

How TOD is Shaping the Future of Montgomery County

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Montgomery County General Plan: Wedges & Corridors

Wedges:

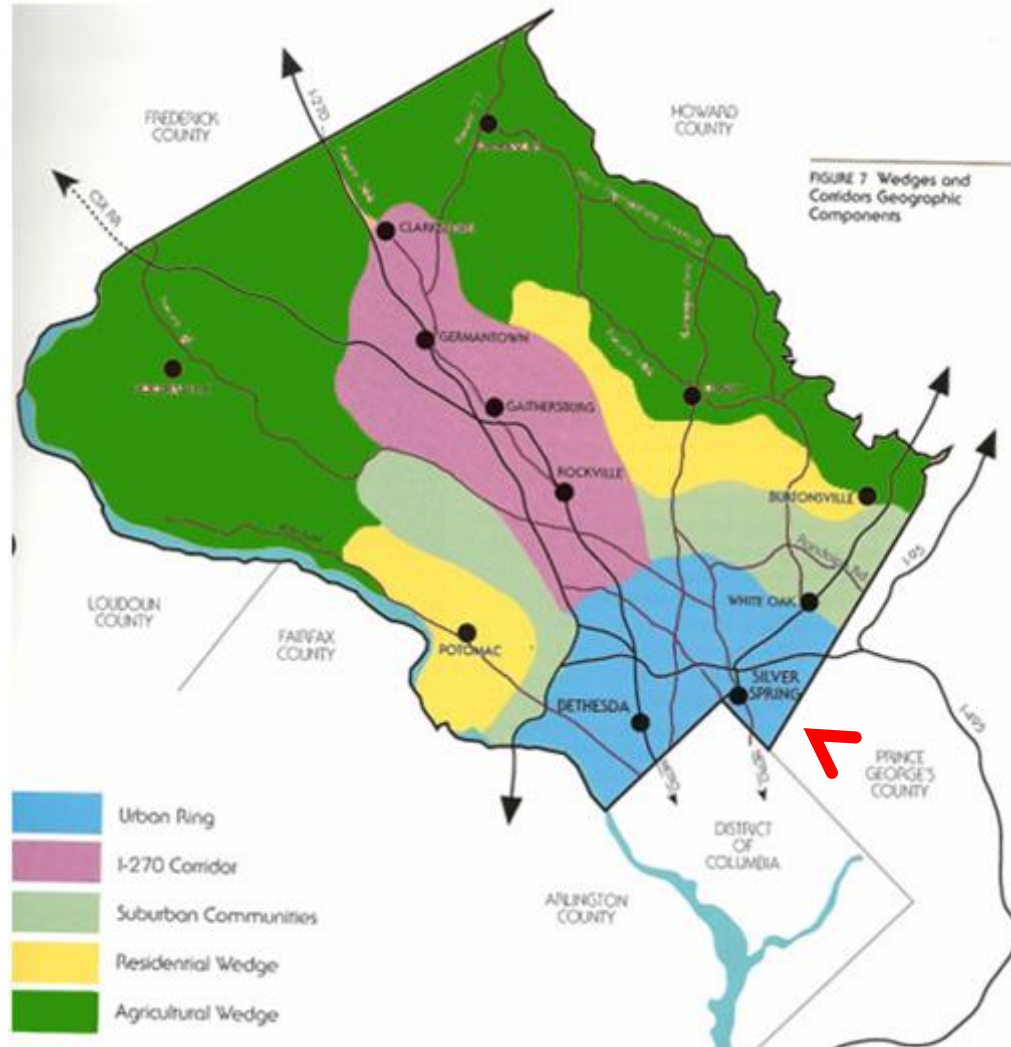
- Agricultural and Rural Open Space (over 90,000 Acres)
- Transfer of Development Rights Program
- Limited Infrastructure

Development Corridors:

- I-270, Rt. 355, Rt. 97 (Georgia Ave), Rt. 29 (Colesville Road)

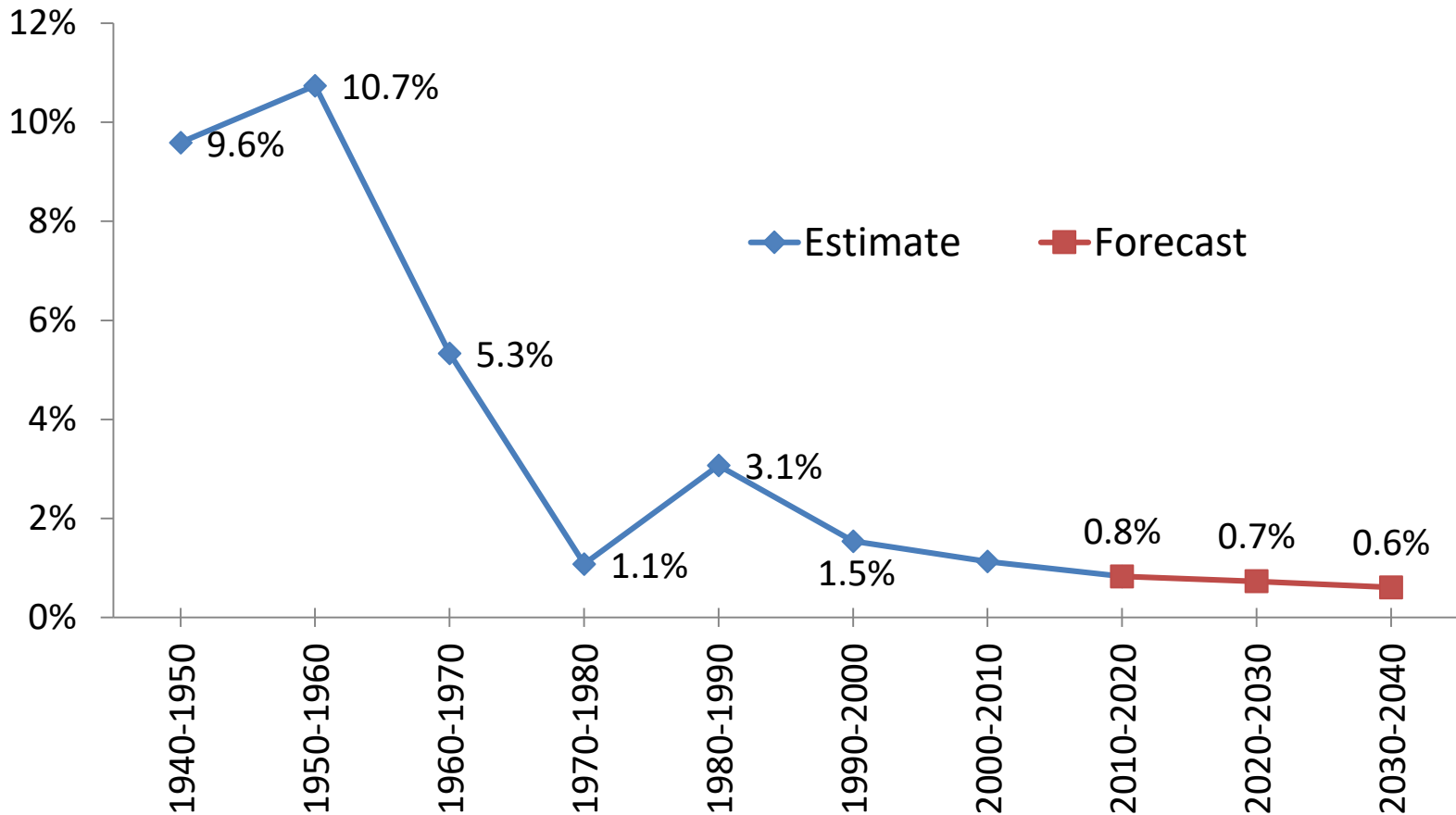
Central Business Districts:

- Friendship Heights
- Bethesda
- Silver Spring
- Wheaton
- White Flint



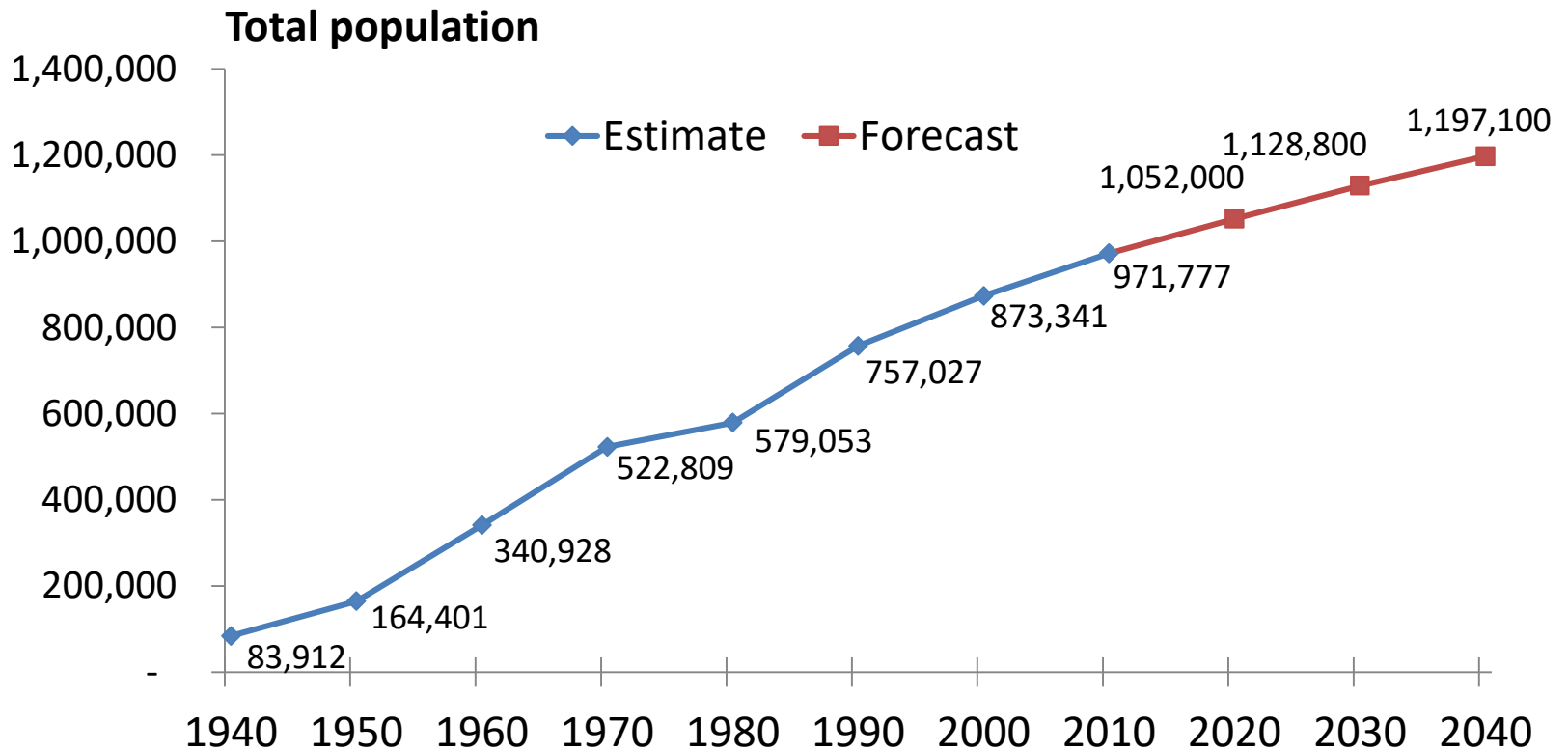
We're growing more slowly -

Average population growth rate by decade



Source: 1940-2010 Decennial Census, U.S. Census Bureau; Metropolitan Washington Council of Government Forecast Round 9.0, Research and Special Projects

- but still growing.



Source: 1940-2010 Decennial Census, U.S. Census Bureau; Metropolitan Washington Council of Government Forecast Round 9.0, Research and Special Projects

