r stanley - mncppc

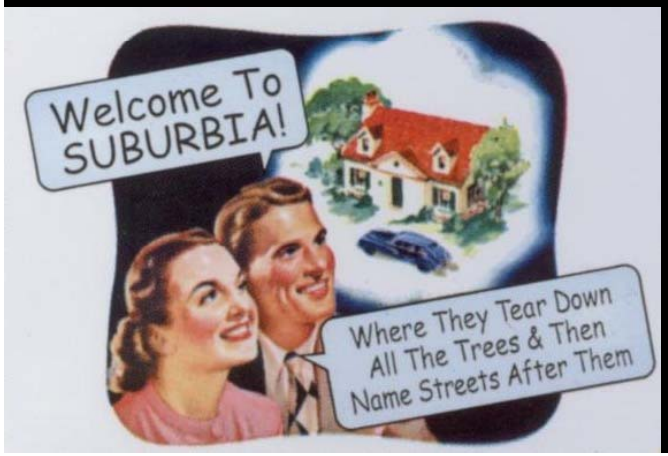
growth

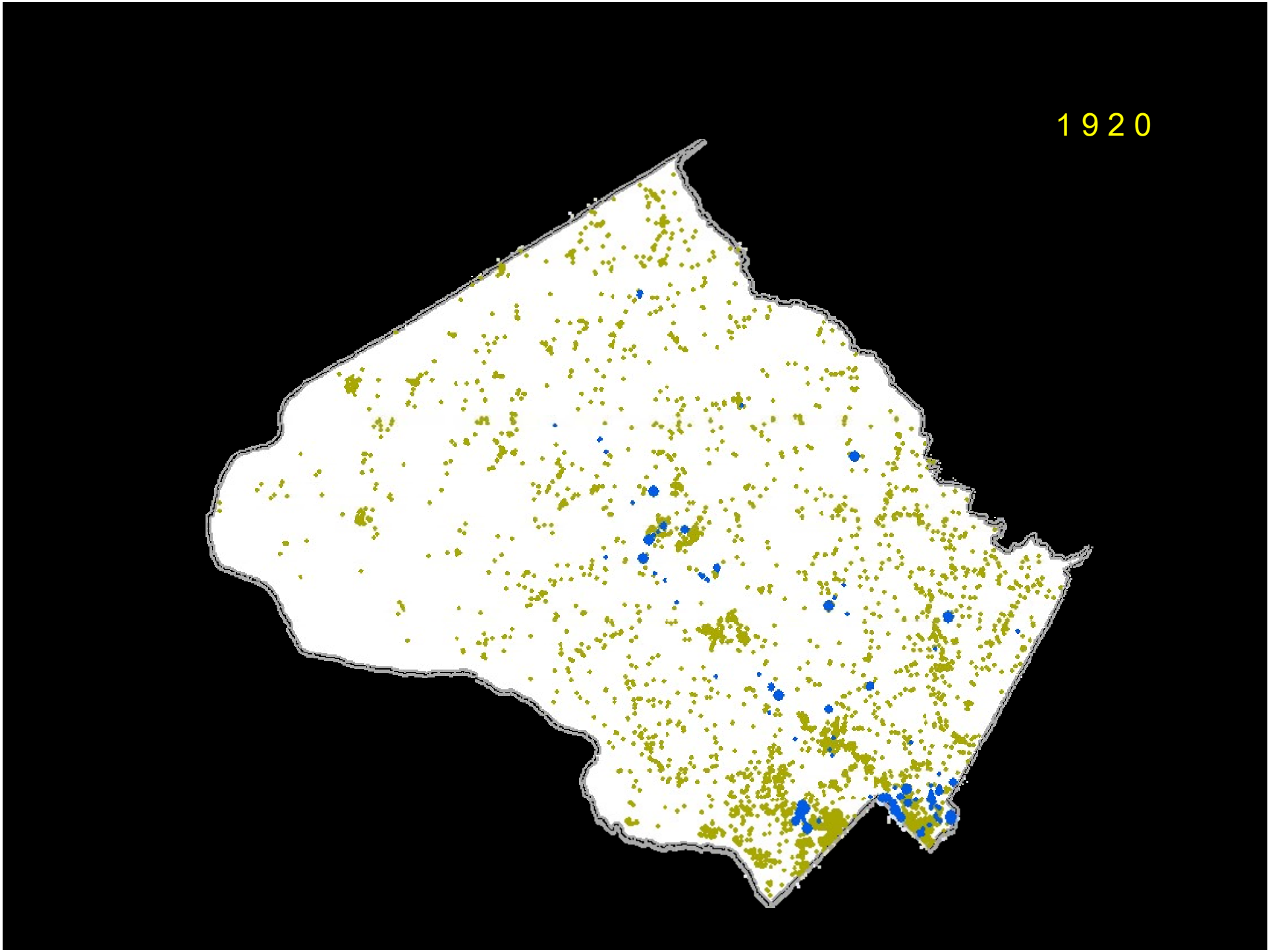
the efficient use of land

reducing our footprint

land

is a finite resource

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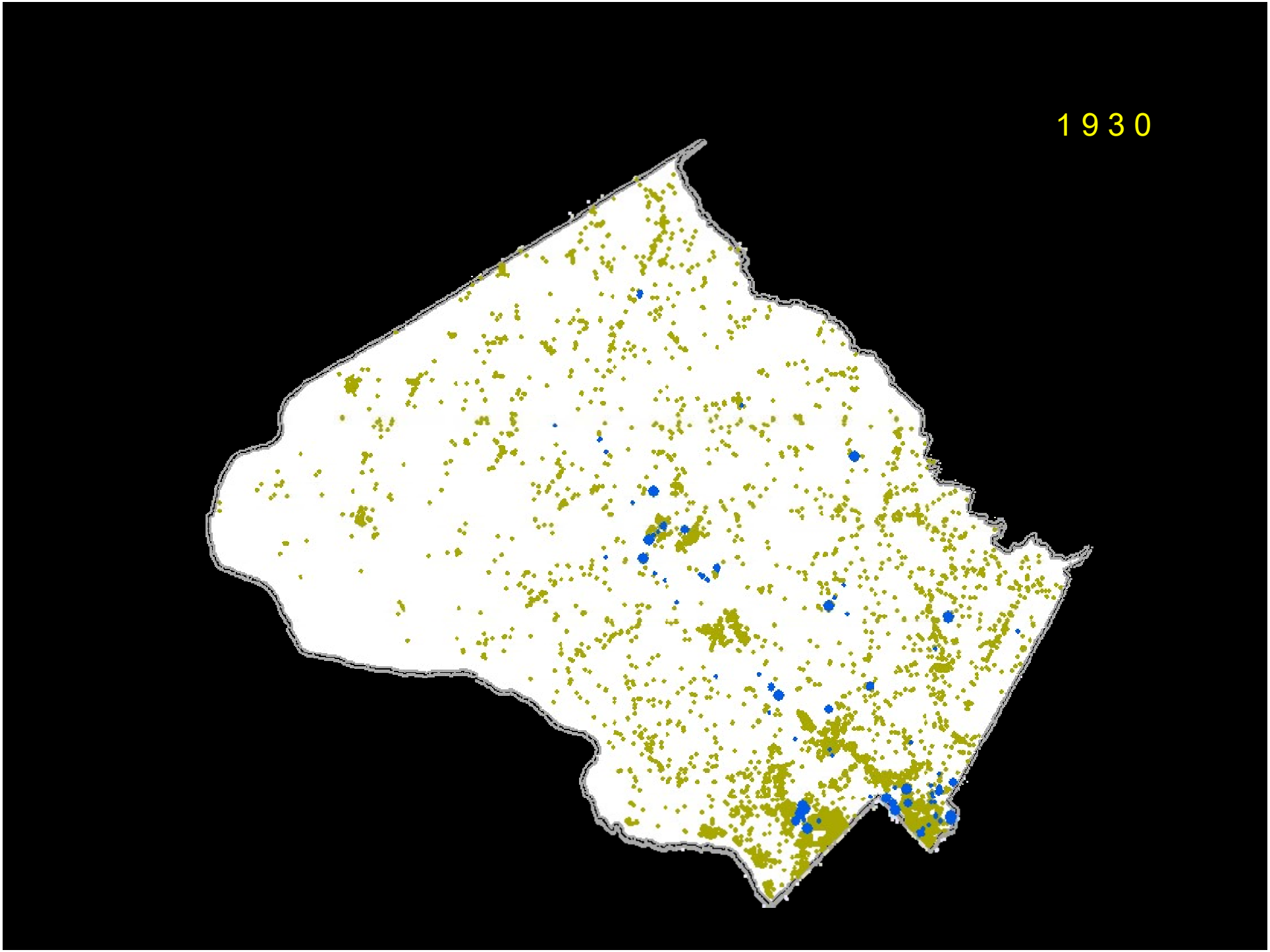
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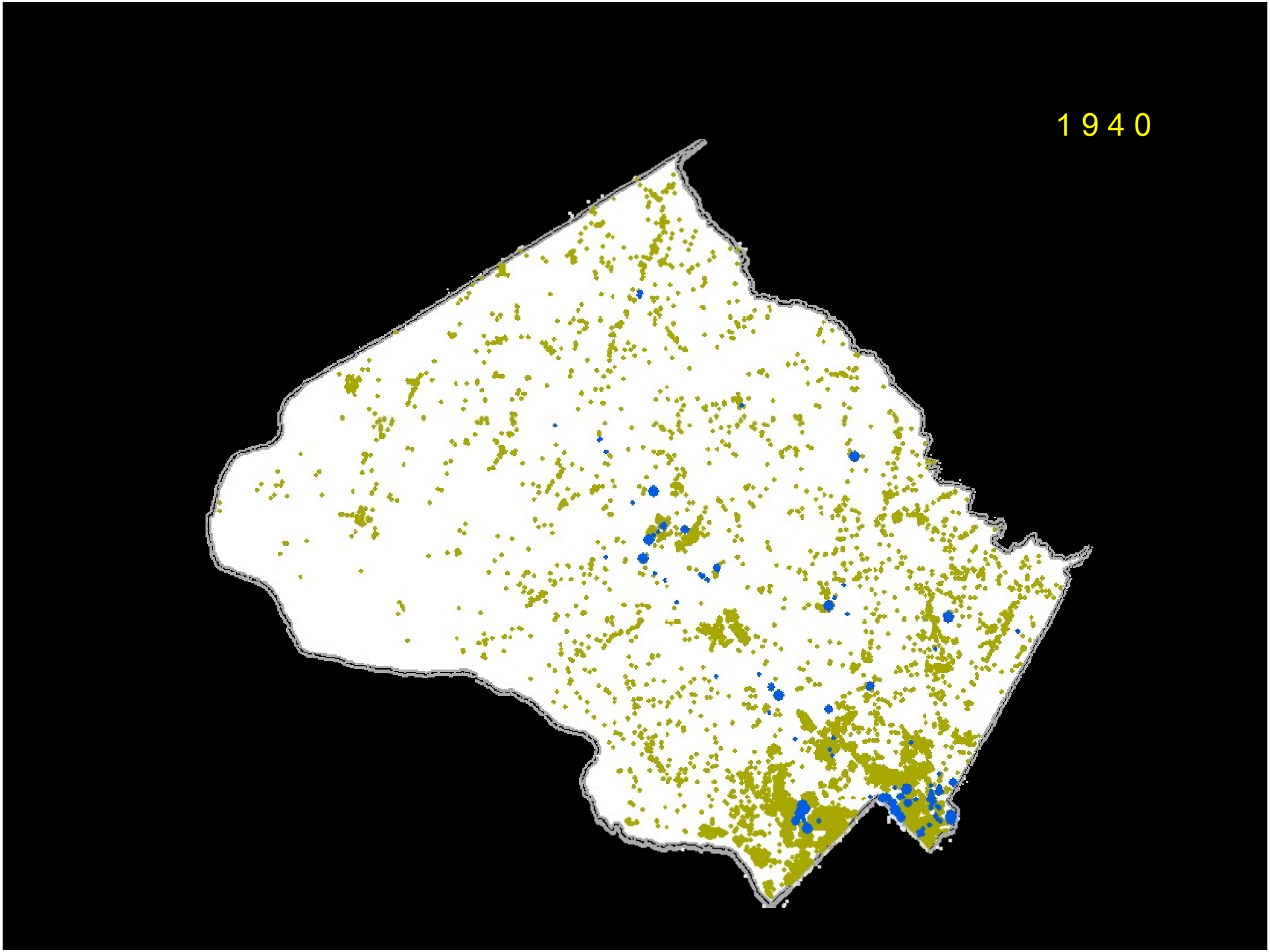
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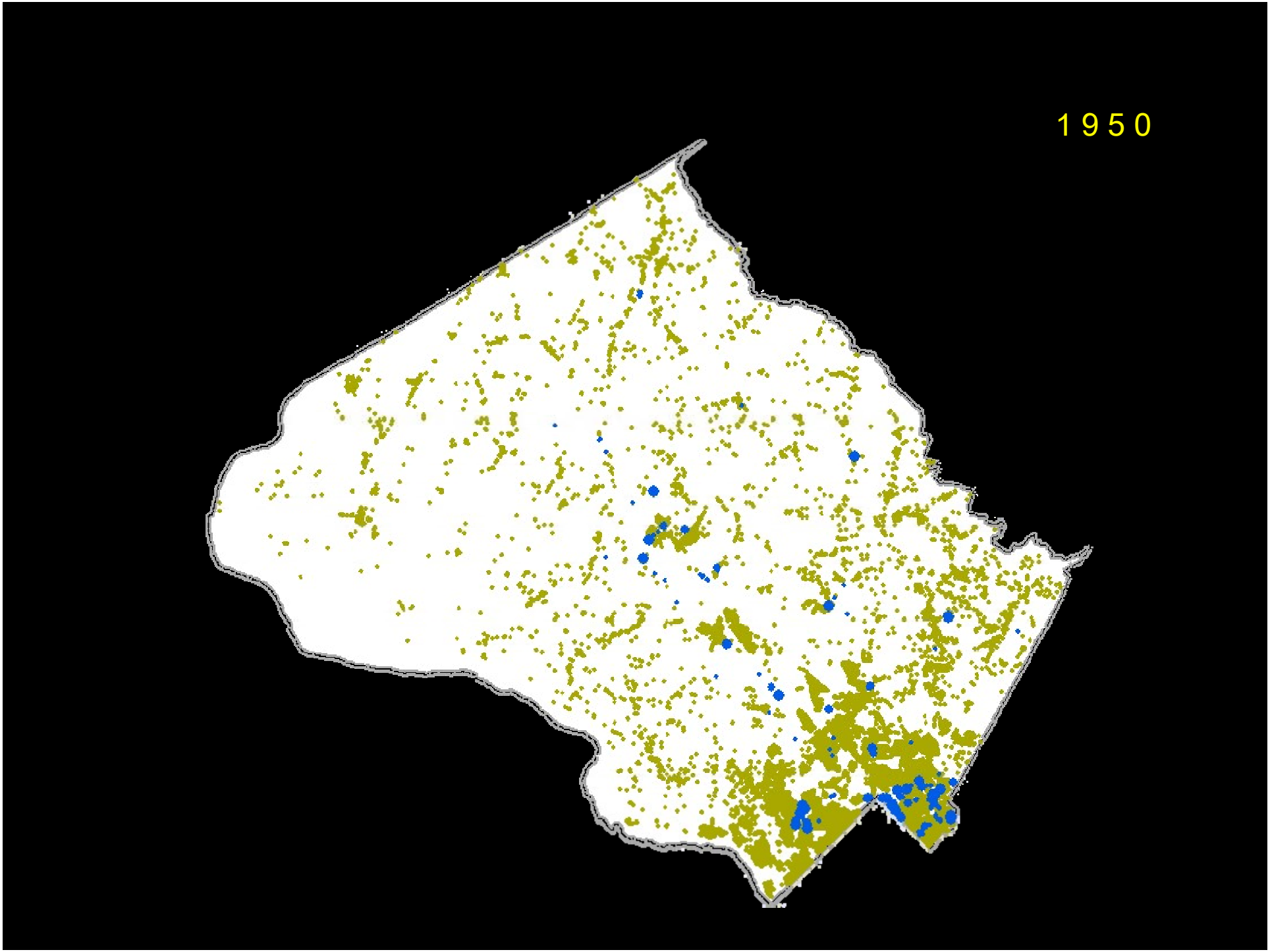
