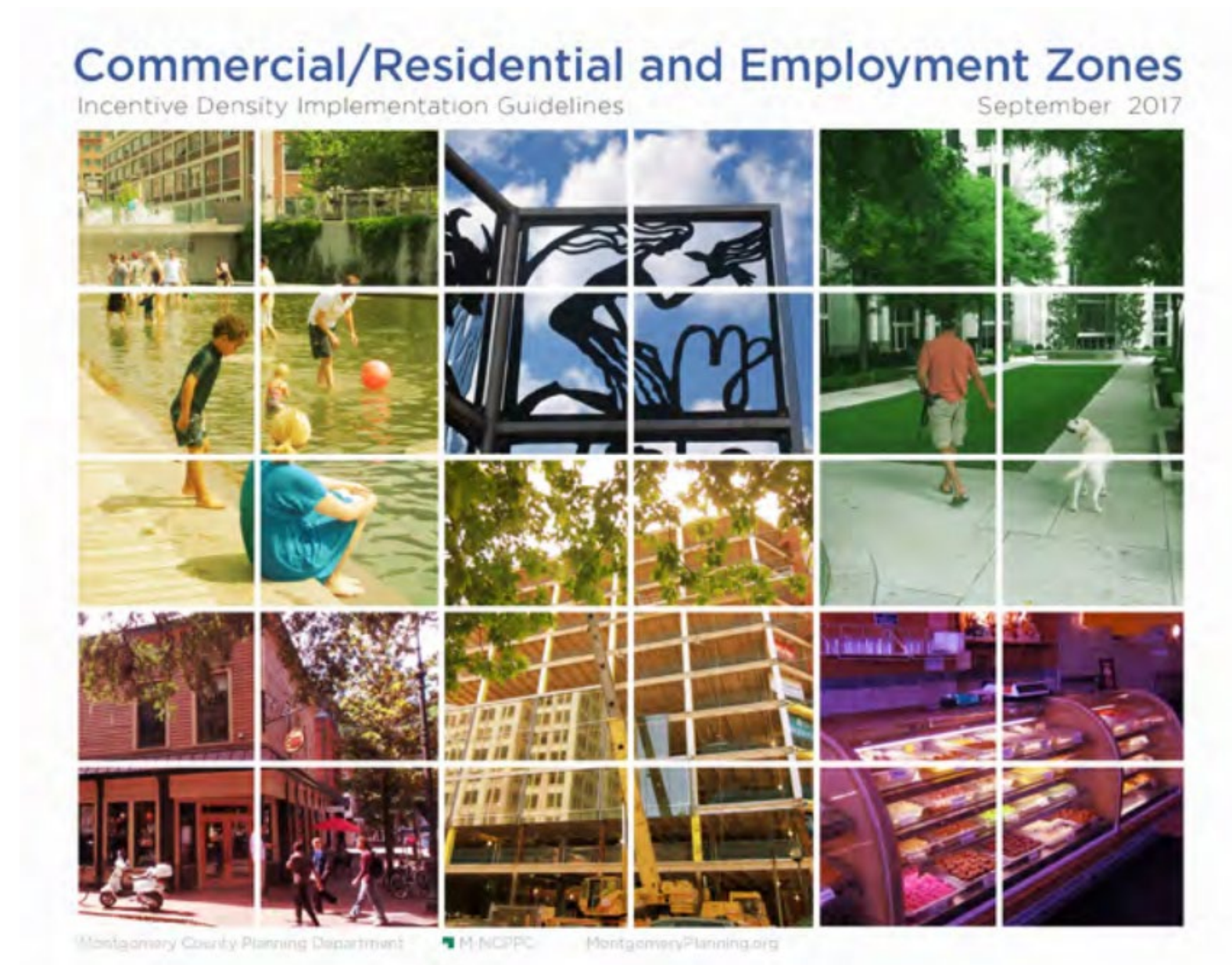
- Analyzing the County's current growth trends.

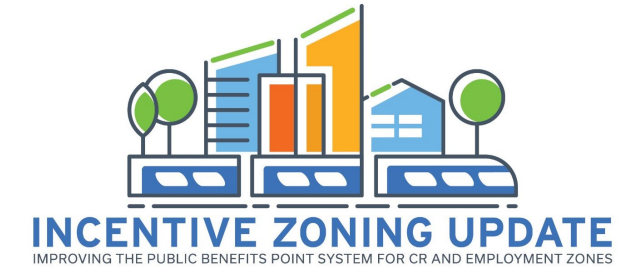# Incentive Zoning Update Study

Project Scope

- Review the performance of the Public Benefits Point System to date

- Recommend updates based on data analysis and stakeholder input

- Explore mechanisms to implement the recommended changes

Commercial/Residential and Employment Zones
Incentive Density Implementation Guidelines   September 2017

Montgomery County Planning Department   M-NCPPC   MontgomeryPlanning.org

Incentive Zoning Update Study

Project Goals

- Identify best practices and recommend actionable changes to the policy while ensuring **a balance between the public benefits required, the costs of development, and county goals by:**

  - Modernizing the Points System

  - Developing clear standards to effectively maximize the positive impact of public benefits

  - Aligning the Points System with updated county priorities including :