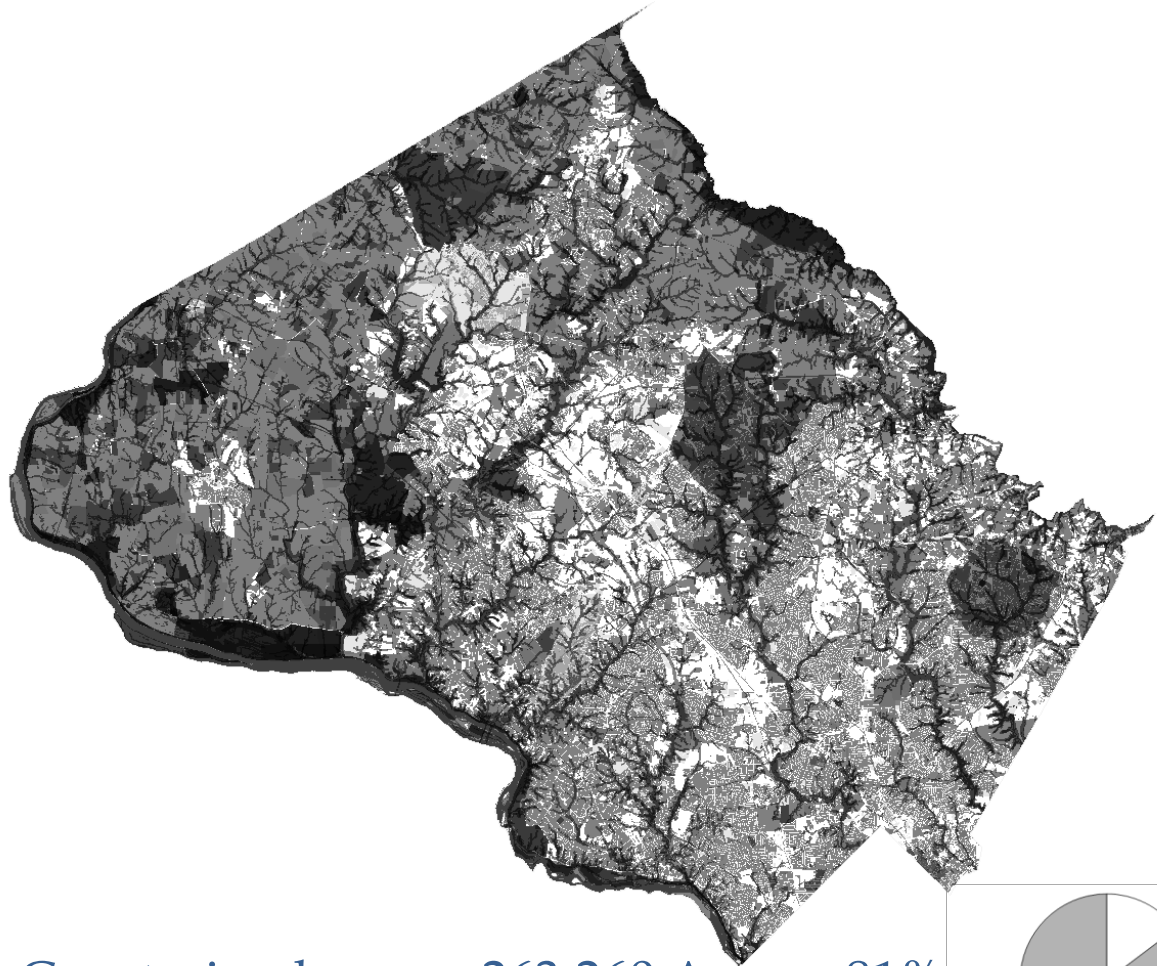
Environmental + Man-Made Constraints

Environmental

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

Man-made

- Utility Sites
 - Washington Suburban Sanitary Commission
 - Transmission Lines
- Transportation Infrastructure
 - Metrorail
 - Rail
 - State Roads
 - Federal Highways
- Government Ownership
- Rustic Roads
- Historic Preservation
- TDR Exhausted
- Rock Quarries
- Regulated Affordable Housing, Private Institutional HOA Common Ownership
- Single Family Dwellings



Area Constrained area = 263,260 Acres 81%
 Unconstrained area = 61,059 Acres 19%



Key Public Policy Goals

Promote Transit Oriented Development

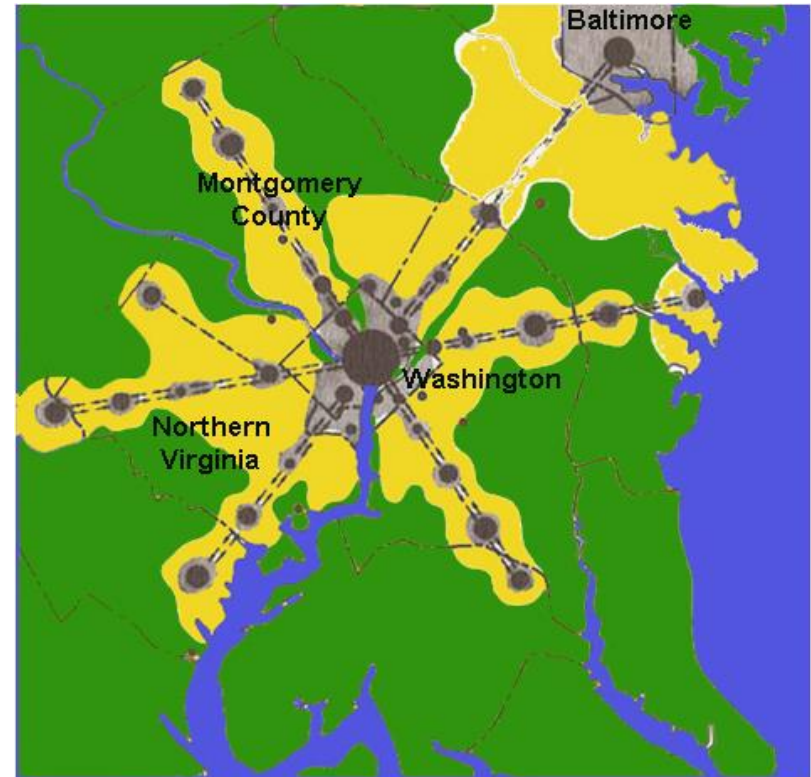
- Concentrate density near existing infrastructure
- Support multi-modal transportation efforts including the Purple Line, Metro, the Corridor Cities Transitway, BRT and the update to the Bikeways Master Plan

Protect the Agricultural Reserve

- Focus development in the core areas of the County
- Limit buildings and uses in the Ag Reserve
 - ✓ TDR's and BLT's

Affordable Housing

- All residential development over 20 units provides 12.5% MPDUs
- Incentives are provided through zoning and master plans to address housing goals – ex. additional height and density
- Affordable Housing Projects over 25% are exempt from impact taxes



Challenges ahead...