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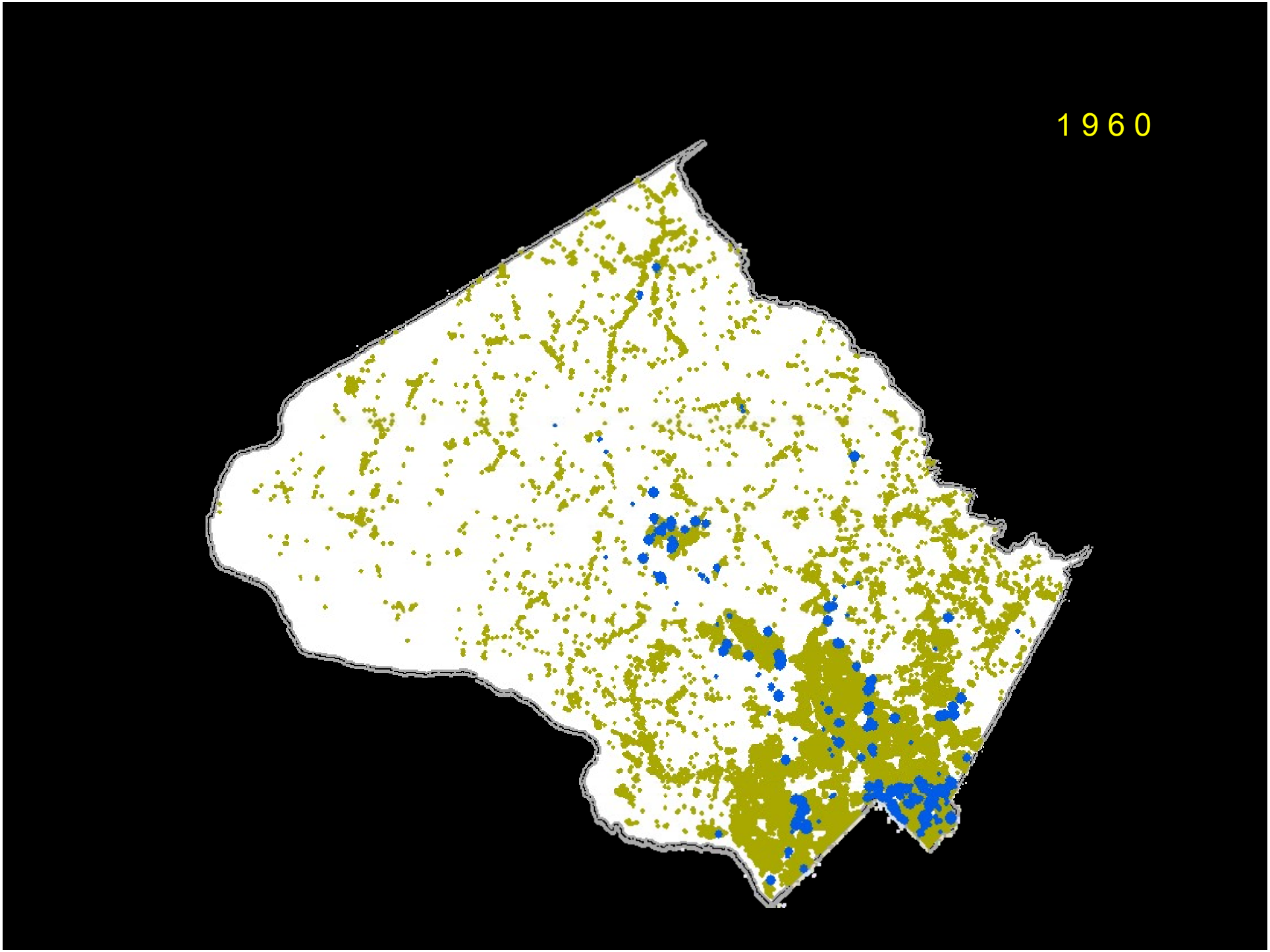
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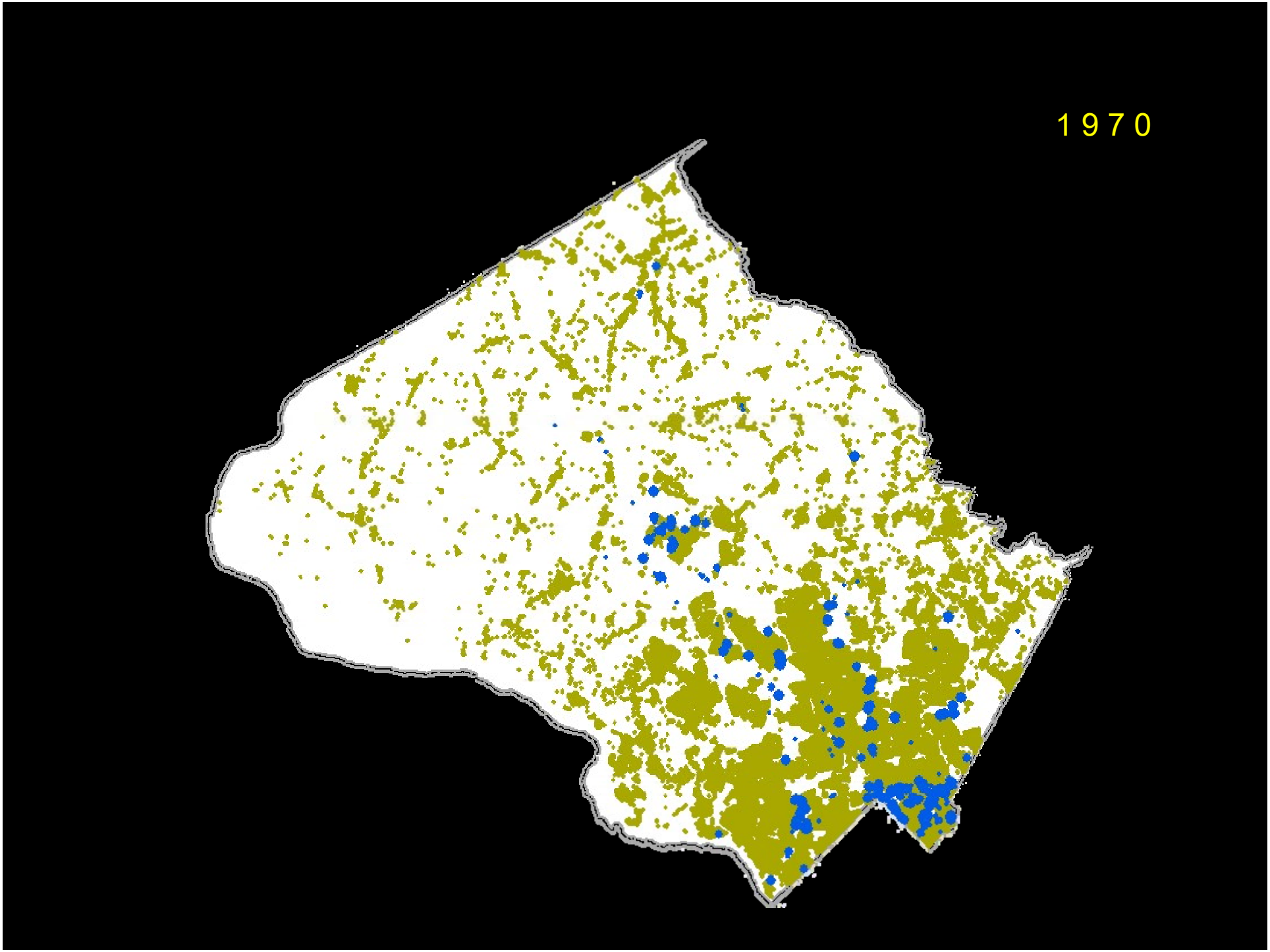
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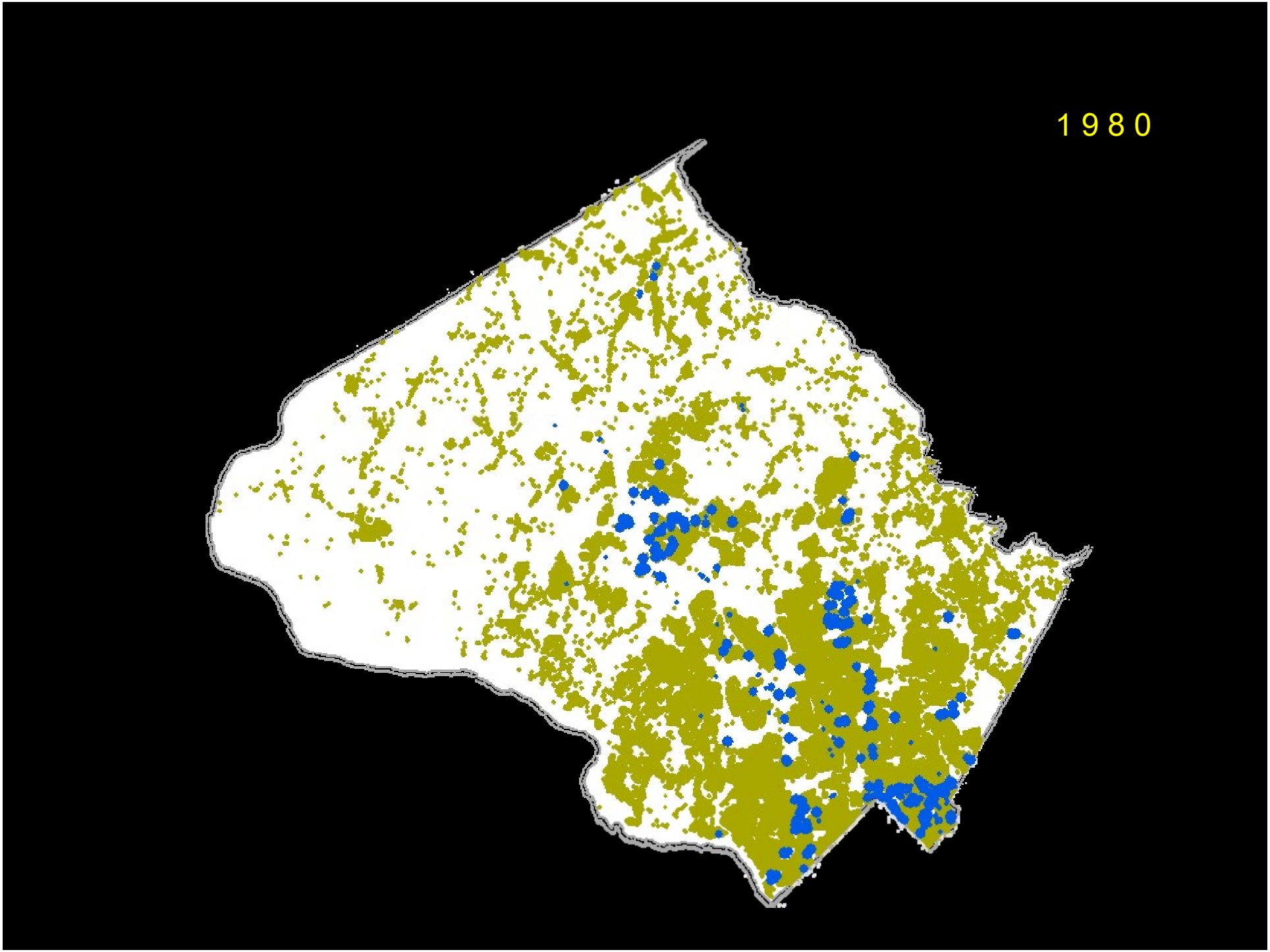
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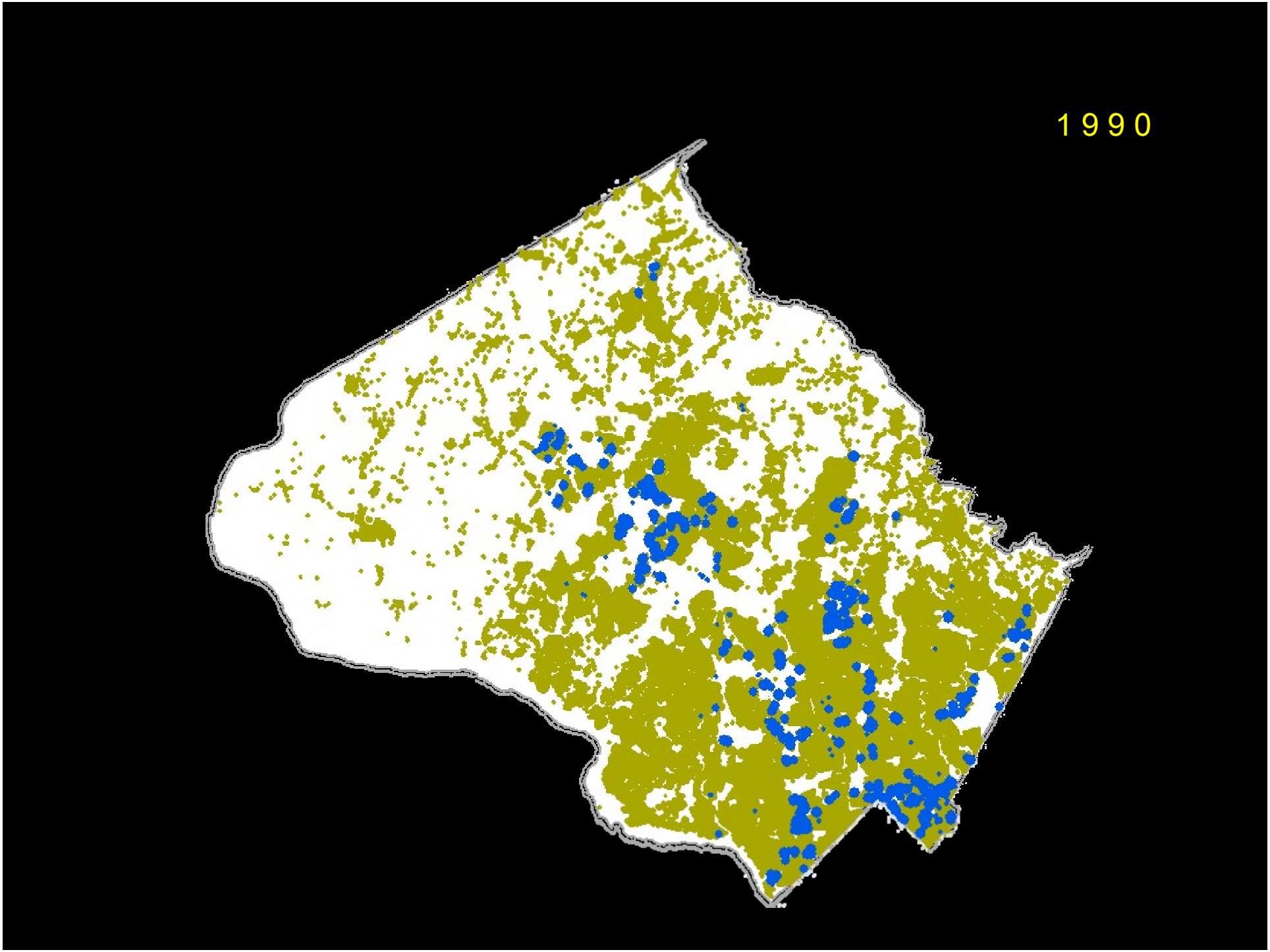
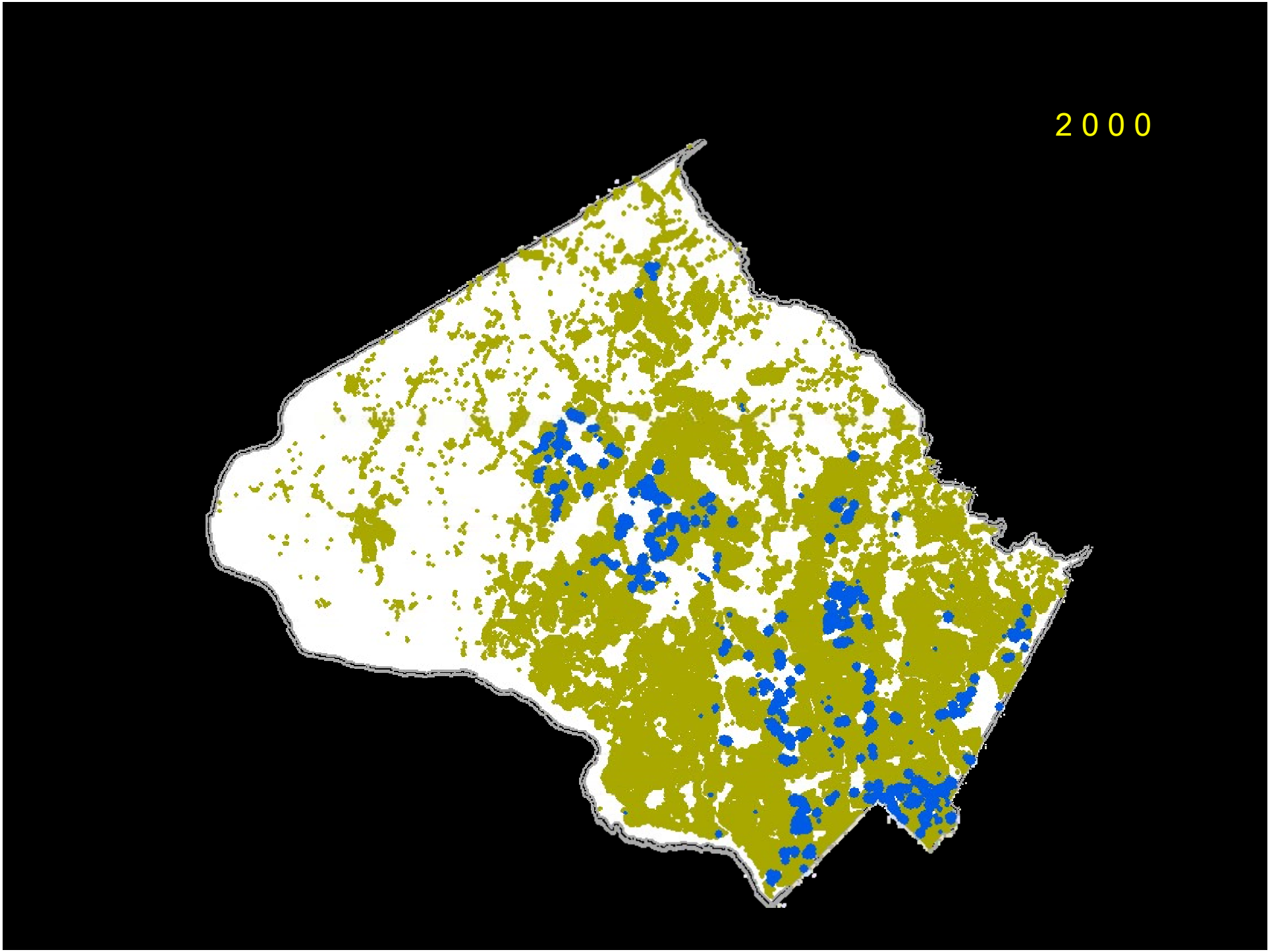
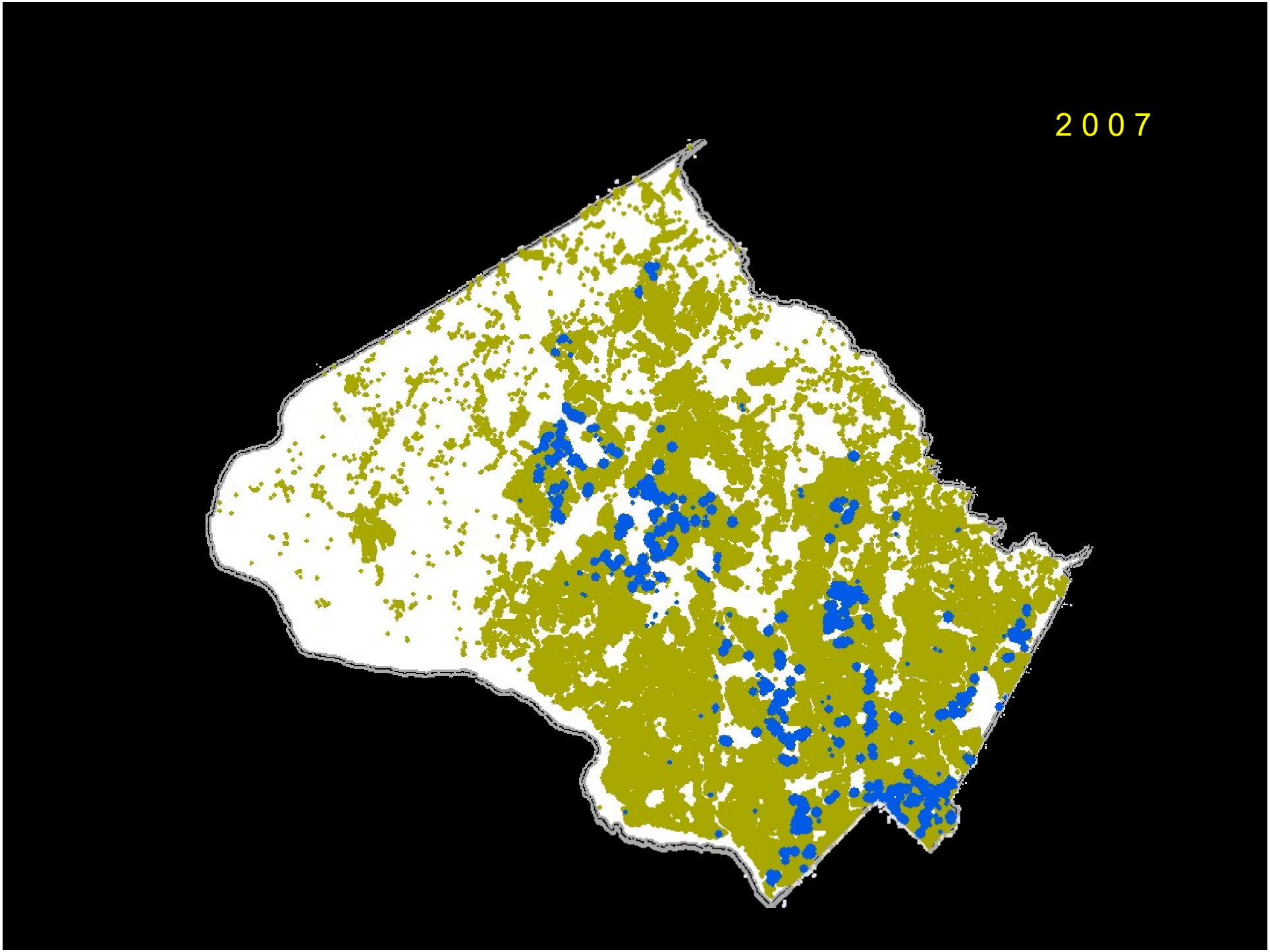
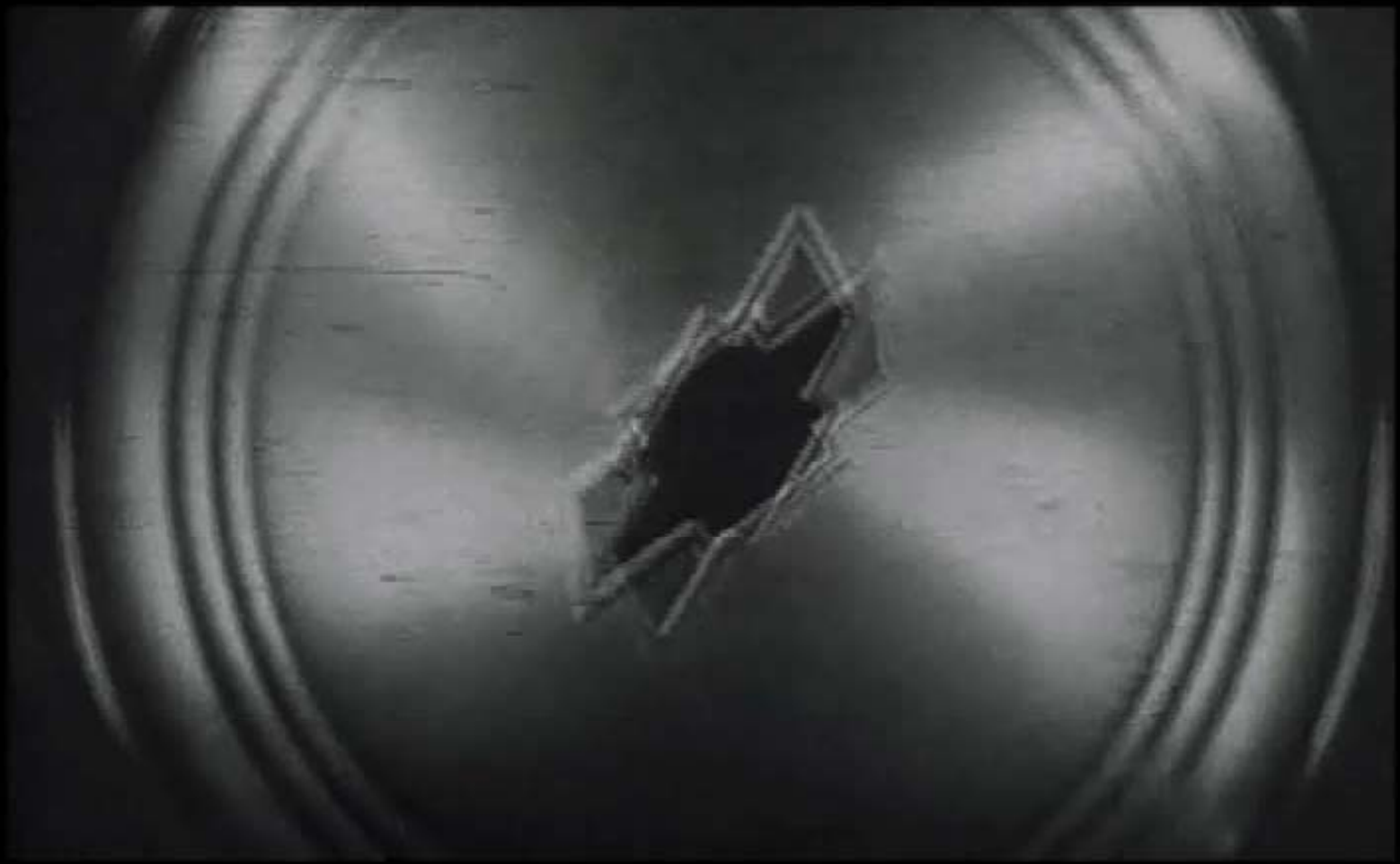