    - Thrive Montgomery 2050

    - Climate Action Plan

    - County's Racial Equity law

Applicable Zones
- CR
- CRT
- EOF
- LSC
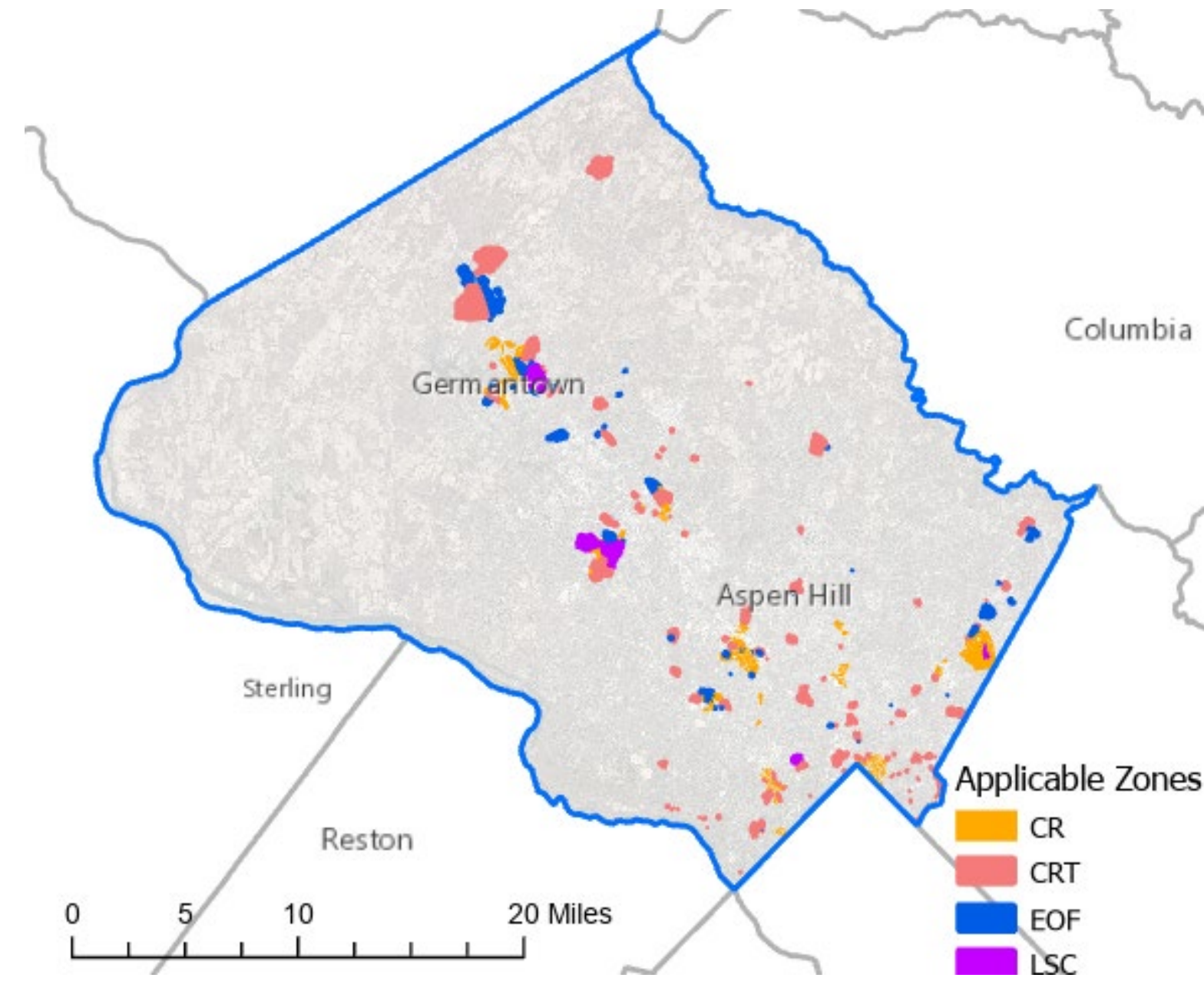
THRIVE MONTGOMERY 2050
Let's Plan Our Future. Together.