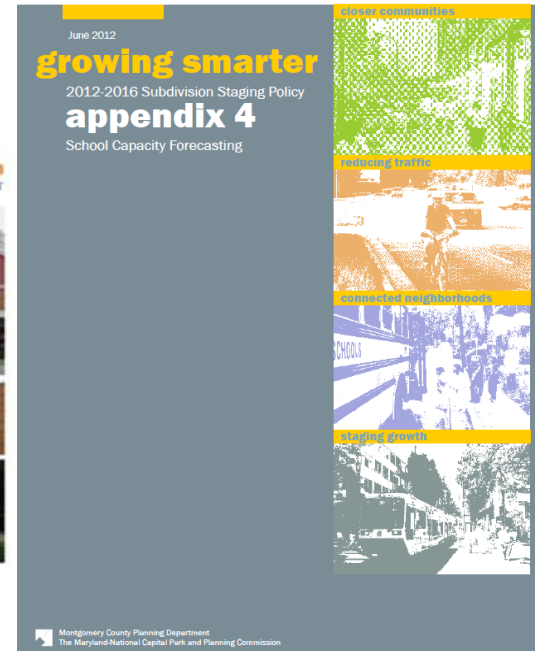
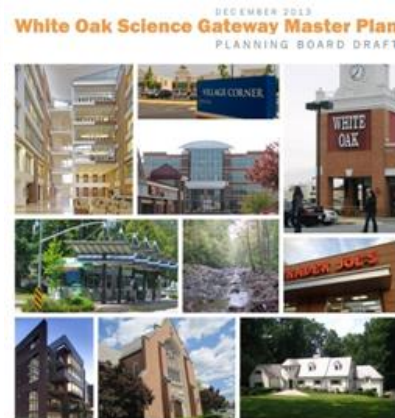
- A focus on **infill** instead of green fields development.
- Providing the **infrastructure** to support transit-oriented development (TOD).
 - Transit – putting the “T” in TOD and other transportation improvements.
 - Schools – new paradigms in design.
 - Affordable housing.
- Developing **finer-grain** plans to create a hierarchy of unique, livable centers, which address diverse economic functions and roles.
- Establishing **placemaking** features and recognizing the **unique** characteristics of different parts of Montgomery County – one size does **not** fill all.



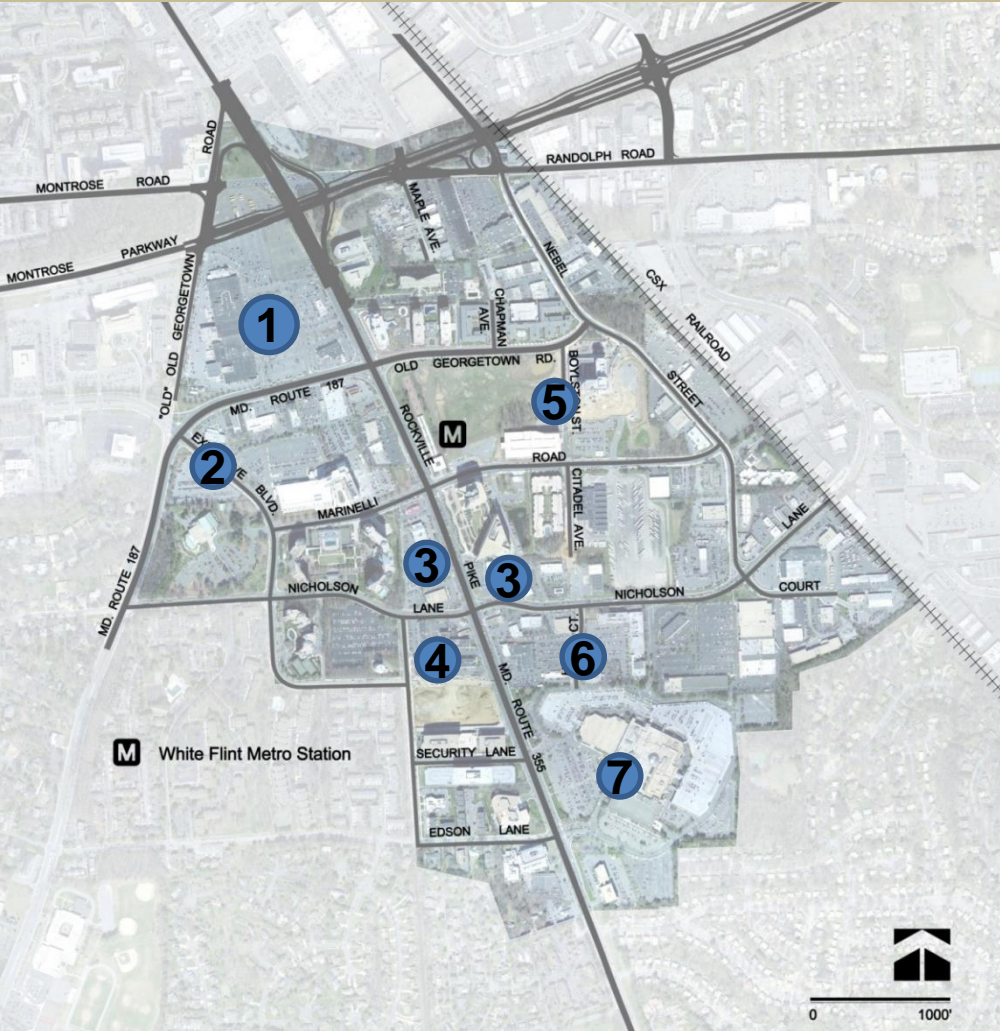
Montgomery County – A Leader in Coordinating Growth with Infrastructure

Planning Department assists in infrastructure coordination by:

- developing area master plans
- administering the Subdivision Staging *Policy-formerly the Annual Growth Policy* (or APFO)



White Flint



Approved Development Locations

White Flint

	Residential Dwelling Units	Non-Residential Square feet	Non-Auto Driver Mode Share: NADMS
Phase 1 Limit	3,000 dwelling units	2.0 million sq. ft.	34%
Phase 2 Limit	3,000 dwelling units	2.0 million sq. ft.	42%
Phase 3 Limit	3,800 dwelling units	1.69 million sq. ft.	



Phase 1 (Buildings 10-12)
 Residential: 493 dwelling units

Non-Residential: 262,800 sq.ft.

Phase 2 (Buildings 1-4; 6-9)
 Residential: 645,976 sq.ft (approximately 462 dwelling units)

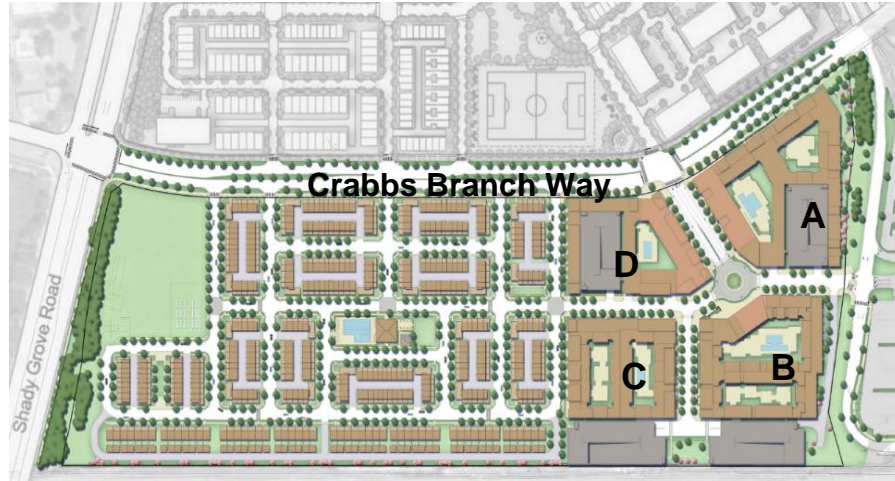
Non-Residential: 1,122,960 sq.ft.