1990


2000


2007

how did we get to this point?



shift - multi family units

- since 1980 single family lot size > 58%
- 16 X > townhouse lots
- condo unit uses 40% < energy

little land left

non-buildable land 49%

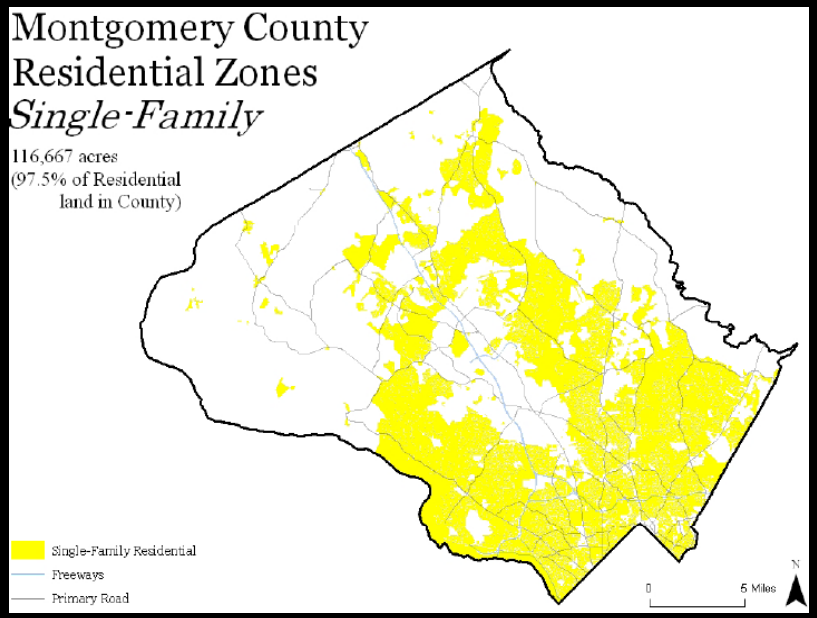
2% Potomac River
47% preserved & or parkland

buildable land 51%

20% developed before 1960
27% developed after 1960
4% vacant

single family houses

occupy 97,000 acres = 30% of the county
75% of built land
97.5% of the residentially zoned land



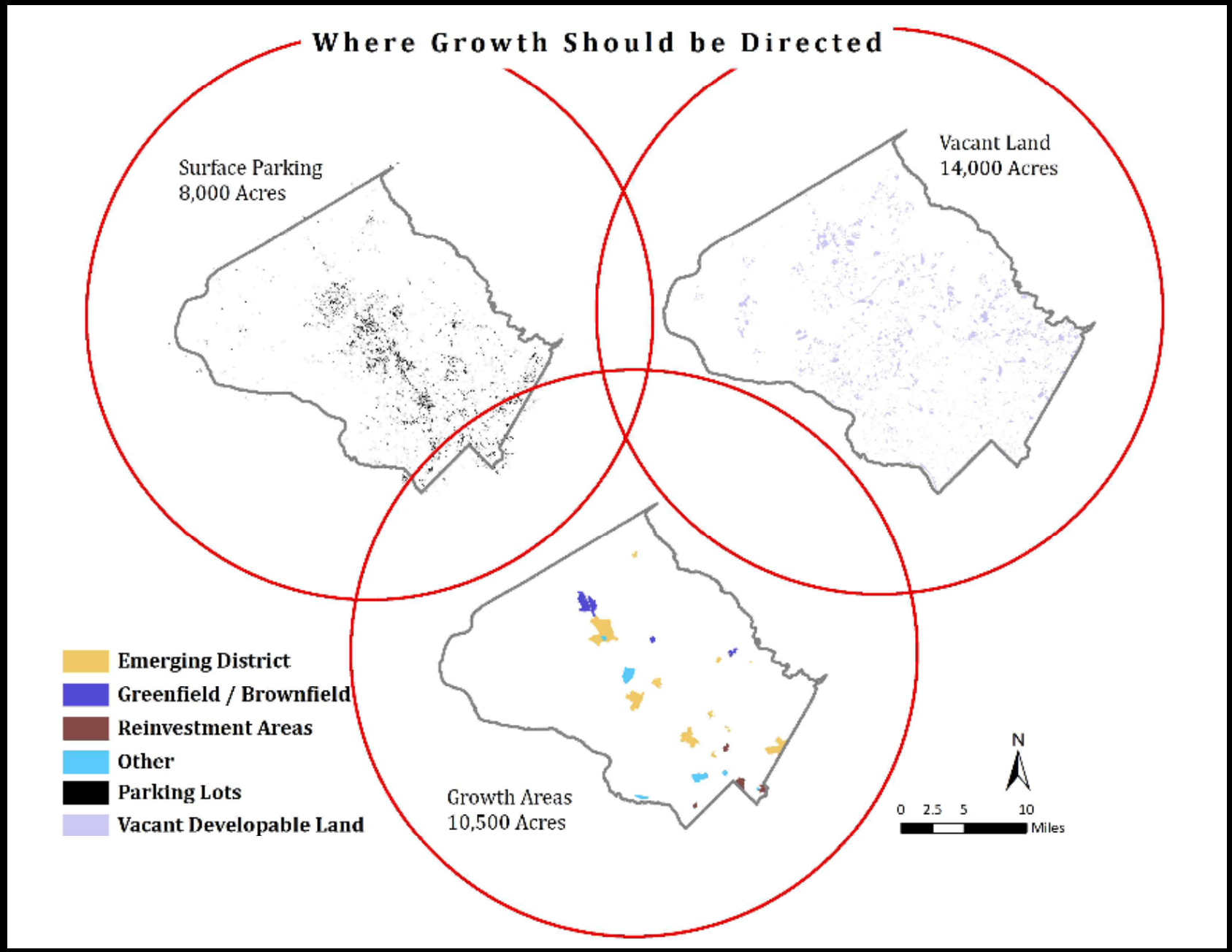
green growth

house size doubled
persons per house - 3.6 in 1960
- 2.5 in 2008
detached house lots
increased by 58% after 1980
16 x > than townhouse

condo uses 40% < energy than a house

past trends

since 1989 - 195,000 new residents
45,000 acres developed
72,000 units - mostly single family
office parks - 20 million sq. feet


Where Growth Should be Directed
Surface Parking
8,000 Acres
Vacant Land
14,000 Acres
Growth Areas
10,500 Acres
Emerging District
Greenfield / Brownfield
Reinvestment Areas
Other
Parking Lots
Vacant Developable Land
N
0 2.5 5 10
Miles

we don‘t have new land

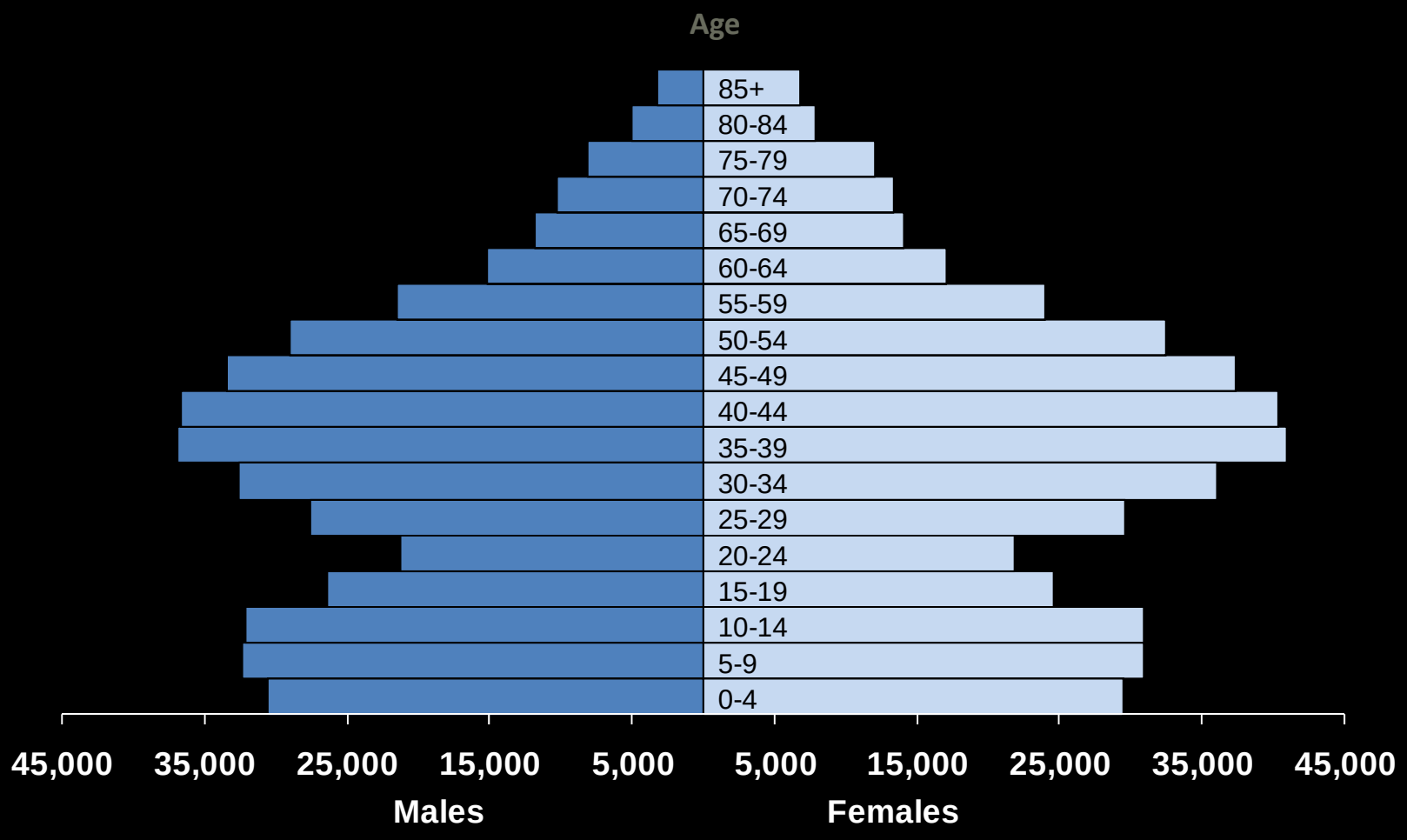
about 25,000 acres to develop / redevelop
for the next 200,000 people

can we change direction ?

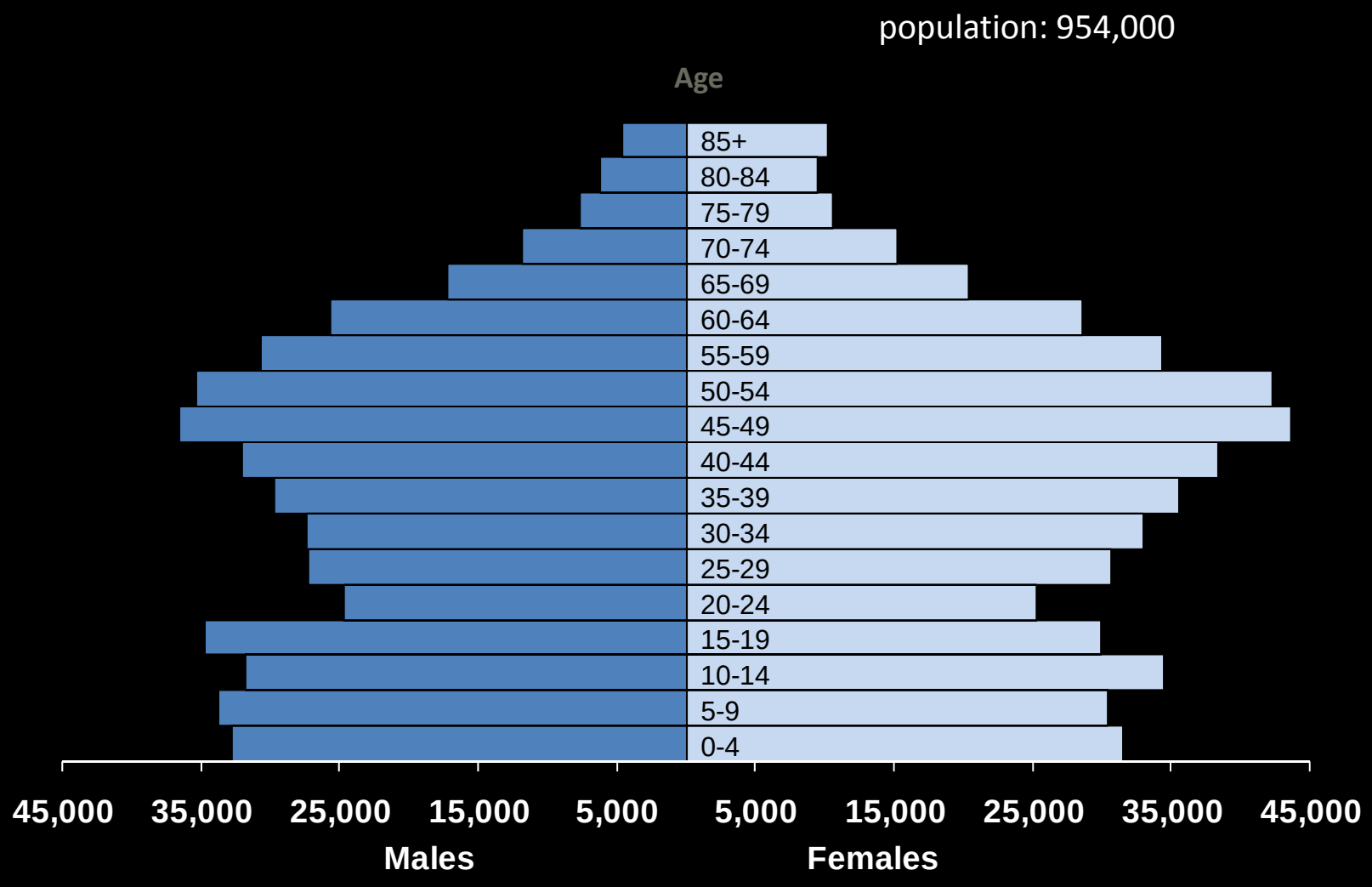
do we need to grow ?