- New General Plan approved in October 2022
- **Long-range vision for the future of growth in Montgomery County**
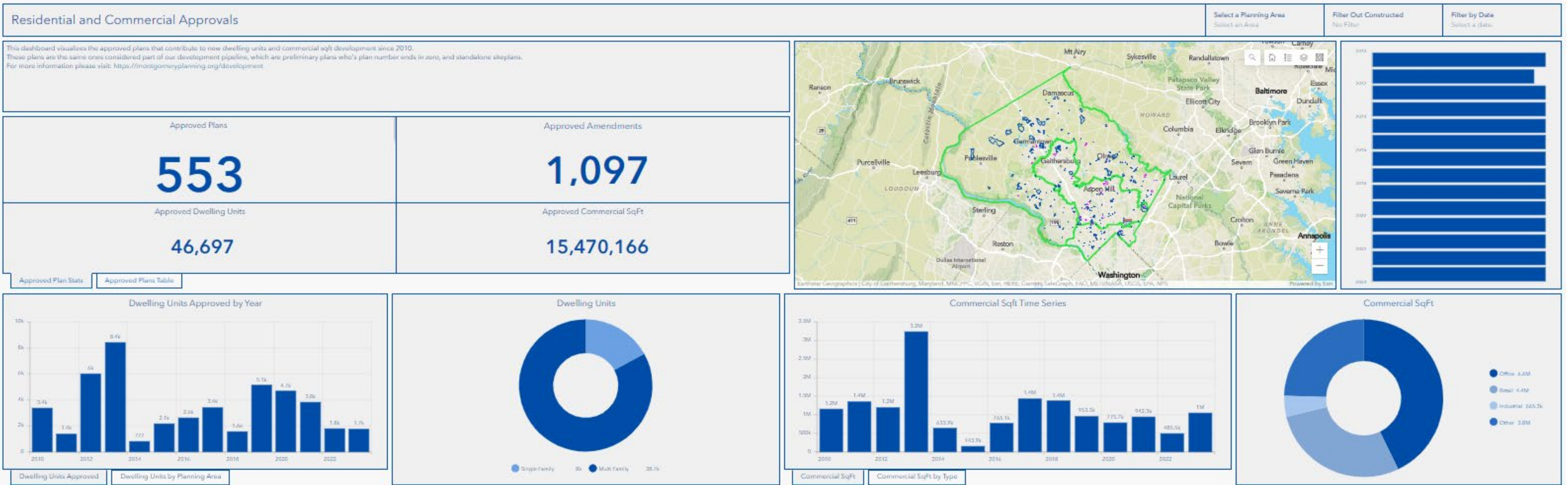- Foundation for future master plans & other planning initiatives