Pike and Rose-Phase I and II

Shady Grove Station

Westside Site Plan



Overall Development

Residential units: 1,521 dwelling units

- 407 residential townhouses
 - 44 MPDUs
 - 25 Workforce Housing
- 1,114 multifamily residential units
 - 167 MPDUs
 - 91 Workforce Housing

Retail

▪ 41,828 square feet

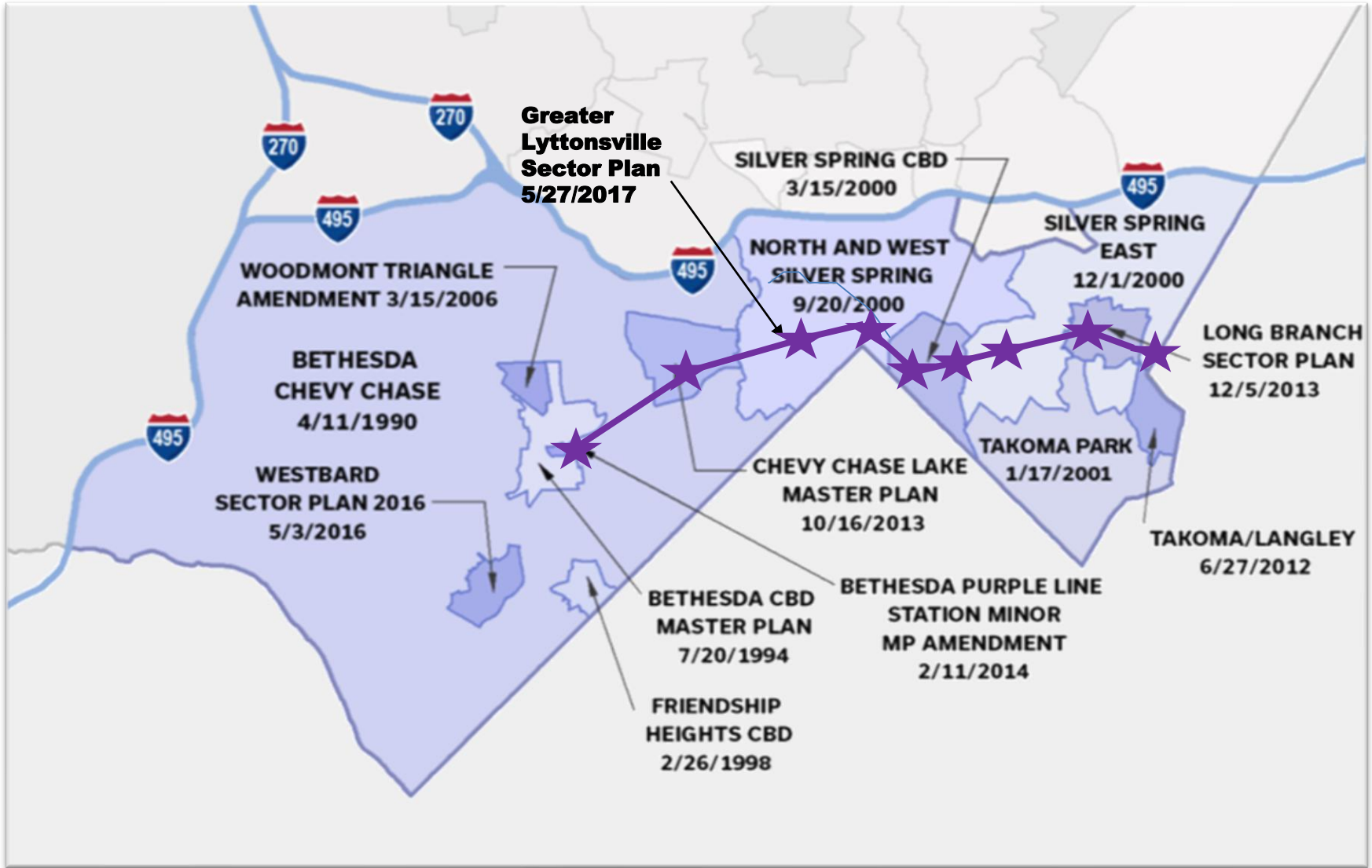
Public facilities

- Library
- Dedicated School and Park Sites



Viva White Oak

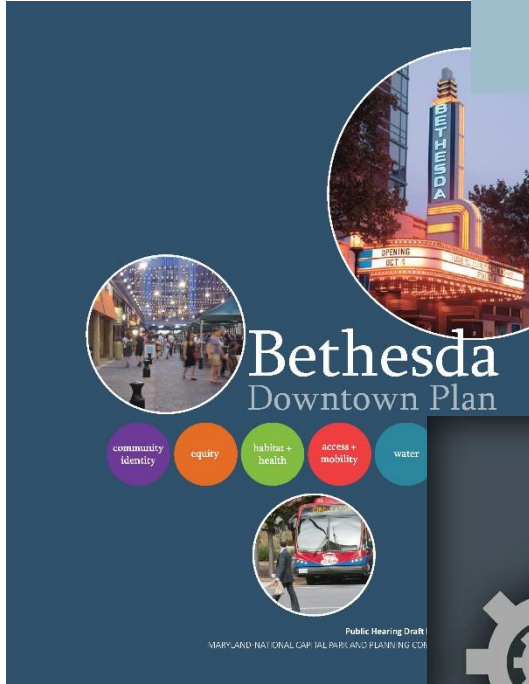




Sector Plans Along the Purple Line

Approved and Adopted:

- Longbranch Sector Plan (2013)
- Chevy Chase Lake Sector Plan (2013)
- Bethesda Purple Line Station Minor Master Plan Amendment (2014)
- Greater Lyttonsville Sector Plan (2017)
- Bethesda Downtown Sector Plan (2017)



Other Plans and Studies Shaping the Infrastructure:

- Recreation Guidelines
- Bicycle Master Plan
- Rental Housing Study
- Evolving Retail Trends Study
- Master Plan Reality Check
- Colocation of Public Facilities Study



Projects Along the Purple Line

Bethesda



- **7272 Wisconsin Avenue (Apex)**
- CR zone
- 360,000 sf of office, 480 dwelling units
- 295 feet
- Purple Line and Capital Crescent Trail segment



Projects Along the Purple Line *Bethesda*

- 2 Buildings: Hotel and Office
- Requesting 1,050,000 sf of development including: 225,000 sf hotel (246 rooms); 825,000 sf office; and 559,000 sf density allocation from BOZ
- PIP: \$5,590,000
- Through-block connection from Woodmont to Wisconsin



Projects Along the Purple Line

Bethesda

Brightview Bethesda

- 120 Assisted Living Units focused on elderly and Alzheimer's patients
- 3,125 sf of non-residential uses
- Density transfer
- Woodmont Triangle



Bethesda Police Station

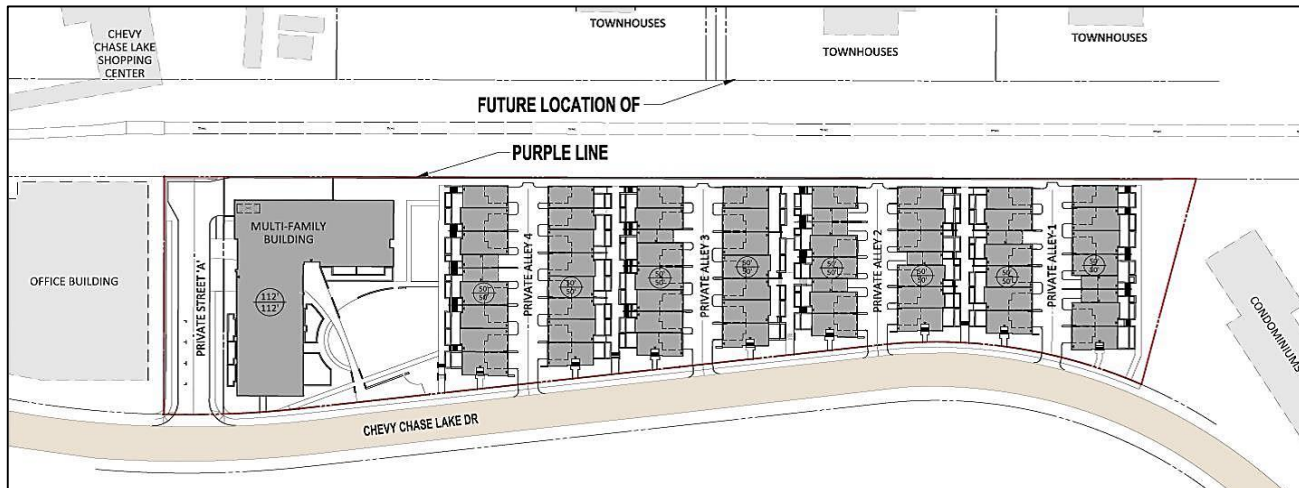
- 28,480 sf
- 65 feet
- Incorporates public adjacent garage
- Woodmont Triangle

Projects Along the Purple Line

Chevy Chase Lake

Chevy Chase Lake

- Public (HOC)/Private (EYA) partnership
- 200 multi-family and 62 townhouse dwelling units
- Significant Affordable Housing
- Purple Line and Capital Crescent Trail segment



Projects Along the Purple Line

Silver Spring

Elizabeth Square

- 996,109 sf of development
- 906 total multi-family units (436 new)
- 25% MPDUS, 10% Workforce
- 5,451 sf of non-residential uses
- 137,148 sf of publicly owned or operated facilities including 120,058 sf for a regional recreation and aquatic center
- Metropolitan Branch Trail segment along CSX tracks

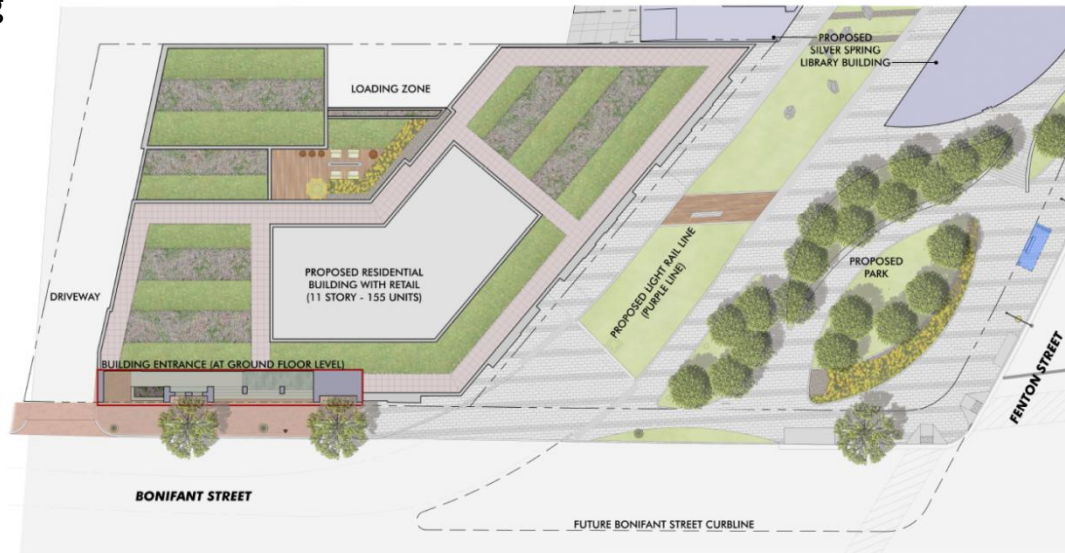
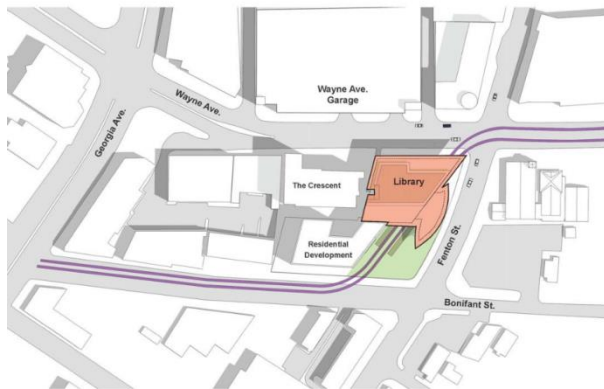