household population by age and sex
2000

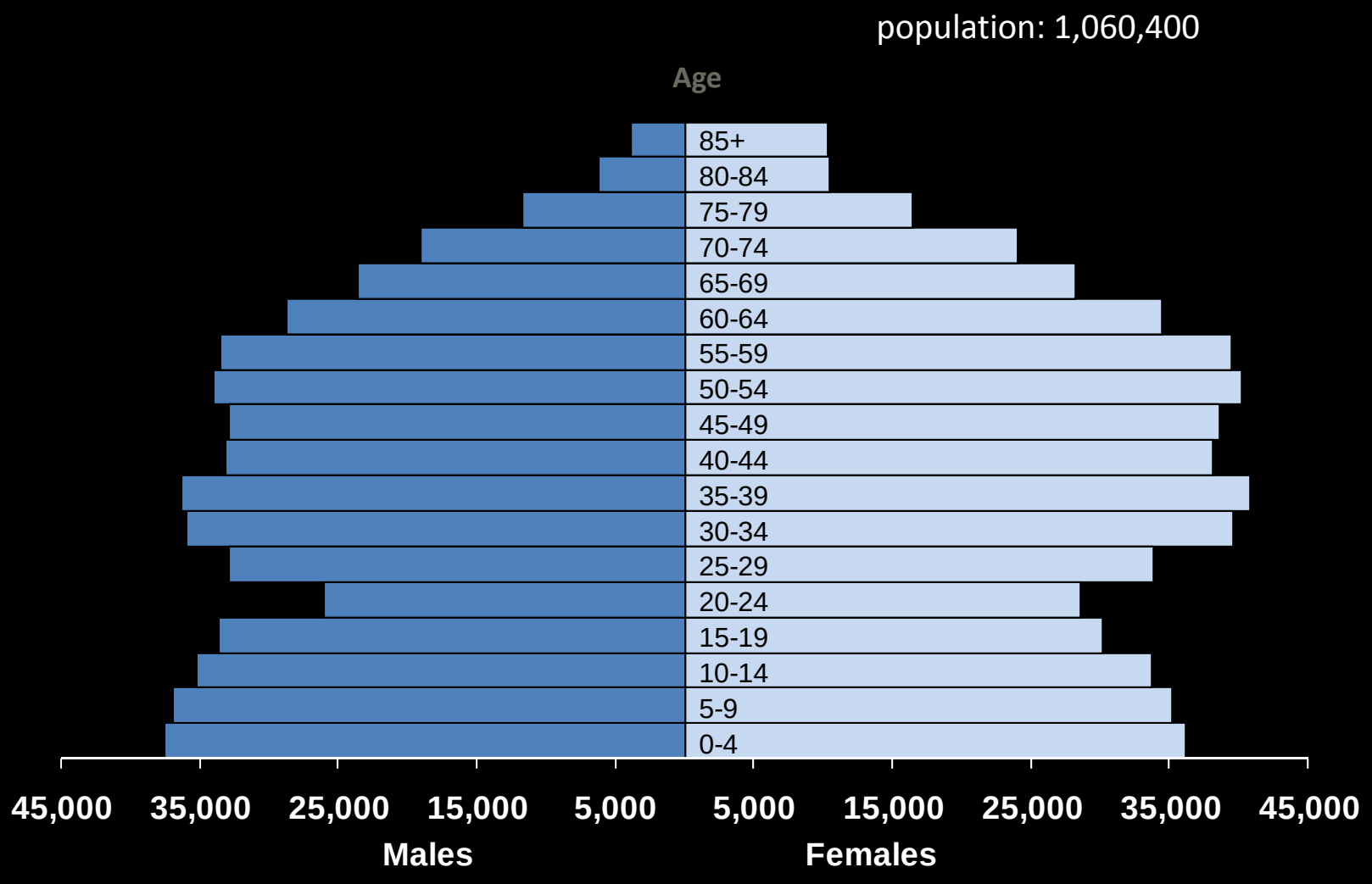
population: 863,910



household population by age and sex
2010

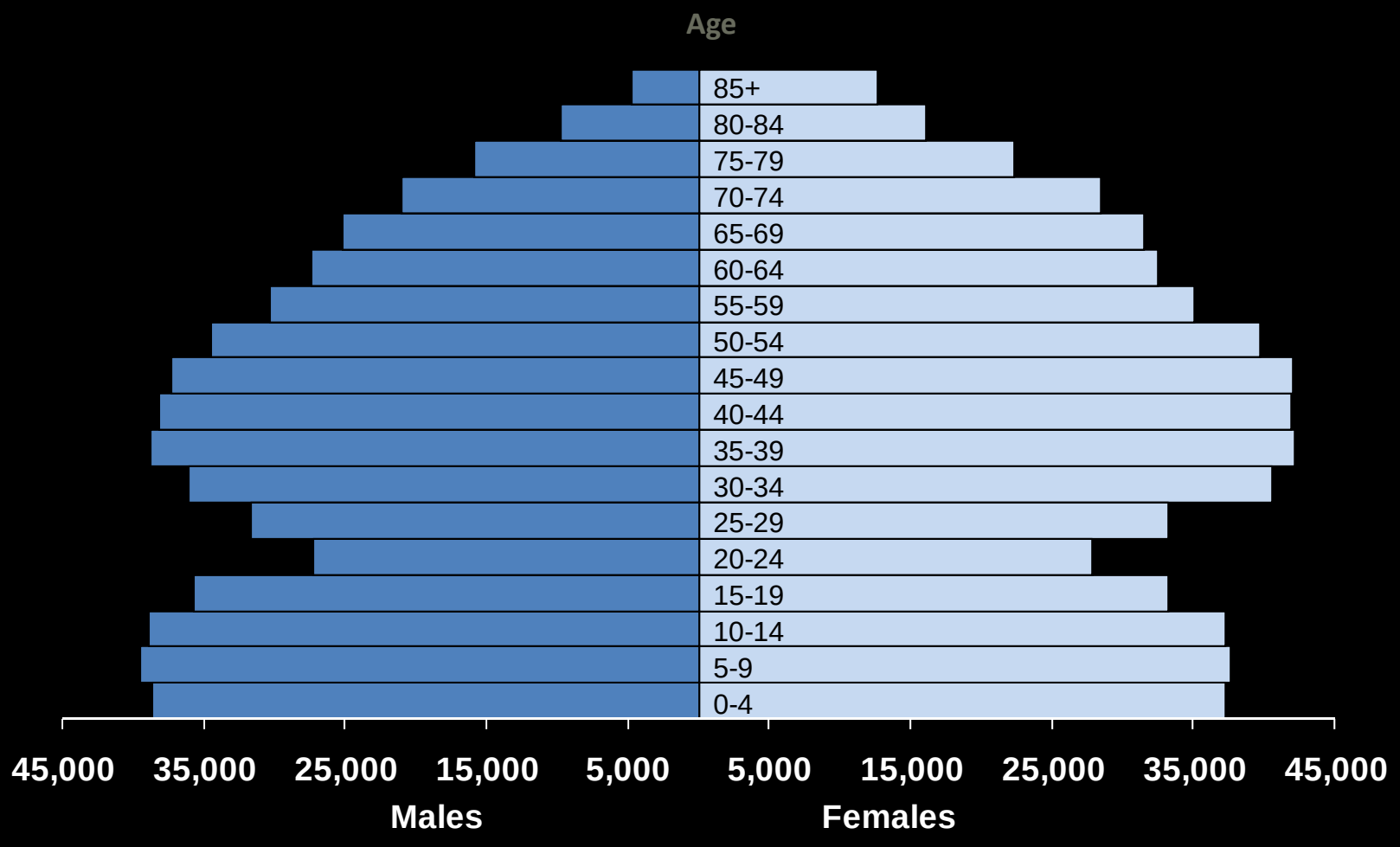


household population by age and sex
2020

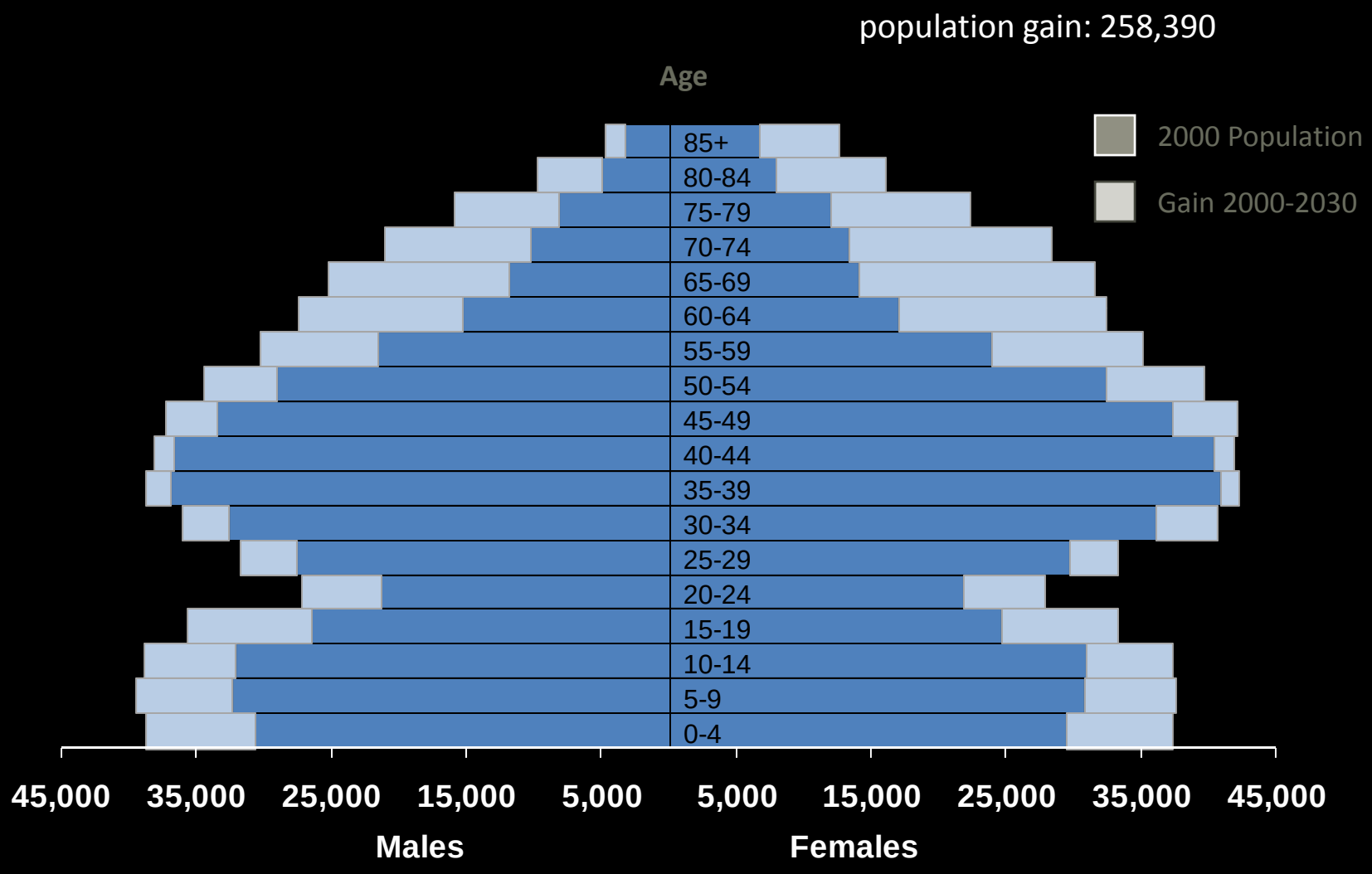


household population by age and sex
2030

population: 1,122,300



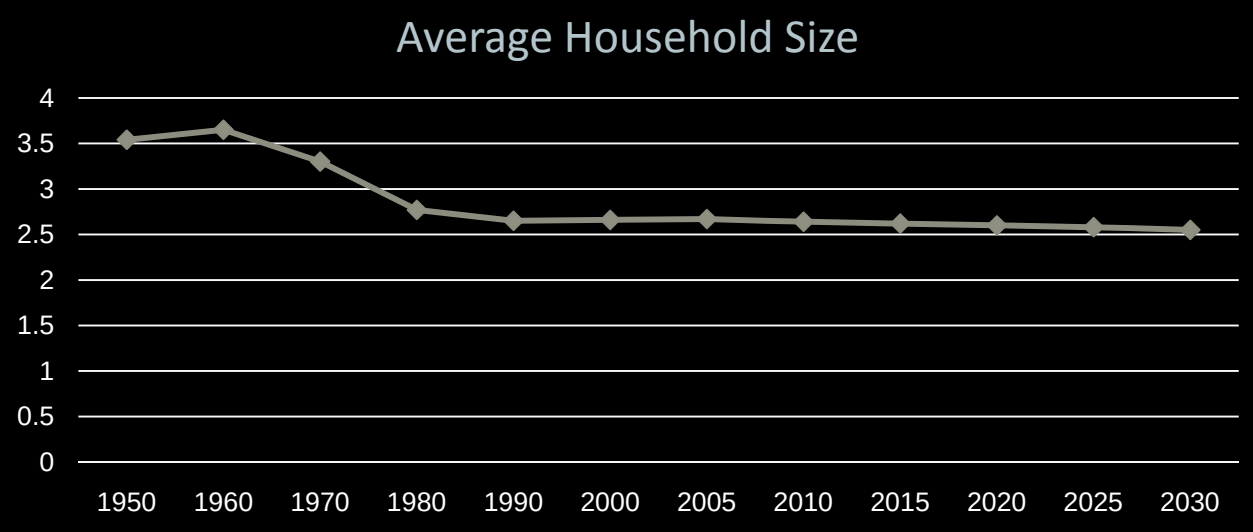
change in household population by age and sex
2000 - 2030



mc demographics

81% increase in people > 65 (2030)

boomers prime wage earning



working age adults / seniors

	2005	2010	2030
ratio	5.5	5.2	3.4

38% drop

two parent households with kids

50% in 1970

28% in 2006

mc projections - 2030 population

county growth	22.8%
regionally	29.7%
nationally	26.4%

mc jobs projections - 2005 to 2030

county growth	34%
regionally	38.3%
nationally	22.6 %

mc growth - % of region

	2005	2040
employment	16.4%	15.9%
households	18.6%	17.2%
population	18.7%	17.2%

average age	1987	2005	% change
bethesda	43.4	38.1	-12.1%
silver spring	45.8	35.5	-22.5%
county	35.3	36.9	+ 4.5 %

*cbd areas

income levels

	1993	2004	% change
bethesda	$43,090	$70,230	63.0 %
silver spring	$31,011	$48,715	57.1 %
county	$59,083	$83,880	42.0 %

growth in assessed value per acre
1988–2008

bethesda	$9,750,258
silver spring	$4,172,302
county	$ 417,942

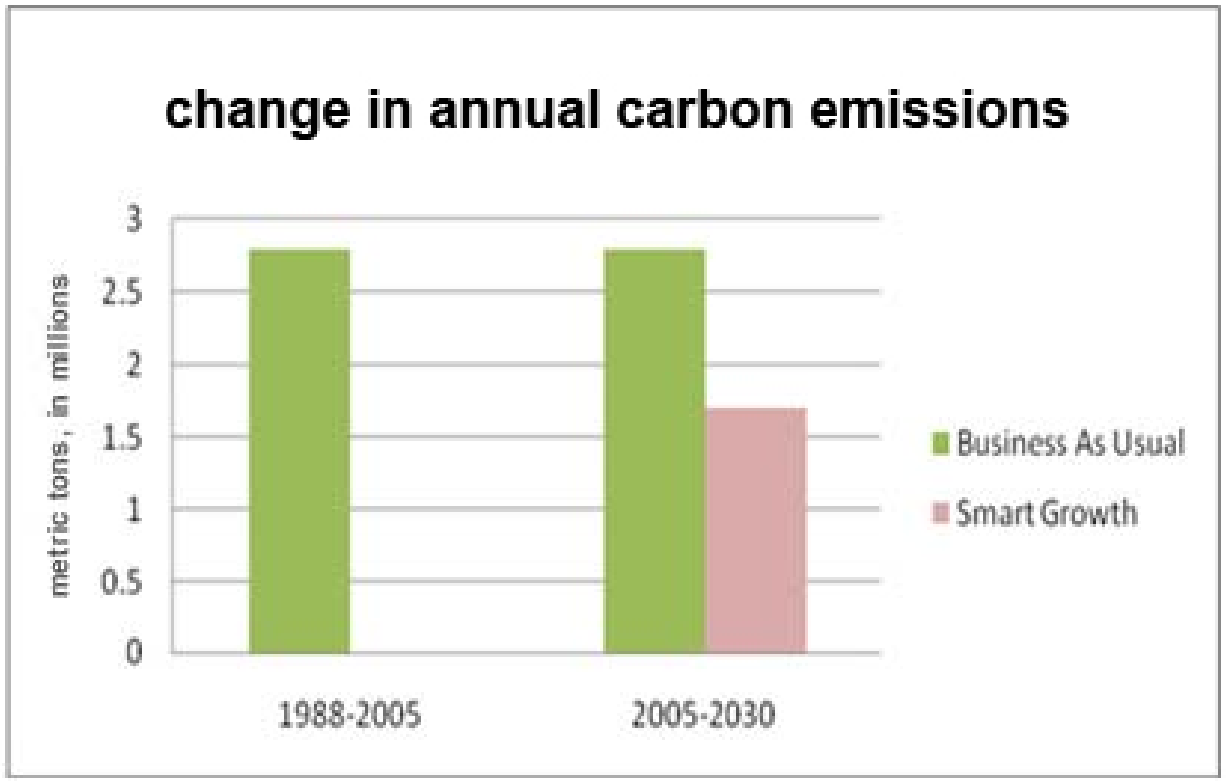
infrastructure costs

Utah - compact growth saves $4.5 billion

reduces per capita water use > 10%

can growth be more sustainable ?

lower carbon emissions
> multi units closer to transit/jobs
fewer vmts



infill lowers vmt

- regional activity centers < 33% vmt

compact development

- 20% to 40% relative to sprawl
- Atlanta study - 36% less vmt

health

- compact growth = better health
- studies - suburban growth => obesity
- walk mode share = 20% in mix use without high quality transit

vehicle emissions

smart growth can reduce transportation co2 by 7% to 10% by 2050

“you want to reinforce family values in America, encourage two parent homes, get people to stay home.