Three key objectives

ECONOMIC HEALTH

COMMUNITY EQUITY

ENVIRONMENTAL RESILIENCE

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

thrivemontgomery.com

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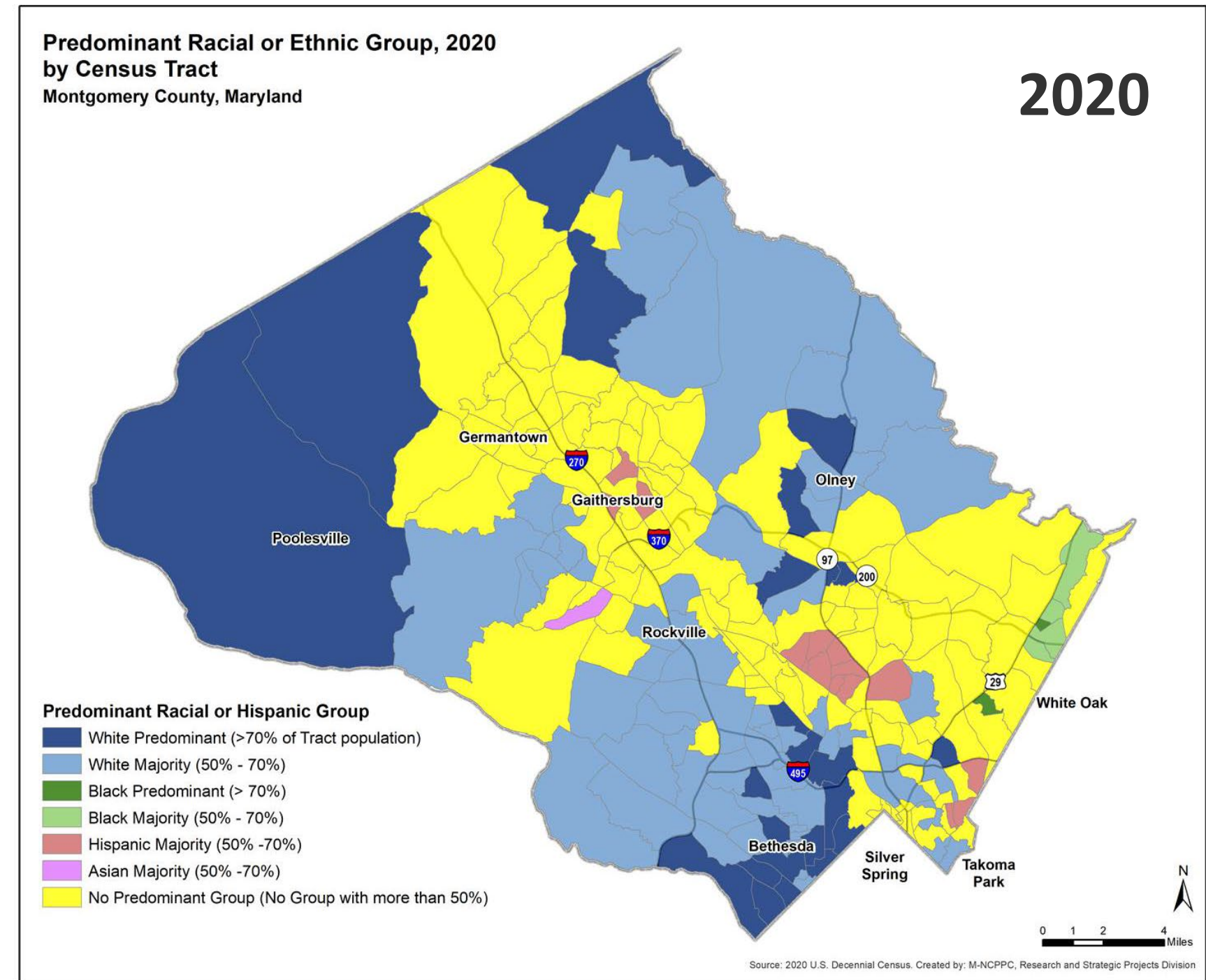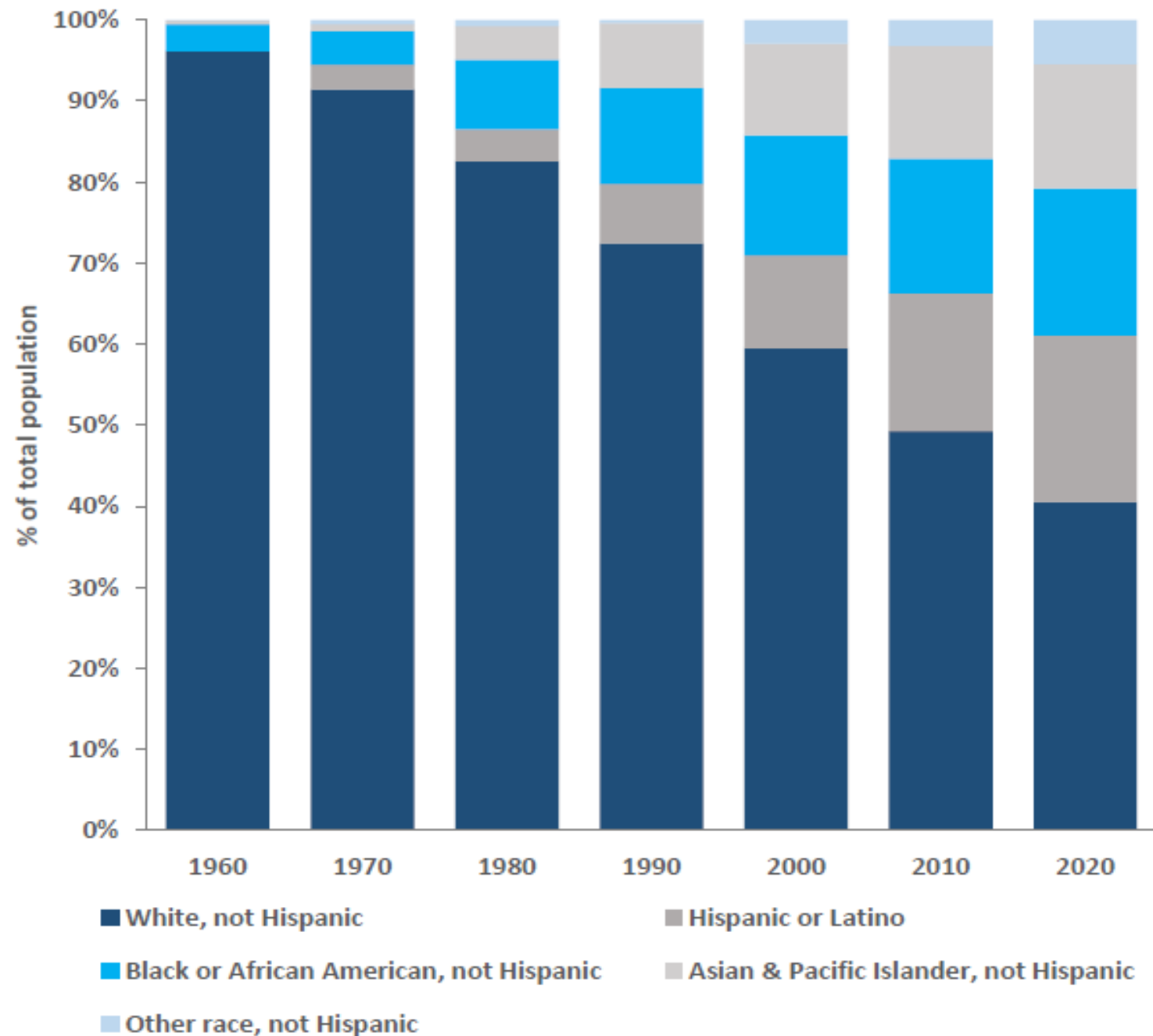
montgomeryplanning.org

Development Dashboard

mcatlas.org/devdashboard

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Racial Equity and Social Justice

- Seeking to address historic inequities in Montgomery County

Population by Race and Hispanic Origin, 1960-2020

Predominant Racial or Ethnic Group, 2020 by Census Tract
Montgomery County, Maryland

2020

Data Tools: GIS Story Map—
Trends in Racial & Ethnic Diversity in Montgomery County, 1990-2020