Projects Along the Purple Line

Silver Spring

Silver Spring Library-Residential

- 155 total units
- 18 MPDUs/16 WFHUs (Senior Housing)
- 110' hgt. Additional height for affordable housing
- Minimal parking
- Directly in front of purple line and adjacent to library
- At the edge of Downtown Silver Spring



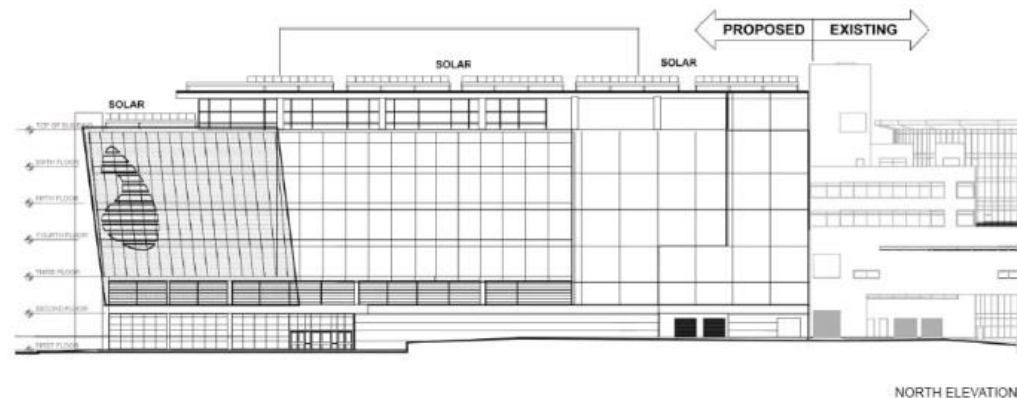
Projects Along the Purple Line

Silver Spring



United Therapeutics Headquarters

- 121,724 gsf
- 111,724 sf office
- 10,000 sf retail
- 9 Stories, 90' tall
- Structured parking
- Net Zero Building
- Public Art/Bio Path
- Amenity investment
- Streetscape improvements



Thank you and connect with us:

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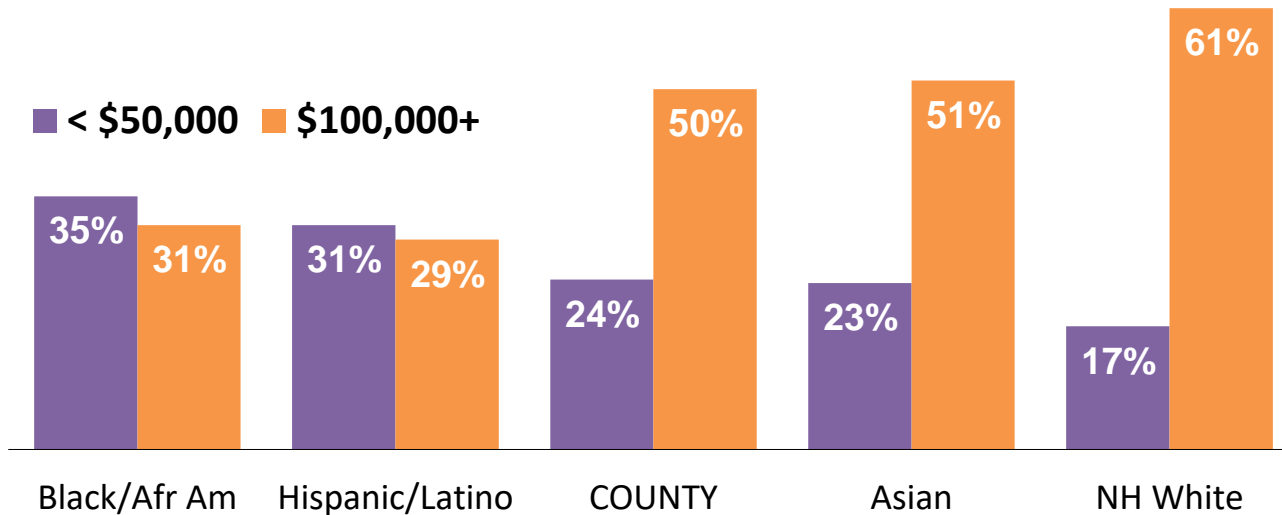


CHALLENGES: Unequal Income Distribution

2016 MEDIAN HOUSEHOLD INCOME

White, not Hispanic	\$122,291	+/-3,433
Asian	\$101,830	+/-8,018
All Households	\$99,763	+/-1,787
Hispanic or Latino	\$70,100	+/-4,411
Black or African Am.	\$69,313	+/-3,319