Pres. Clinton

reality

immigration

record # of births last year

40% to single mothers

% of population < 17 yrs

	1987	2005
bethesda	6.0%	10.8%
silver spring	5.8%	10.9%

where

and how are we going to grow?

lots of master plans

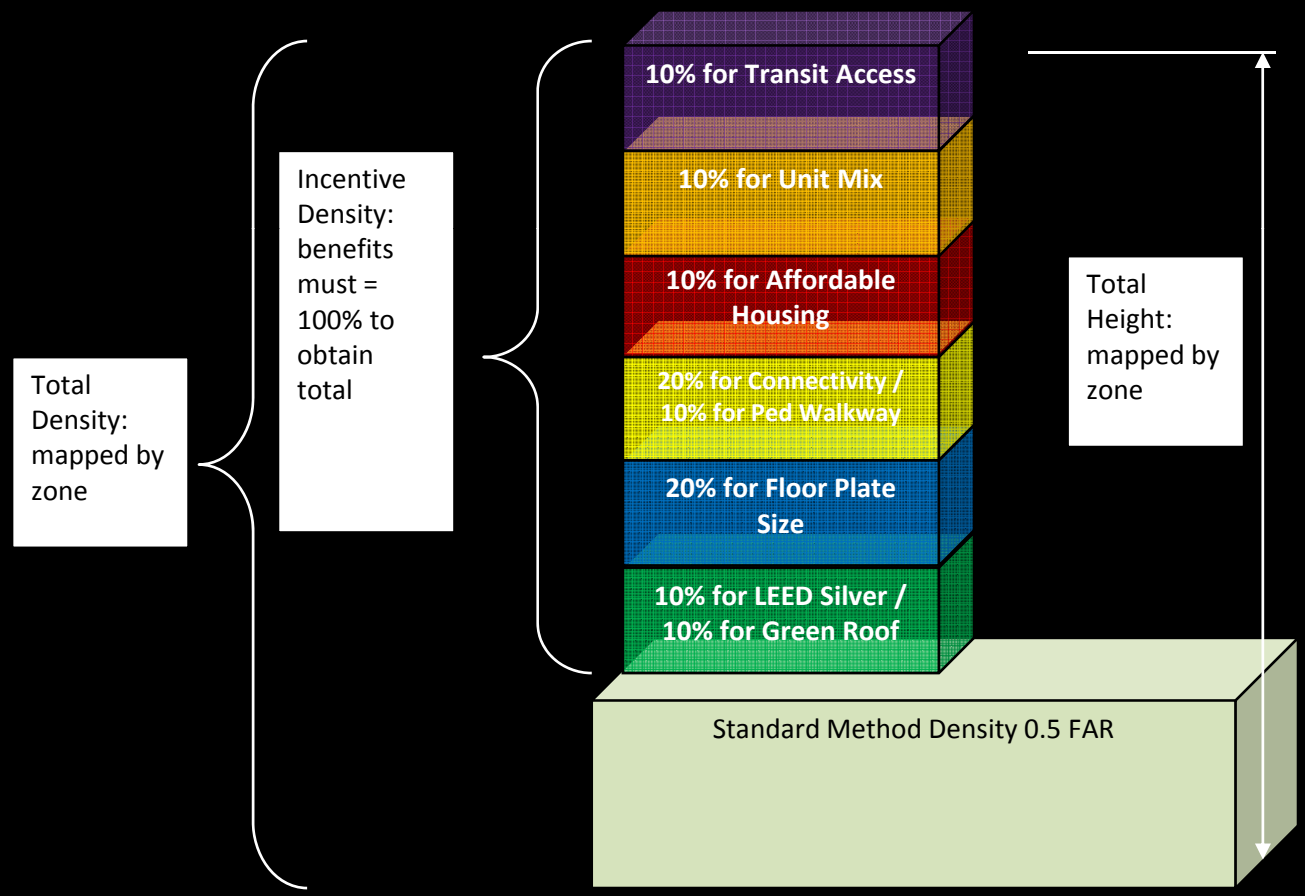
white flint
germantown
gaithersburg west
kensington
takoma
purple line
cct