- [Describes & maps](#) spatially how Montgomery County has become more racially/ethnically diverse using data from 1990, 2000, 2010 & 2020
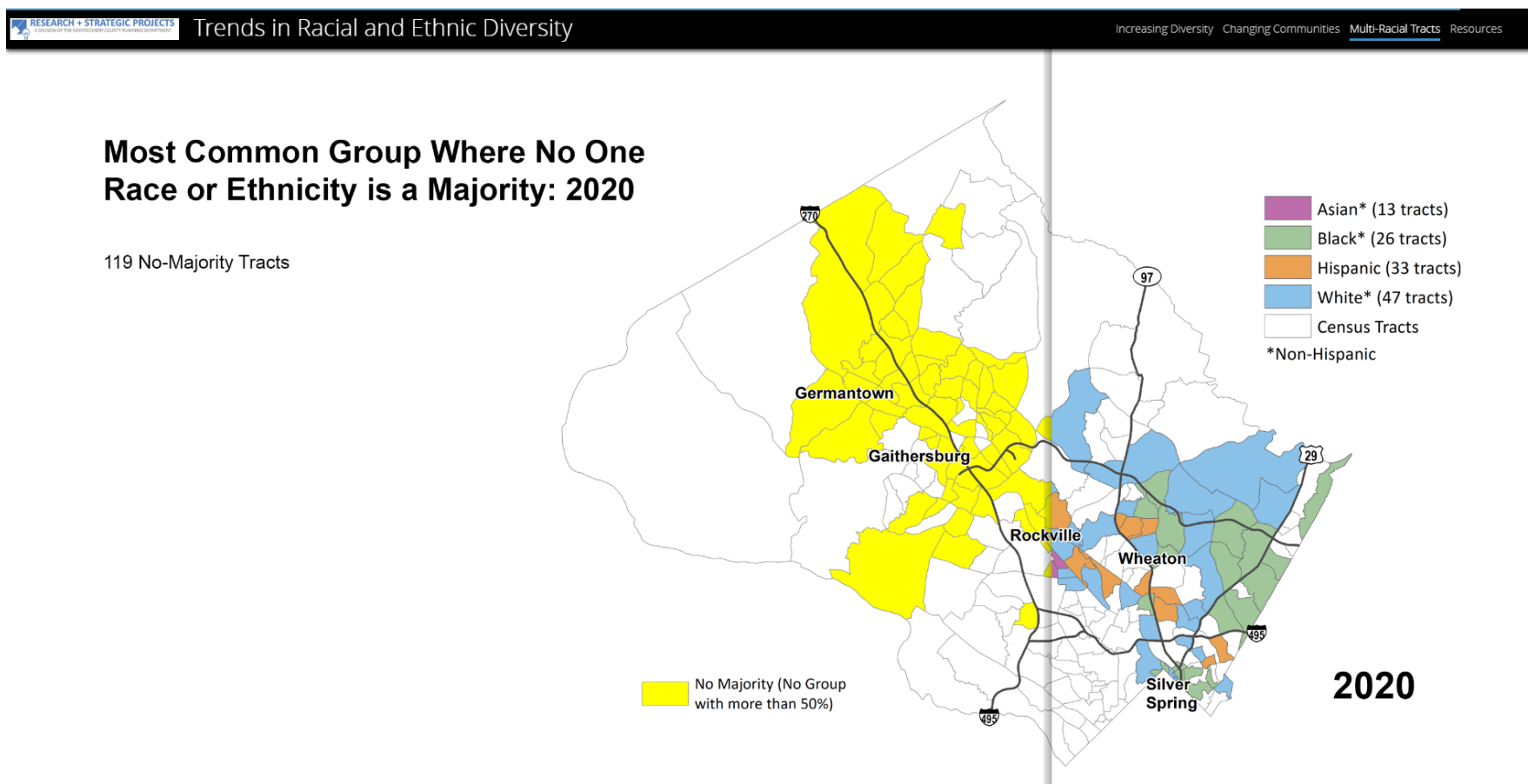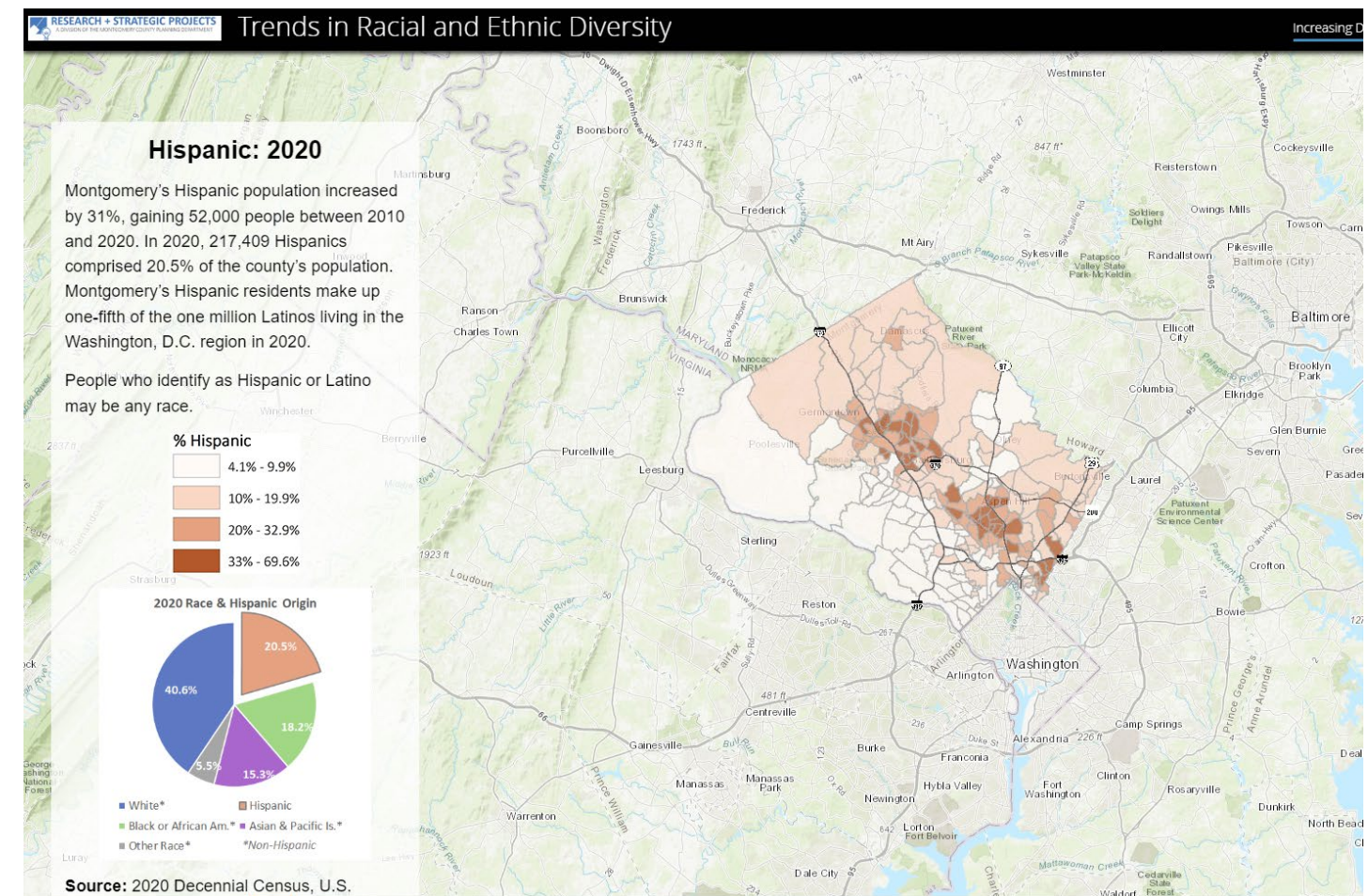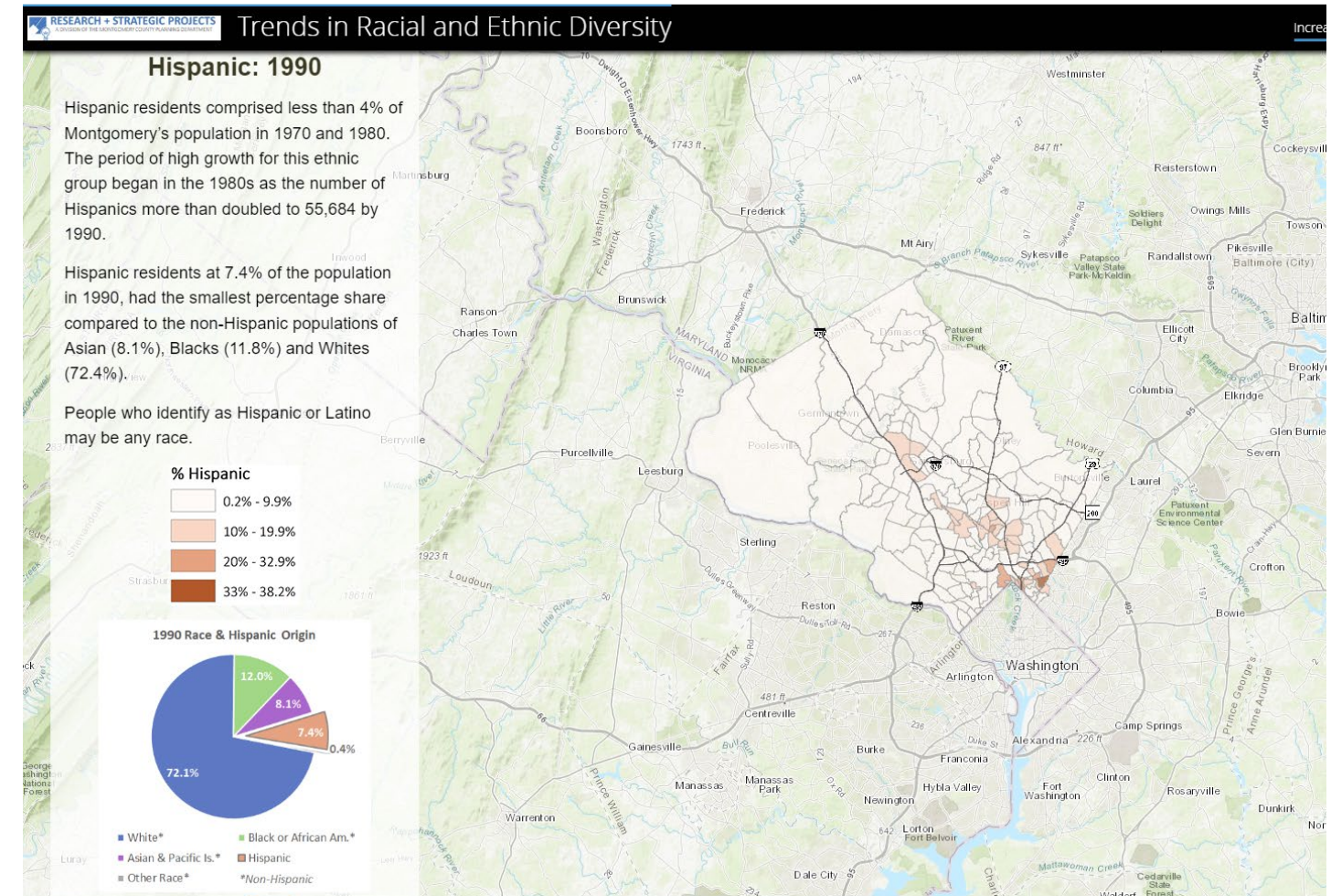
Montgomery Planning's Equity in Planning Agenda
(2020-present)