1 in 4 County Households has Income Less than \$50,000



Total Households: 68,240

49,057

373,346

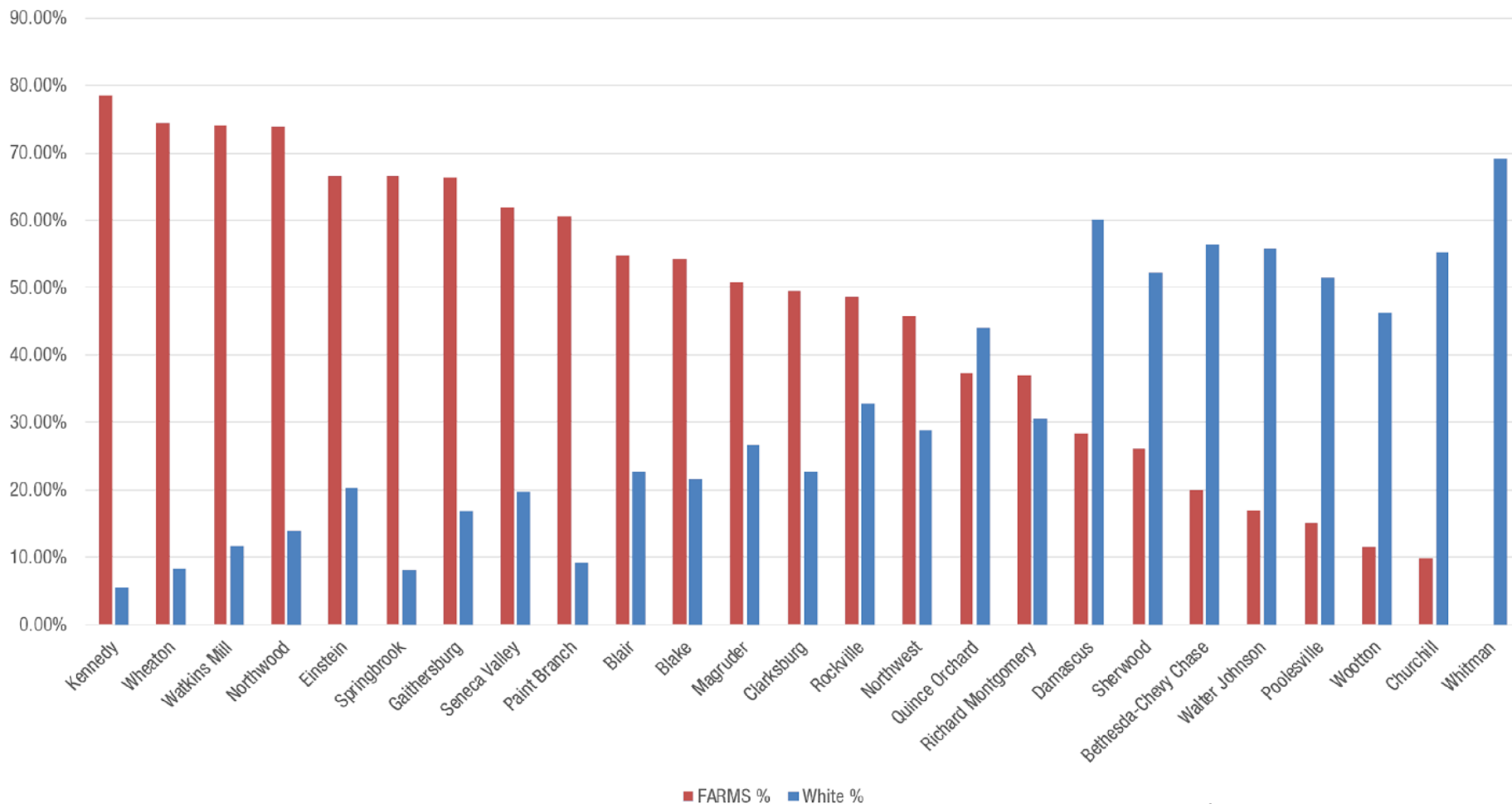
52,253

196,565

Source: 2016 American Community Survey, 1-year estimate, U.S. Census Bureau

CHALLENGES - Educational Divide

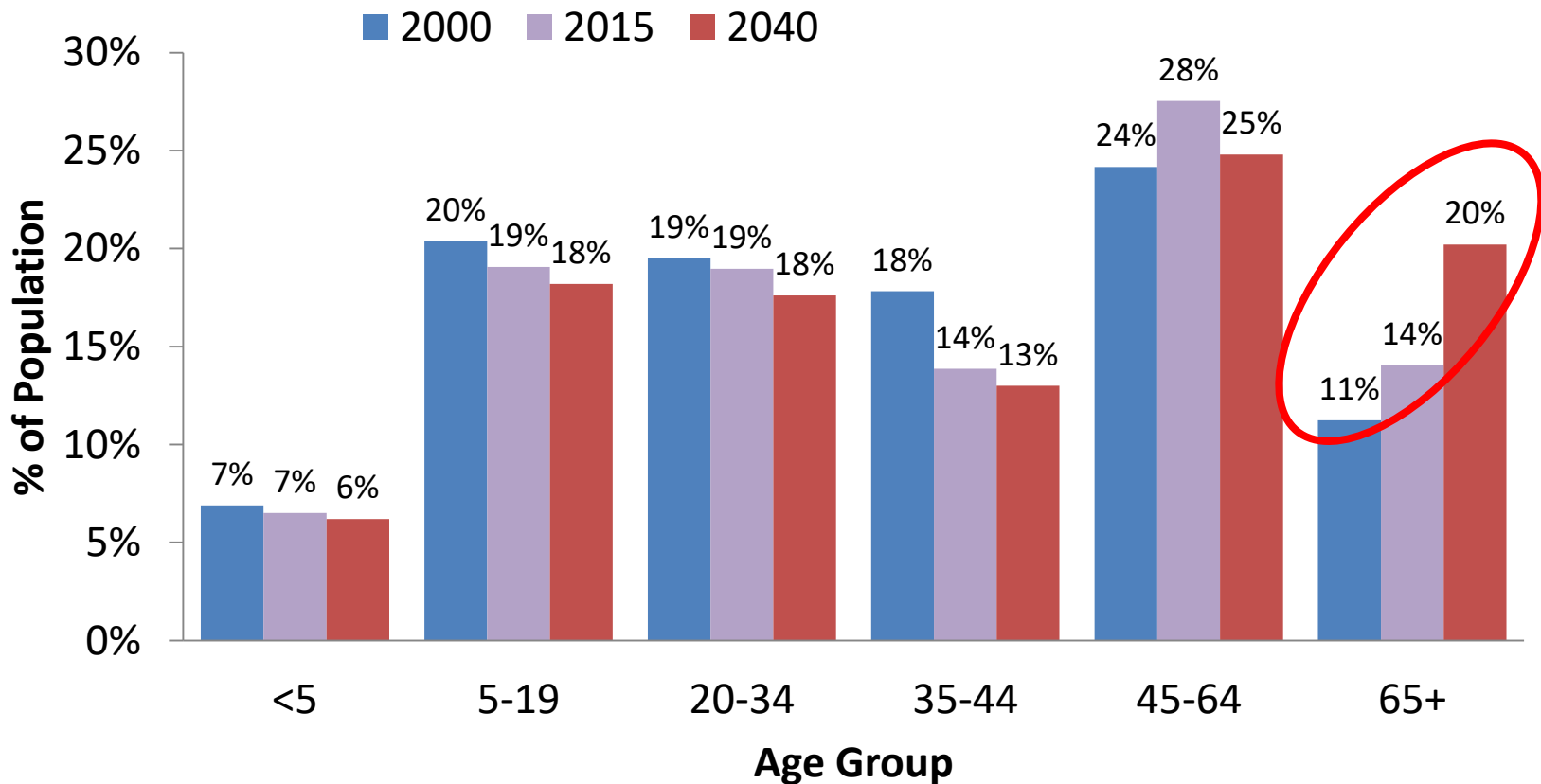
Socioeconomic + Racial Segregation in MCPS High Schools, 2015-2016



Source: Dan Reed, One Montgomery

CHALLENGES - Aging Population

The only age group that will grow as a proportion of our population is 65+.



Source: U.S. Census, 2000 Decennial Census (April estimate); 2015 Annual July Estimate of Population; Maryland Department of Planning Age Forecast (Jan 2015)