White Flint Sector Plan

M-NCPPC

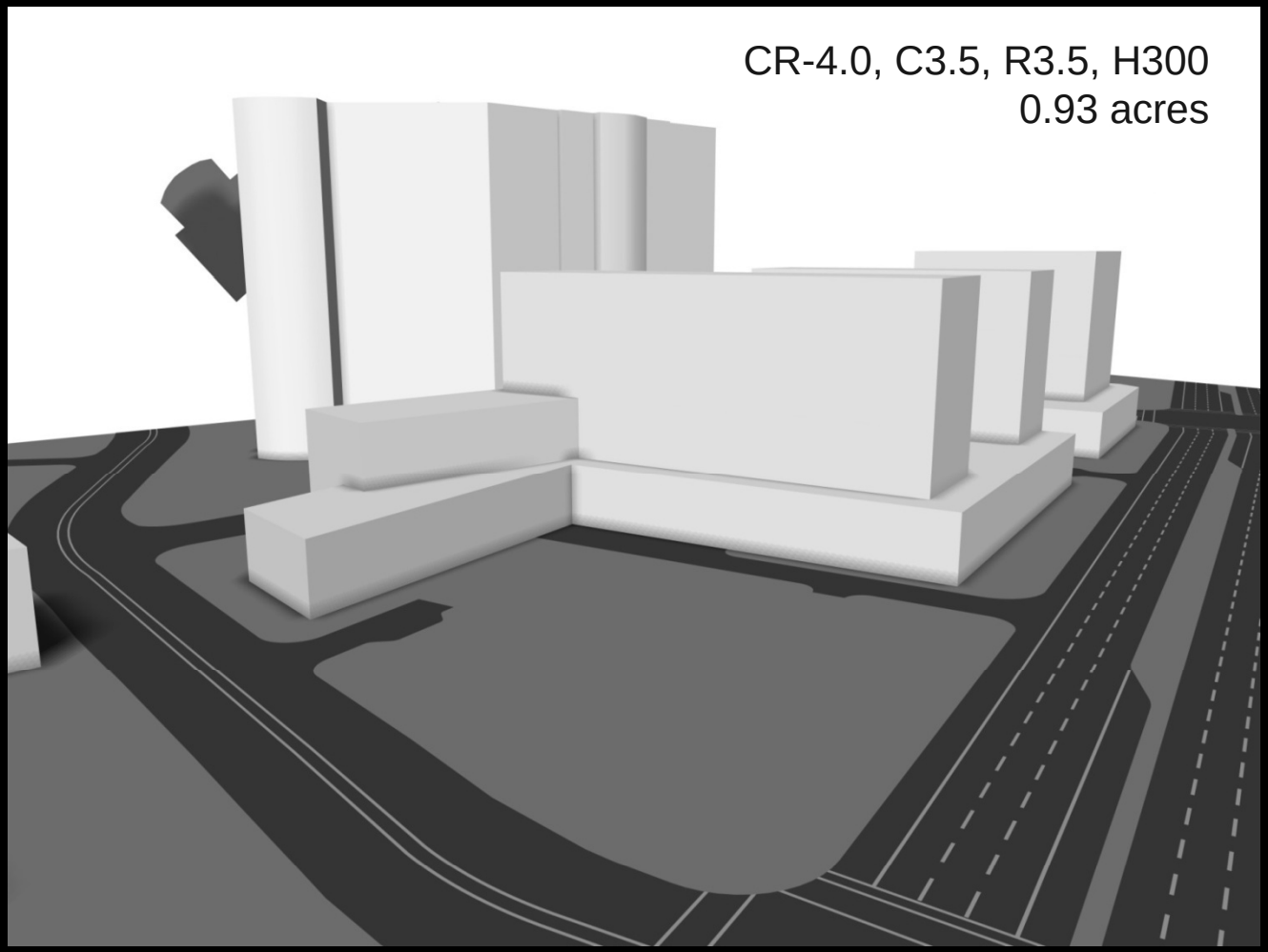
change

Optional Method Example



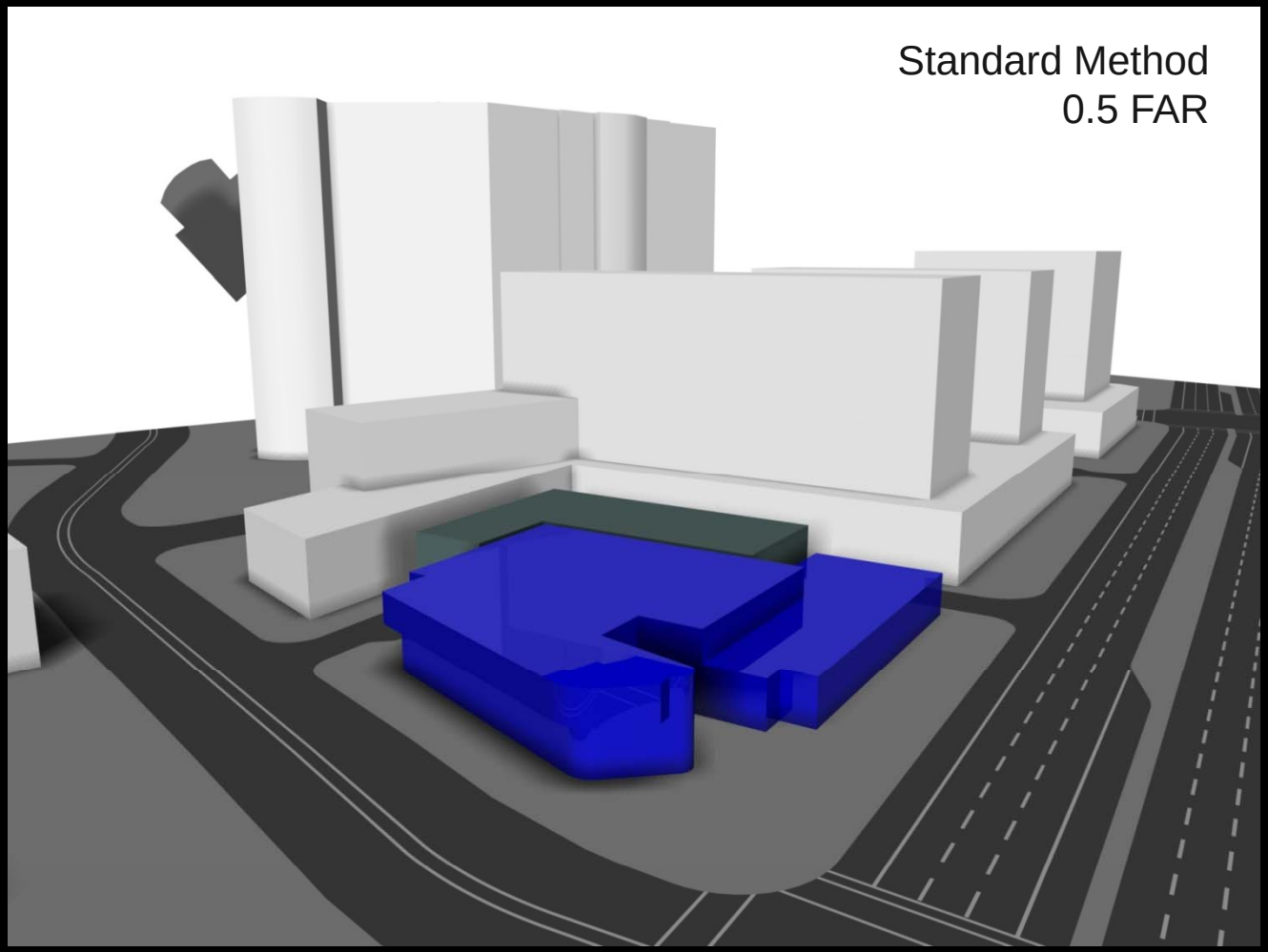
examples

white flint



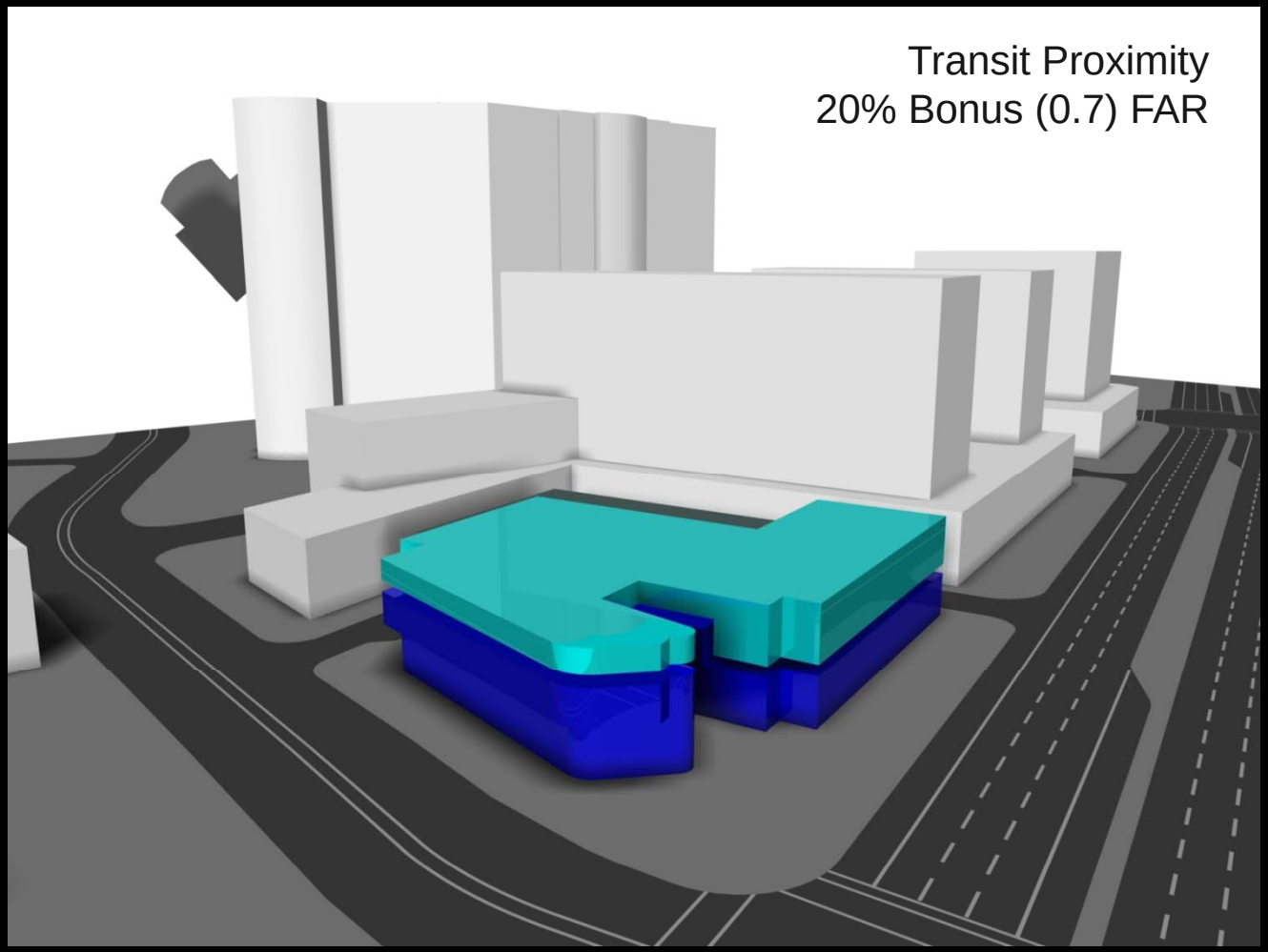
examples

white flint



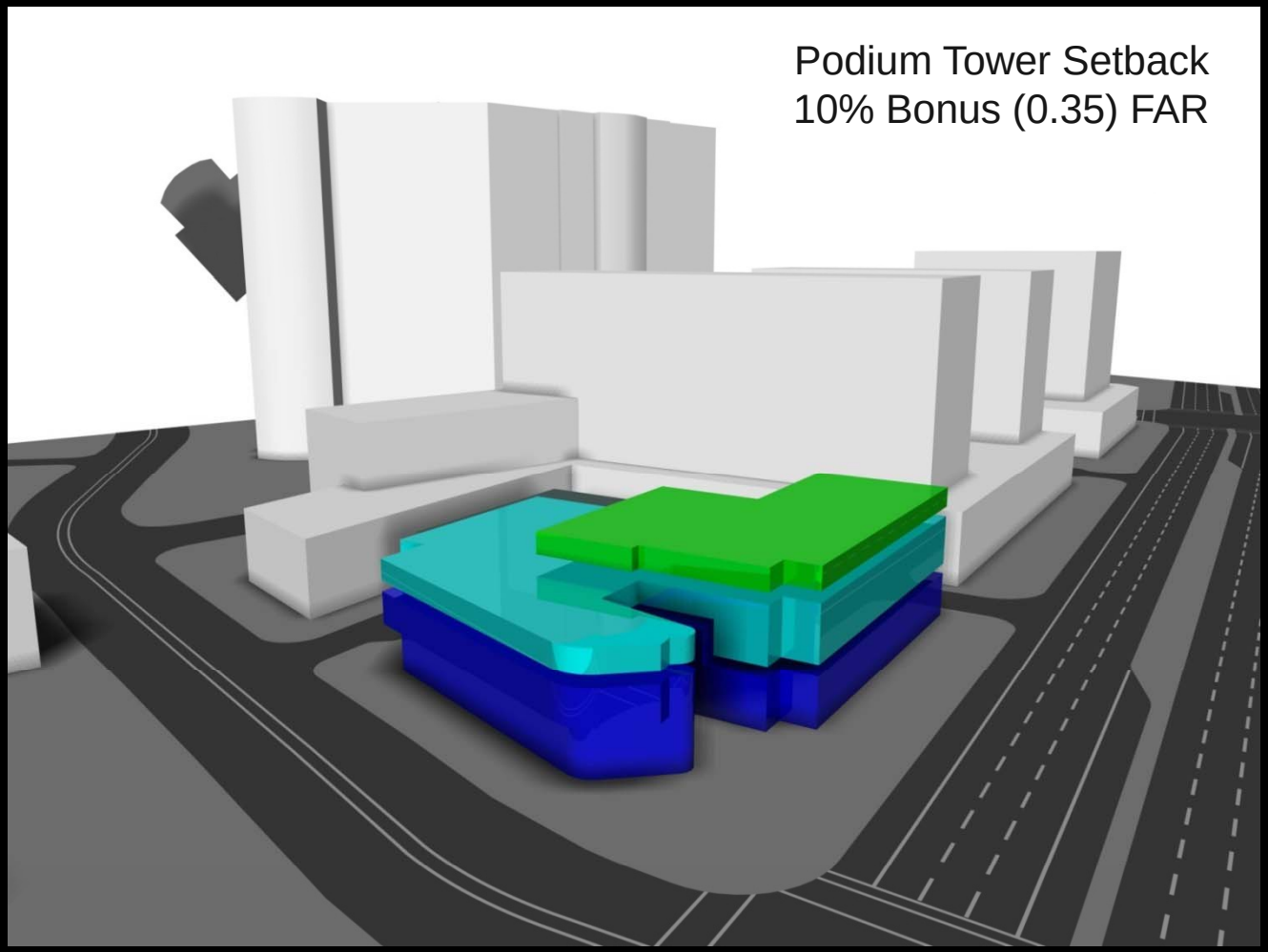
examples

white flint



examples

white flint



examples

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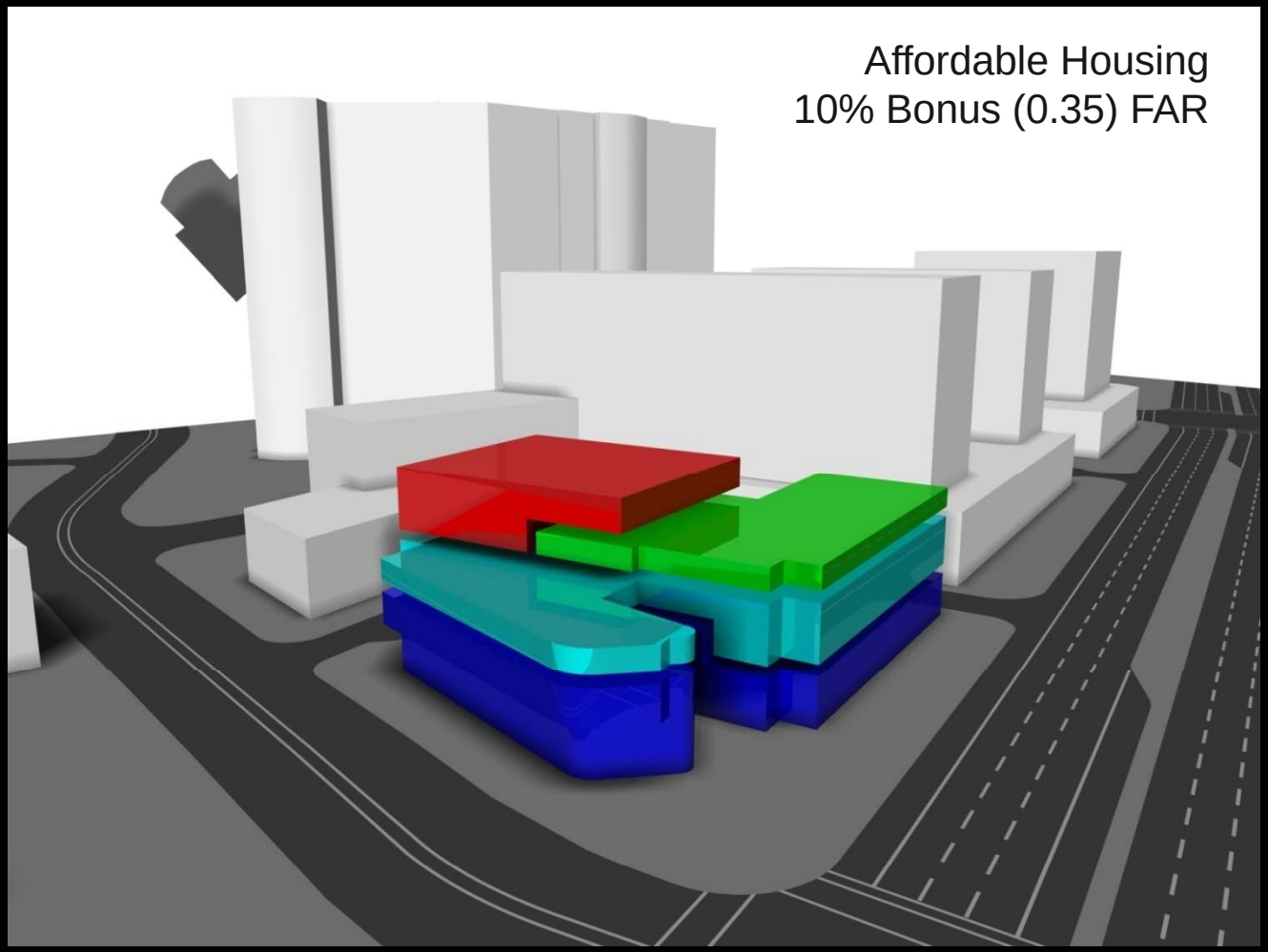
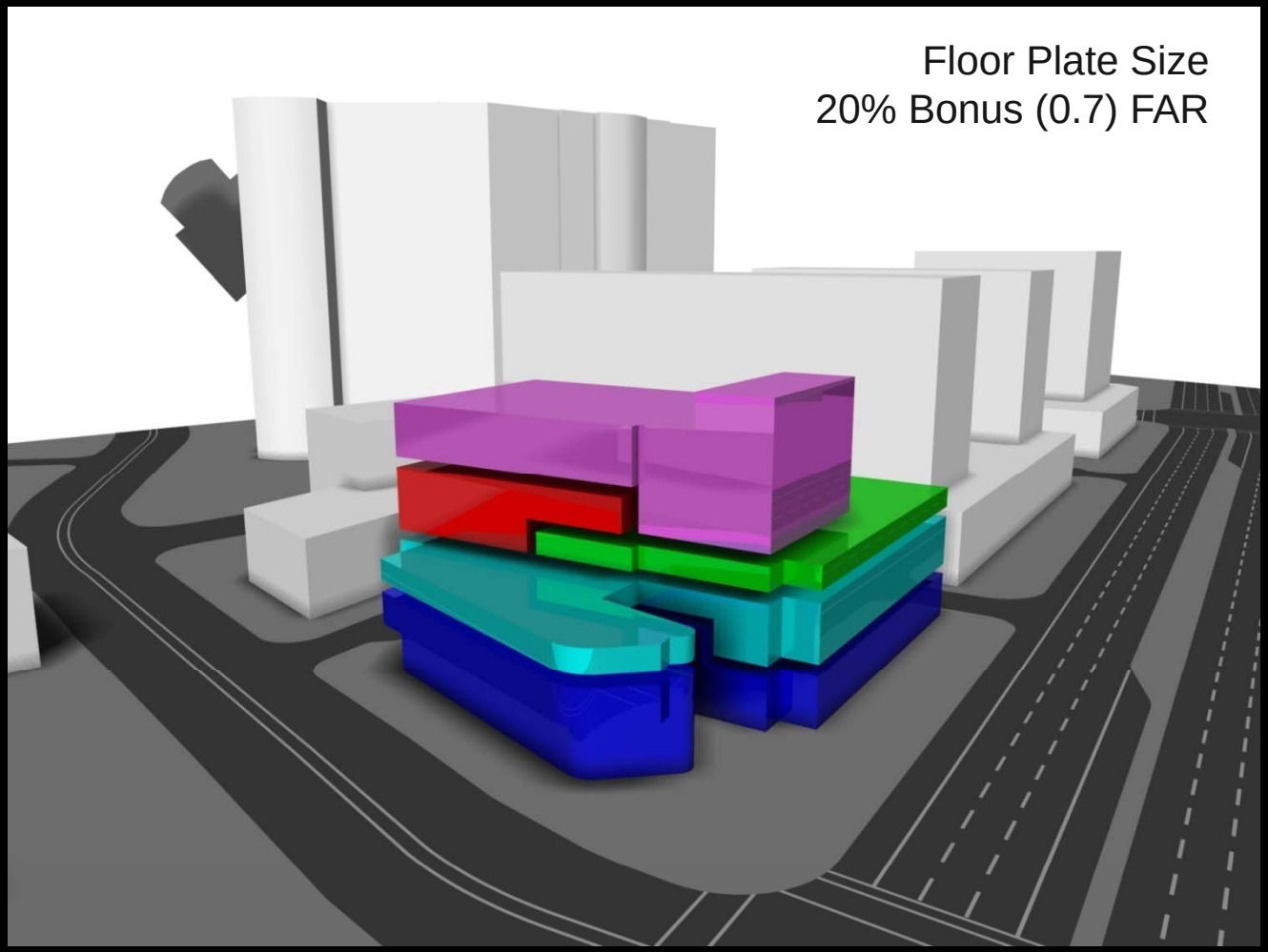