"Developing an Equity Agenda for Planning is ongoing and **will require constant attention to institutional racism's influence on all planning and zoning processes**…. Applying an equity lens involves a broad spectrum of issues, outreach and engagement, data analysis, solution identification, stakeholder partnerships, zoning, and design."

From Montgomery Planning Equity Agenda for Planning webpage

https://montgomeryplanning.org/planning/equity-agenda-for-planning/

Equity Agenda for Planning: *Implementation*

Montgomery Planning

Ongoing Efforts:
- ❖ Equity Lens for Master Plans
- ❖ Equitable Community Engagement Strategies
- ❖ Equity Peer Review Group
- ❖ Mandatory Equity Training for Staff (8 hours/year)

Completed Tools/Initiatives:
- ✓ Equity Focus Areas mapping
- ✓ Trends in Racial & Ethnic Diversity 1990-2020 GIS Storymap
- ✓ Neighborhood Change Analysis in the Washington, DC Region
- ✓ Mapping Segregation Project (Phase 1)
- ✓ Community Equity Index

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Multiple Tools for Equitable Community Engagement

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English
Español
✓ አማርኛ

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የእርስዎ ሃሳቦች

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- In-person & virtual community meetings for plans
- Virtual meetings in Spanish or Chinese with English translation *(Thrive Montgomery 2050—2020; Great Seneca Plan—2023)*
- Pop-ups & community events
- Placemaking festivals
- Online questionnaires
- Canvassing of residences
- *Multi-lingual materials*: draft General Plan & project webpage; Explainers/Fact Sheets; online questionnaires; print/bus advertisements
- Bus shelter ads & yard signs—text messaging for feedback & QR codes for content
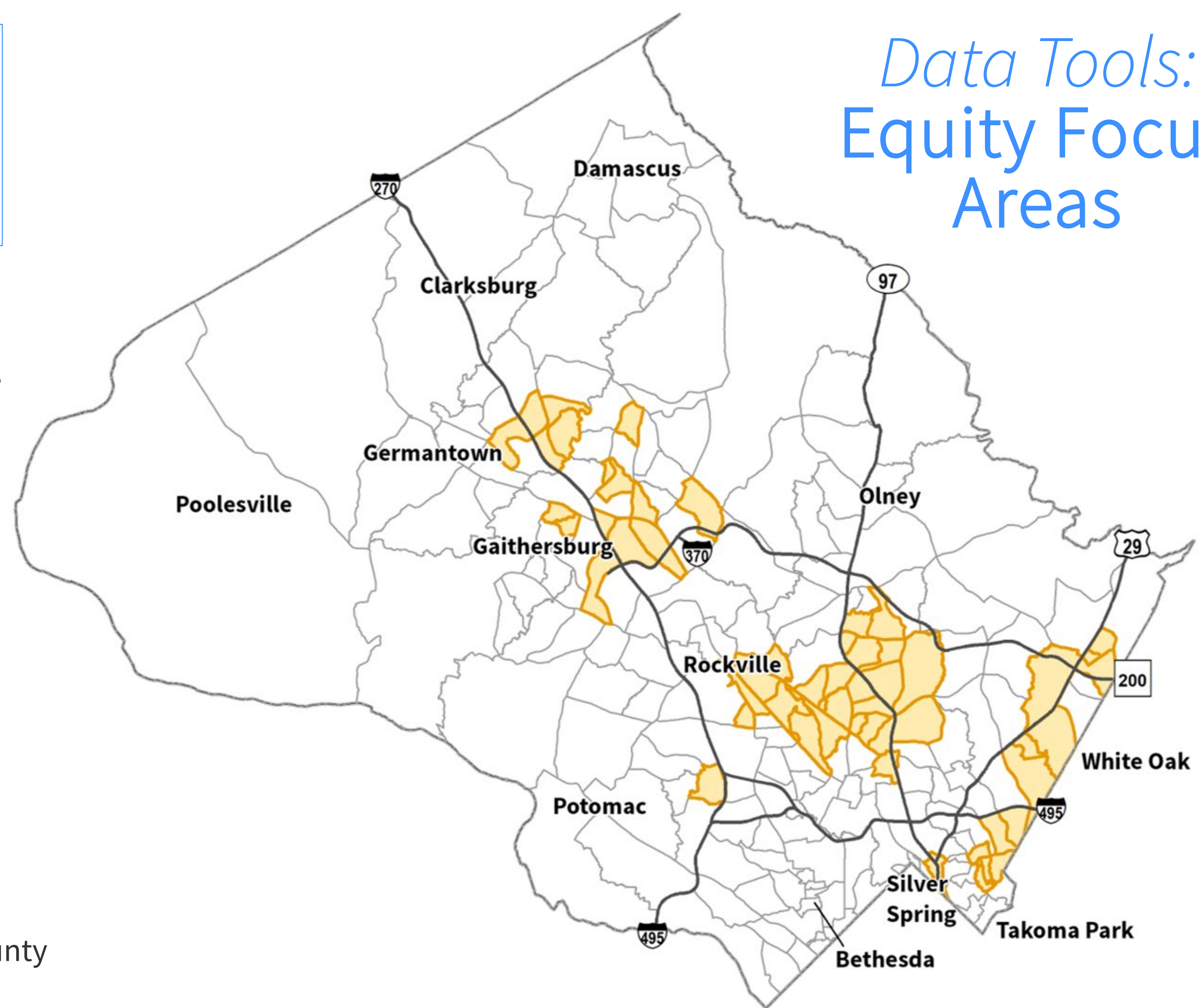
U.S. Census Tract level data:
- Percent of **low-income households**
- Percent of **people of color**
- Percent of **people who speak English less than very well**

