MD Sustainable Growth Commission

Casey Anderson, Chair, Montgomery County Planning Board
November 26, 2018
Average population growth rate by decade

Source: 1940-2010 Decennial Census, U.S. Census Bureau; Metropolitan Washington Council of Government Forecast Round 9.1, Research and Special Projects
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2017 U.S. Living Preferences (% Noting as "Very Important")

- Sidewalks and places to take walks:
  - Millennials (since 1981): 50%
  - Gen X (1965-1980): 48%
  - Baby Boomers (1945-1964): 49%
  - Silent/Greatest (1944-Earlier): 40%

- Being within an easy walk of other places and things in a community, such as shops and parks:
  - Millennials (since 1981): 49%
  - Gen X (1965-1980): 43%
  - Baby Boomers (1945-1964): 35%
  - Silent/Greatest (1944-Earlier): 33%

- Having public transit nearby:
  - Millennials (since 1981): 37%
  - Gen X (1965-1980): 35%
  - Baby Boomers (1945-1964): 11%
  - Silent/Greatest (1944-Earlier): 30%

Source: 2017 Community and Transportation Preferences Survey, National Association of Realtors
DECREASING RATE OF NEW HOUSING

Montgomery County Building Permits

1994-2007 Average: 4,311
2008-2018 Average: 2,295

Source: Census Bureau
Regional Building Permits

Source: Census Bureau
OFFICE VACANCY RATES BY JURISDICTION, 2018 Q2

Overall Vacancy Rate

- Montgomery County: 12.4%
- District of Columbia: 11.3%
- Alexandria: 13.9%
- Arlington County: 18.3%
- Fairfax County: 16.6%
- Prince George's County: 14.3%
- Metro Washington: 13.2%

Source: CoStar

RESEARCH AND SPECIAL PROJECTS DIVISION
Montgomery County’s Plan for Growth: Wedges and Corridors

**Wedges:**
- Agricultural and Rural Open Space (more than 90,000 acres)
- Transfer of Development Rights Program
- Limited Infrastructure

**Development Corridors:**
- I-270, Rt. 355, Rt. 97 (Georgia Ave), Rt. 29

**Transit-Oriented Development Centers:**
- Friendship Heights
- Bethesda
- Silver Spring
- Wheaton
- White Flint
Environmental Constraints – Composite

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

Area Constrained = 248,000 Acres 77%
Utility Sites
- WSSC
- Transmission Lines
Transportation Infrastructure
- Metro
- Rail
- State Roads
- Federal Highways
Government Ownership
Rustic Roads
Public Education
Historic Preservation
Exhausted TDR’s
Rock Quarries
Regulated Affordable Housing
Private Institutional
Common HOA Ownership
Single Family Dwellings

Area Constrained = 201,000 Acres  62%
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
- WSSC
- Transmission Lines
- Transportation Infrastructure
- Metro
- 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 = 263,000 Acres 81%
Area NOT constrained = 61,000 Acres 19%
Environmental & Man-Made Constraints + Qualifiers

Environmental

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

Qualifiers

- Multiple owners
- Improvement Value >2 times Land Value
- Office Buildings less than 50 years old
- Retail Buildings less than 15 years old

Man-Made

Utility Sites
  WSSC
  Transmission Lines
Transportation
Infrastructure
  Metro
  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

Area constrained = 276,000 Acres 85%
Area NOT constrained = 48,000 Acres 15%
Infill redevelopment improves water quality -

**Pike & Rose: before and after**

- **Size:** 8.78 Acres
- **77% Runoff Reduction**
- **Runoff Rates:**
  - Pre-construction runoff: 78,722.36 cu/ft
  - Treatment Provided: 60,555.66 cu/ft
  - Post-construction runoff: 18,166.70 cu/ft
- **SWM Treatments:**
  - Green roof
  - Bioretention
  - Silva cells

*Source:* Montgomery County Planning Department; Department of Permitting Services
- and we’ve increased forest cover over the last 60 years while adding 1 million residents.

Source: Montgomery County Planning Department