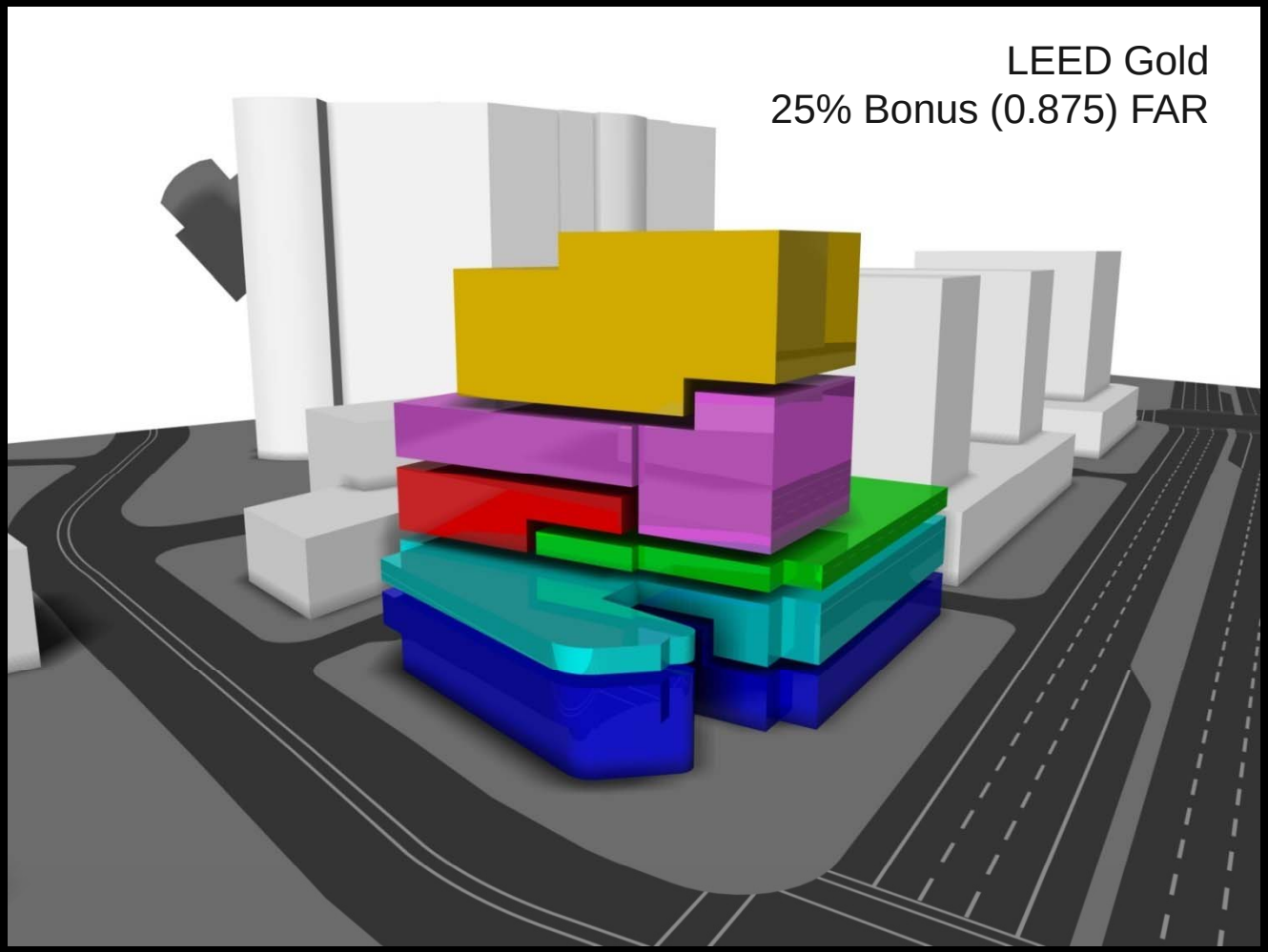
examples

white flint



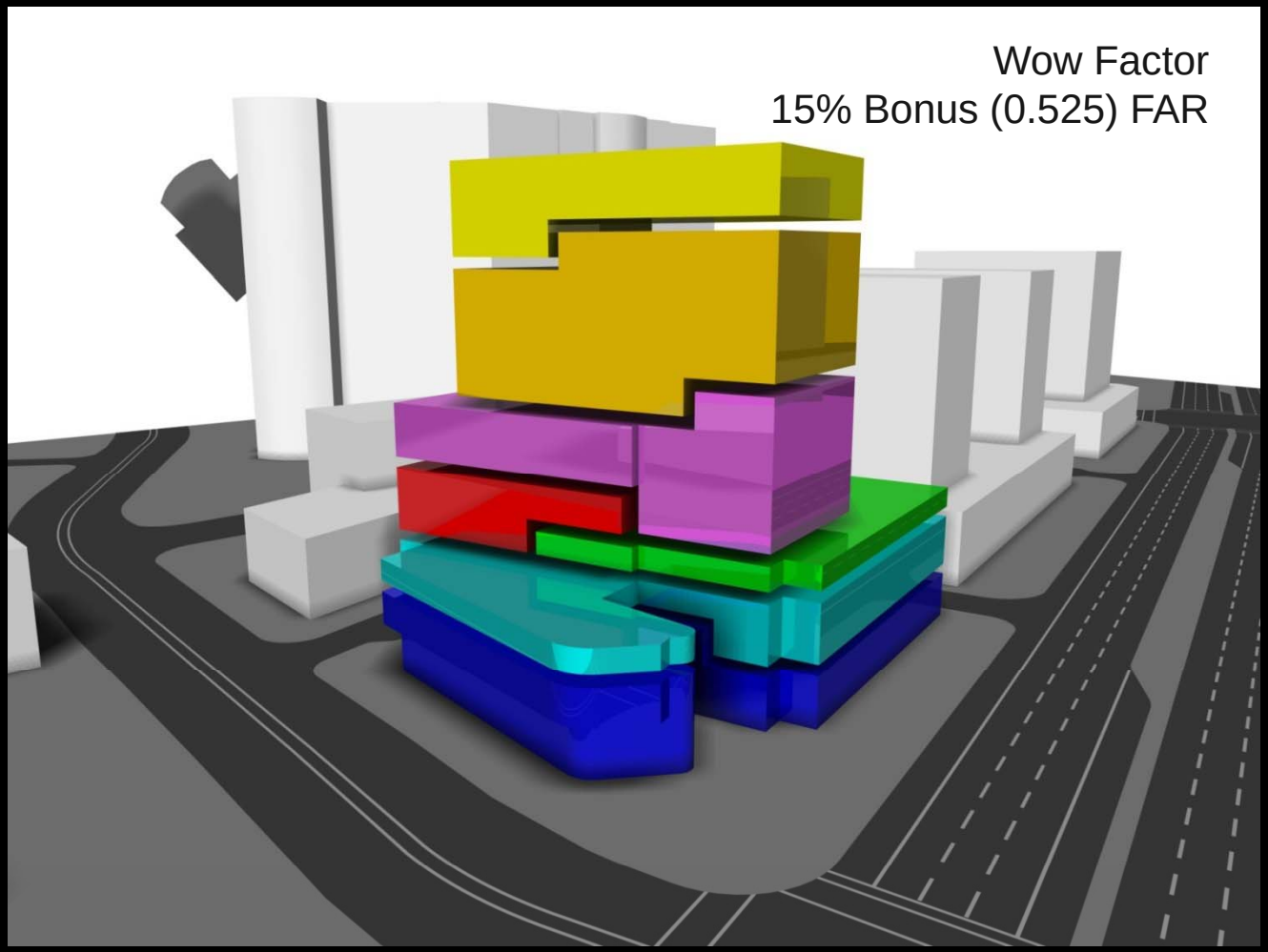
examples

white flint



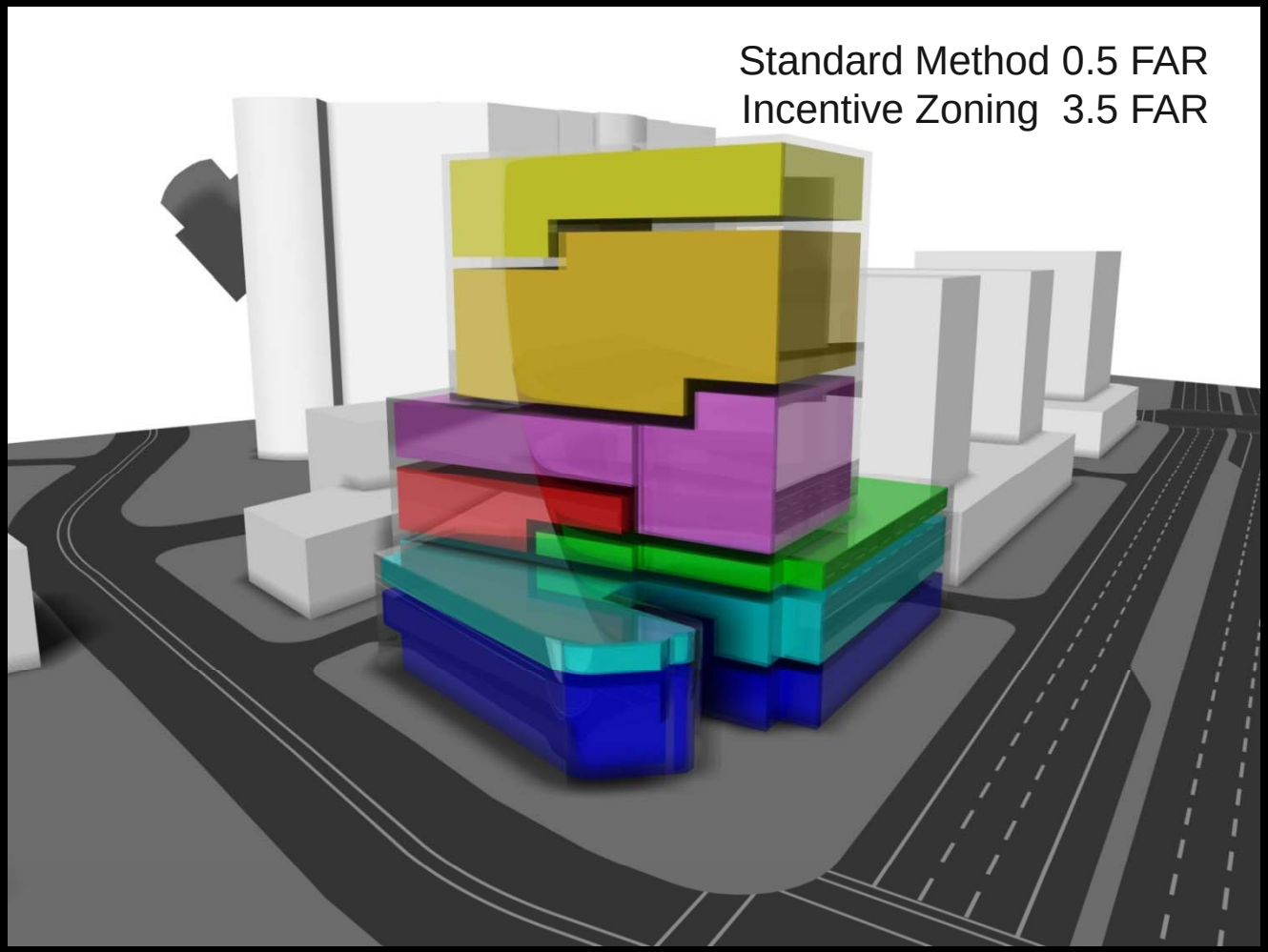
examples

white flint



examples

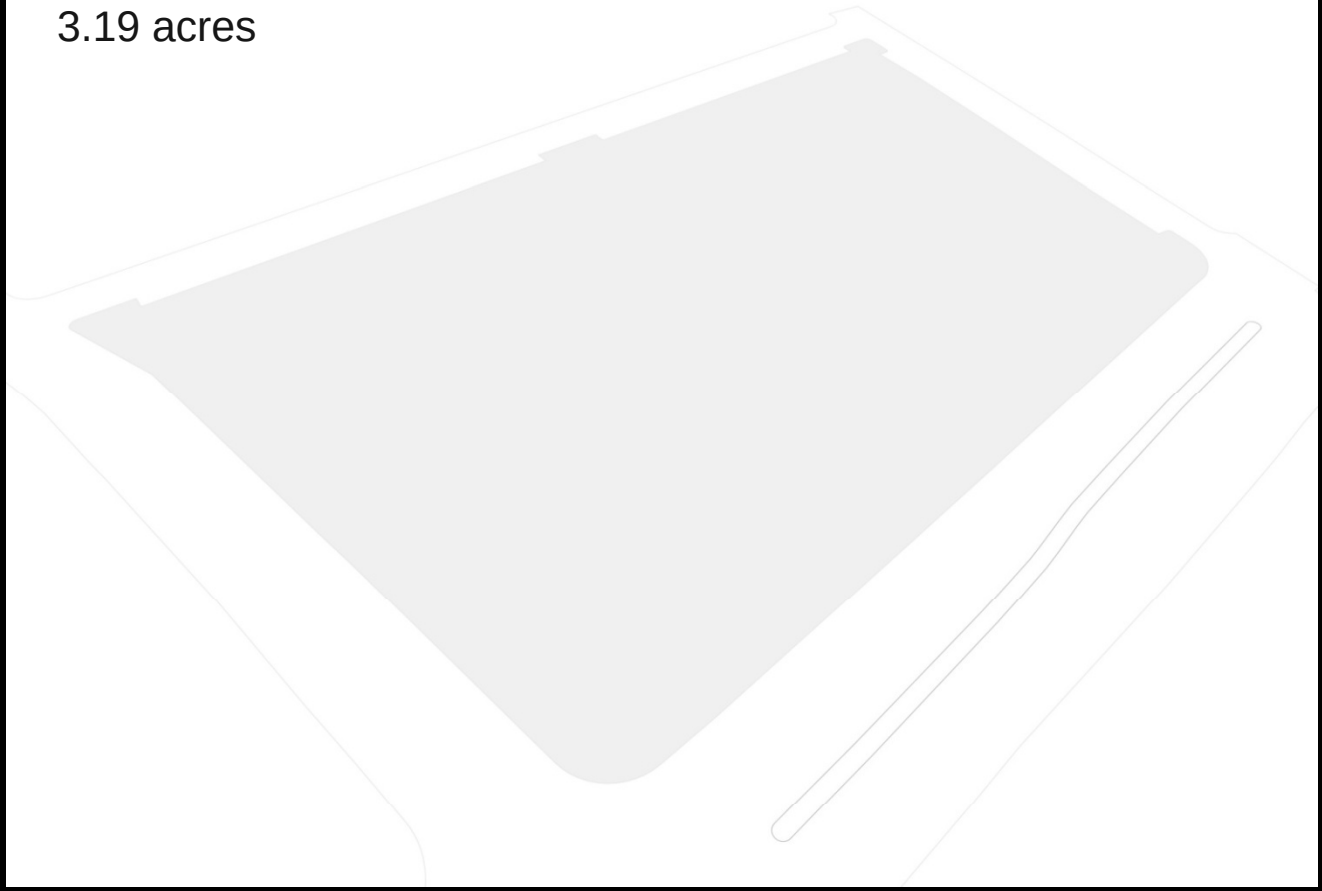
white flint



examples

kensington

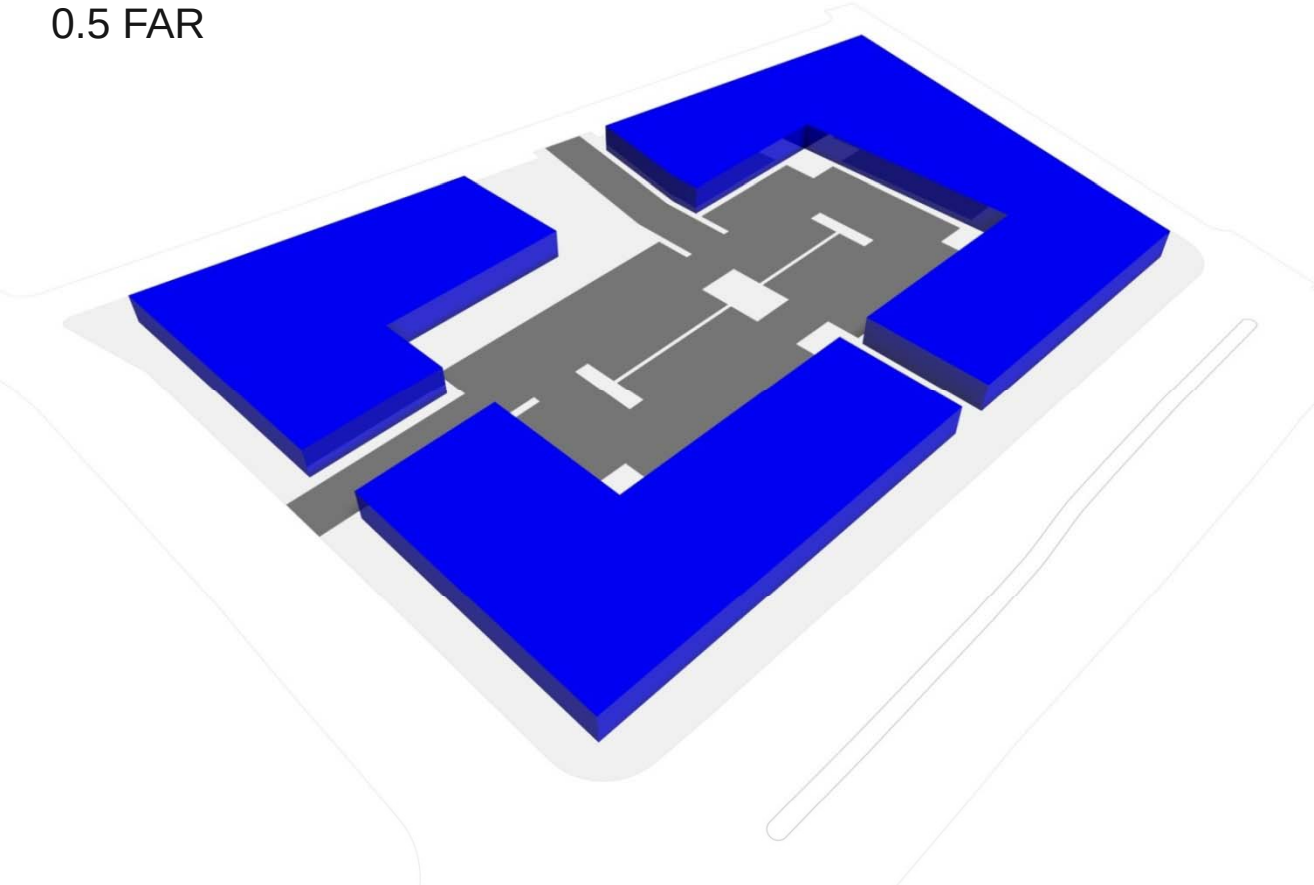
CR-2.0, C1.0, R1.0, H75
3.19 acres



examples

kensington

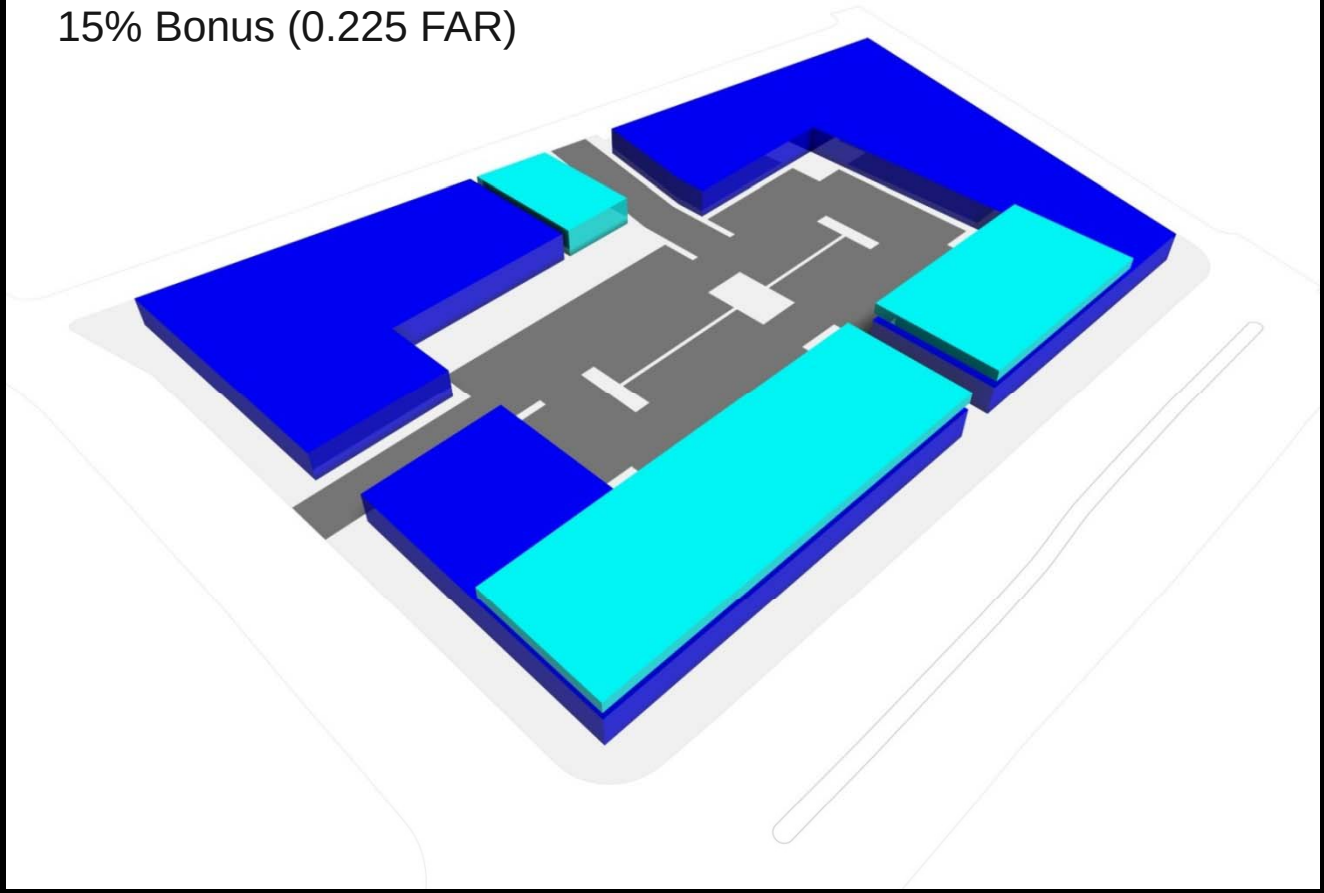
Standard Method
0.5 FAR



examples

kensington

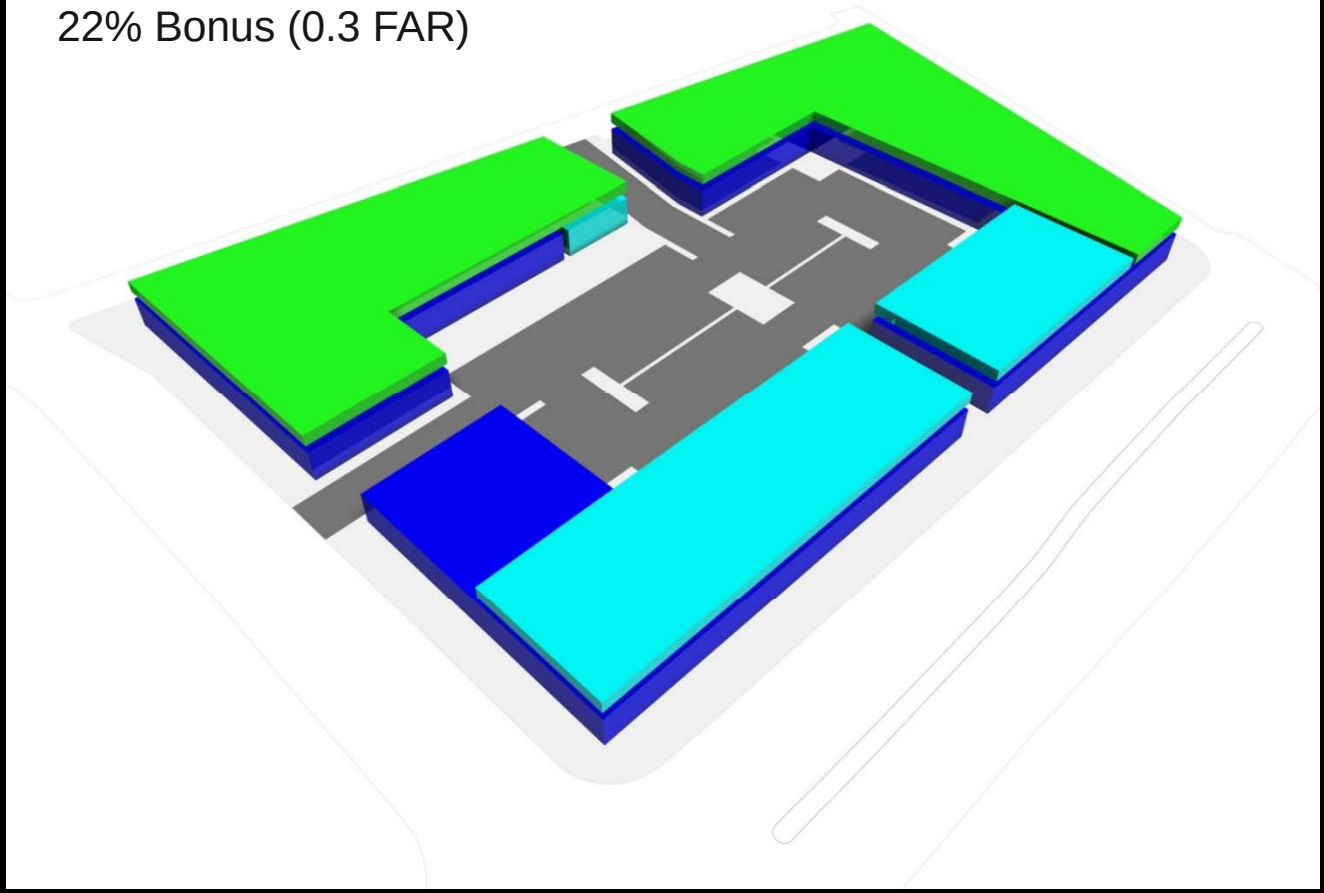
Transit Proximity
15% Bonus (0.225 FAR)



examples

kensington

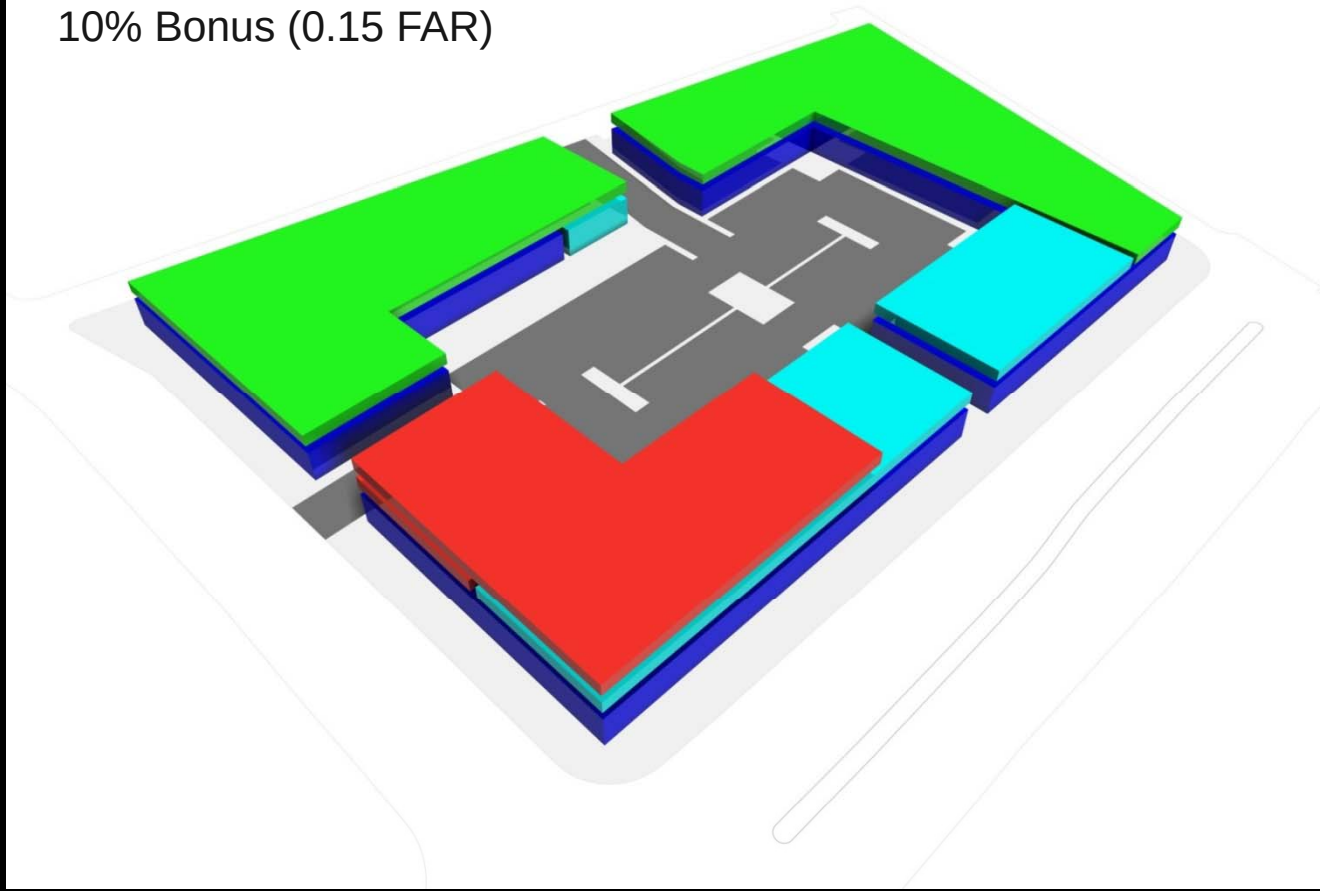
Affordable Housing
22% Bonus (0.3 FAR)



examples

kensington

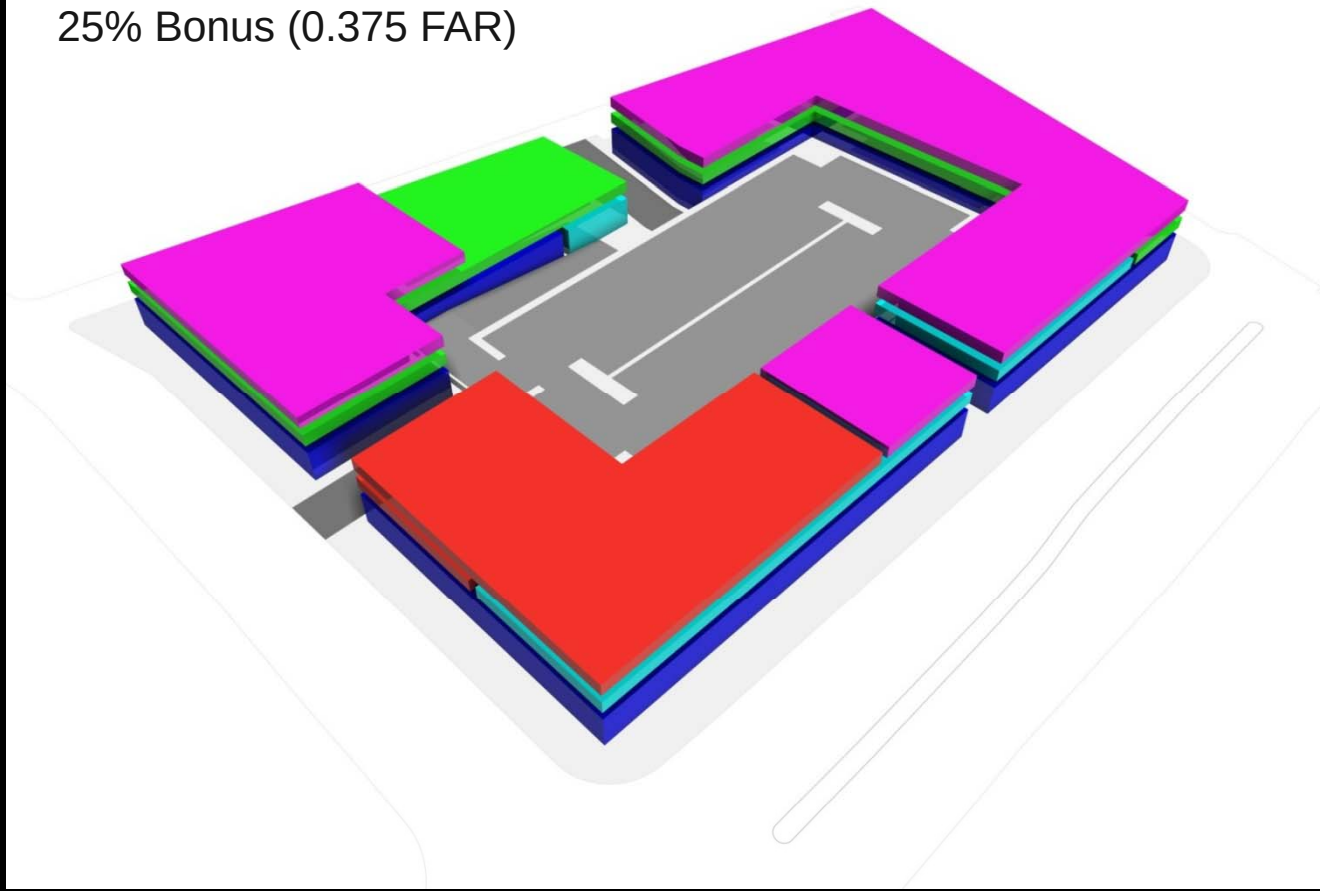
Unit Mix
10% Bonus (0.15 FAR)