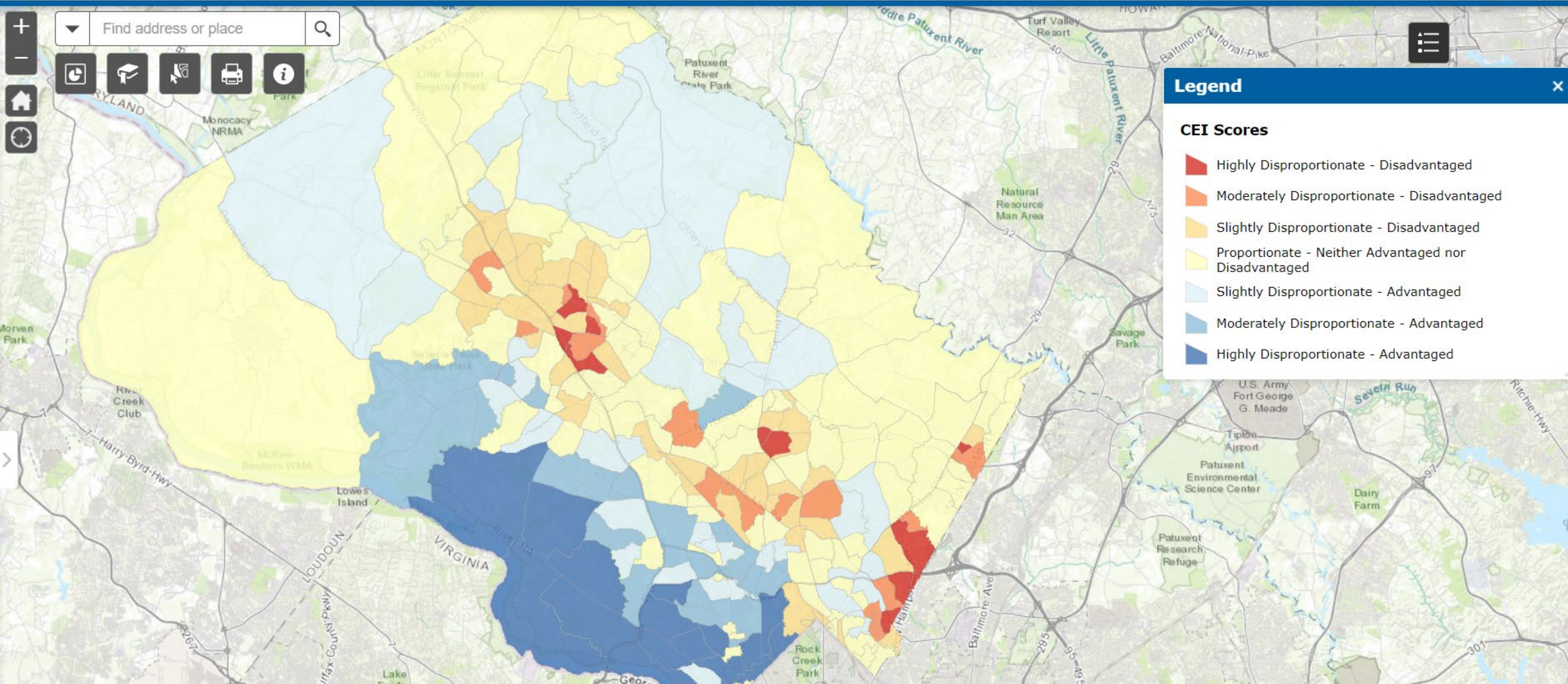- **56 EFA Census tracts out of 215 (26%)**

- 276,000 people (26%) & 94,000 households (25%)

  - Hispanics:
    65% of EFA v. 19% Countywide

  - High School diploma or less:
    18% of EFA v. 9% Countywide

  - Average household income:
    $90,152 EFA v. $150,317 County

  - Median housing value:
    $337,651 EFA v. $525,624 County

  - Renter occupied: 54% EFA v. 35% County

Data Tools:
Equity Focus Areas

Community Equity Index   Other Equity Tools   Project Homepage

Find address or place

Legend

CEI Scores

- **Highly Disproportionate - Disadvantaged**
- **Moderately Disproportionate - Disadvantaged**
- **Slightly Disproportionate - Disadvantaged**
- **Proportionate - Neither Advantaged nor Disadvantaged**
- **Slightly Disproportionate - Advantaged**
- **Moderately Disproportionate - Advantaged**
- **Highly Disproportionate - Advantaged**

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Connect with us!

Montgomery County Planning Department

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