examples

kensington

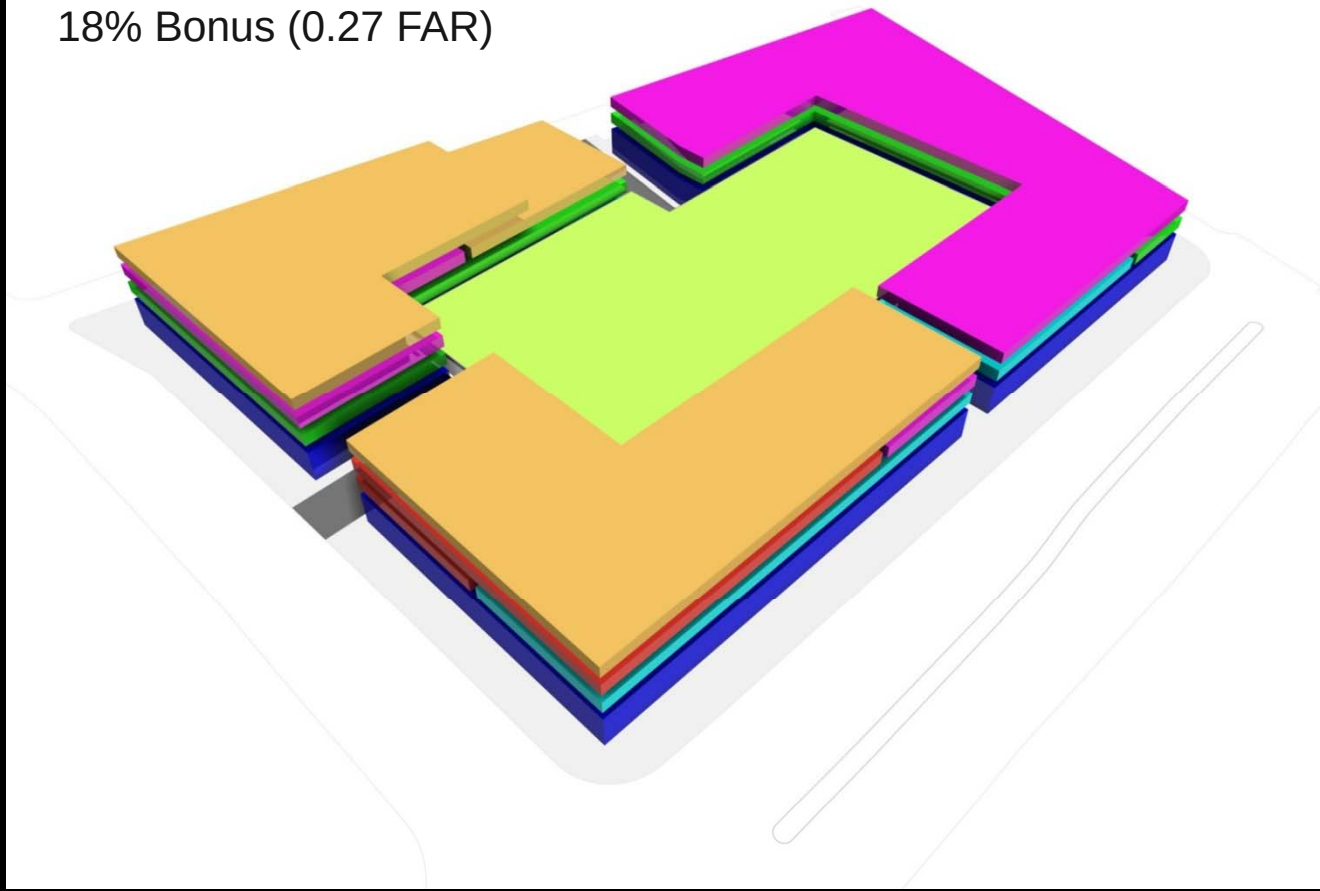
Parking
25% Bonus (0.375 FAR)



examples

kensington

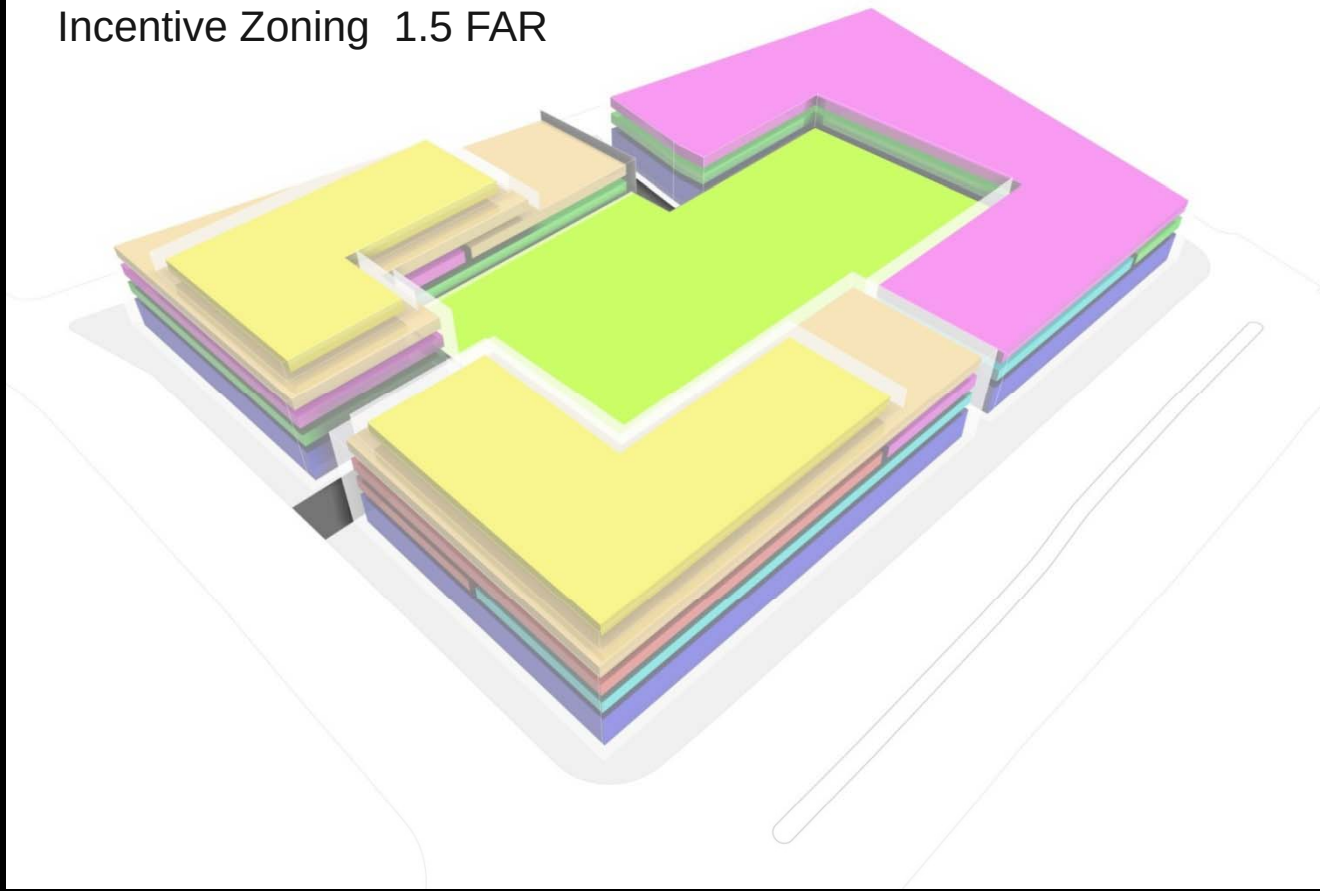
Community Garden
18% Bonus (0.27 FAR)



examples

kensington

Standard Method 0.5 FAR
Incentive Zoning 1.5 FAR



examples

kensington

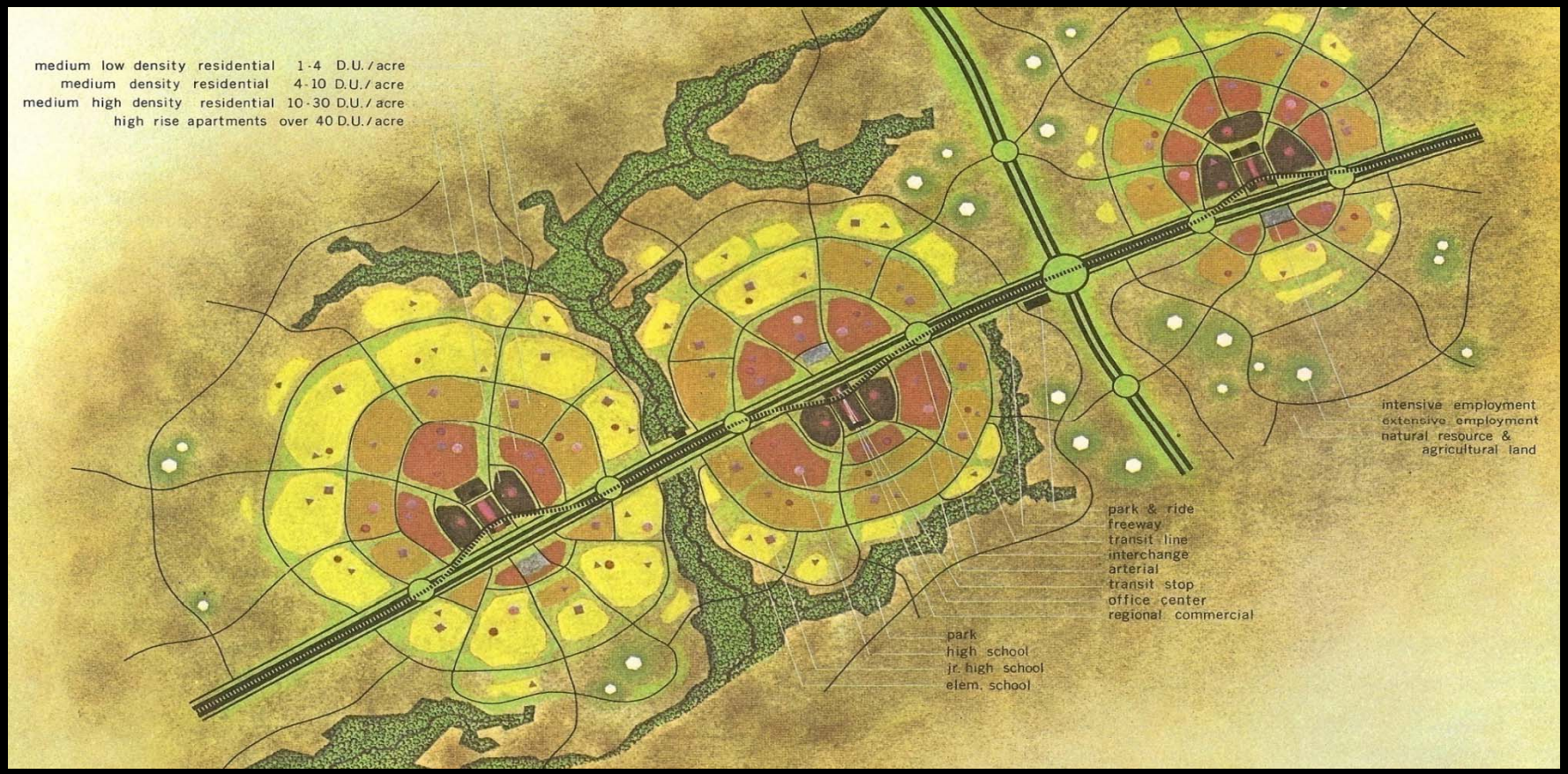
o u t c o m e s

GLADYERS

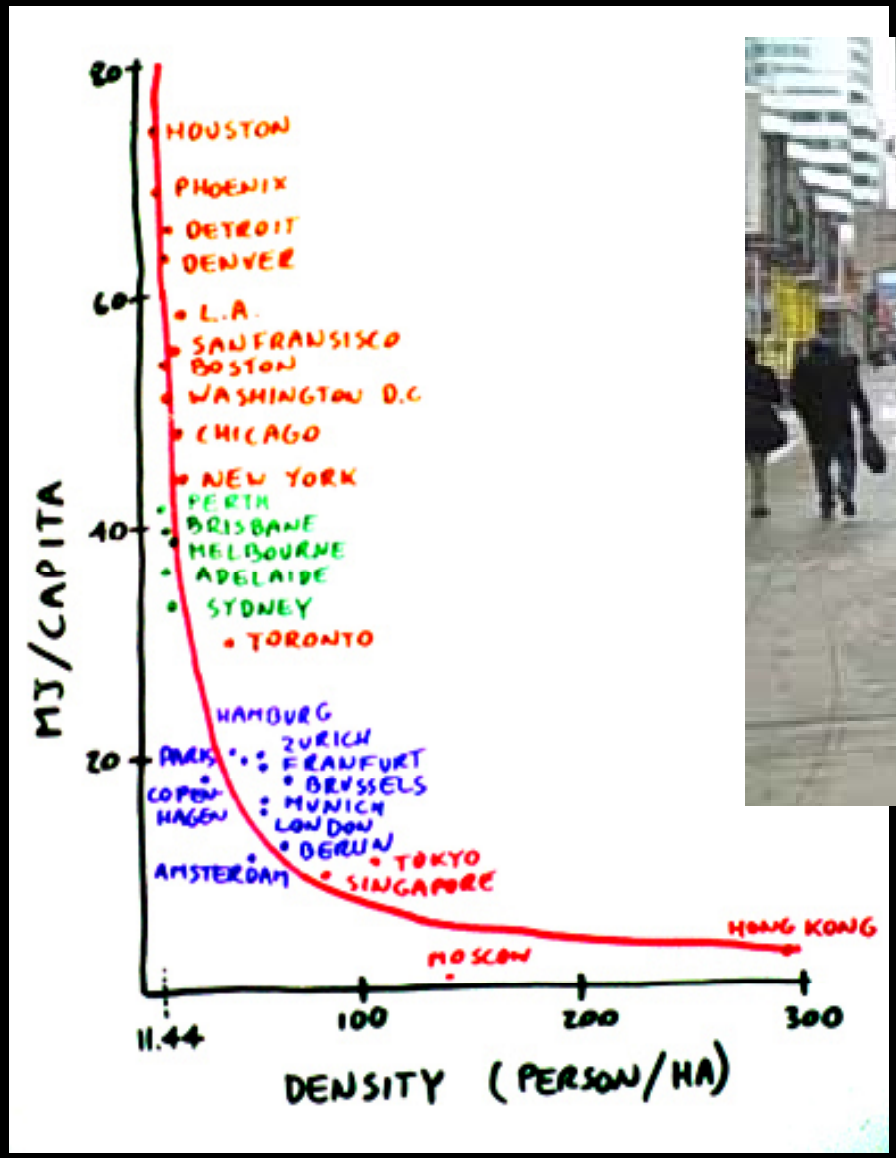
walking

- 20 minute hike further than avg walk in a week
- distance walked in one week
  - 1.4 miles
  - 350 yards per day
- 93% of trips = car

jobs / housing



commute shift



growth

policy must adapt

growth discssion is about more than just traffic & school congestion - pushes growth out

- transit proximity
- connectivity
- environment
- diversity
- design
- wow factor

two themes

still measure school/transport capacity

bring smart growth into the mix

growth policy

apf tests to encourage smart projects - lower transportation demand & carbon emissions

- transit proximity
- leed neighborhood
  - basic services
- jobs / housing balance
- minimum density
  - California 375

smarter growth

½ mile of transit
- **100% PAMR offset**

½ mile of basic services
- **50% PAMR offset*****

minimum requirements
- **50% FAR for residential uses**
- **minimum of 75% of the allowable density**
- **energy efficiency or energy production**

guide smarter growth by

- encouraging infill development
- thinking in terms of carbon
- affordable housing near transit/basic services
- apf trading

The people are coming. We need to create the social & economic conditions to enable people to interact locally & globally.

The best places in the future will be those that do this well - creating “quality of place”

Conclusion ?

managing growth

- master plans - what / where
- zoning - how
- agp - when

jobs/housing

2009 - urban areas - 4.64 to 1.11 outside

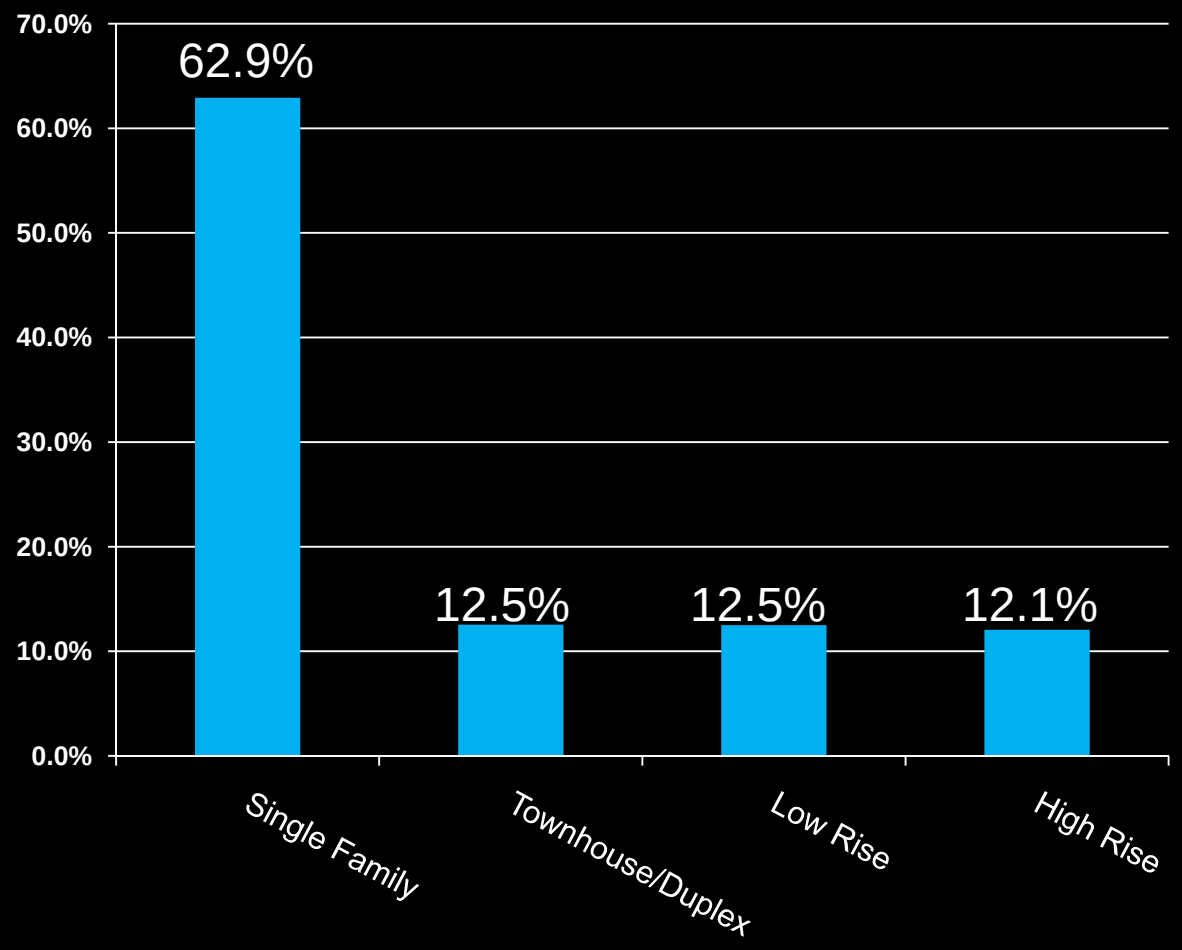
2030 - 2.74 in urban areas to 1.31 outside

about the future

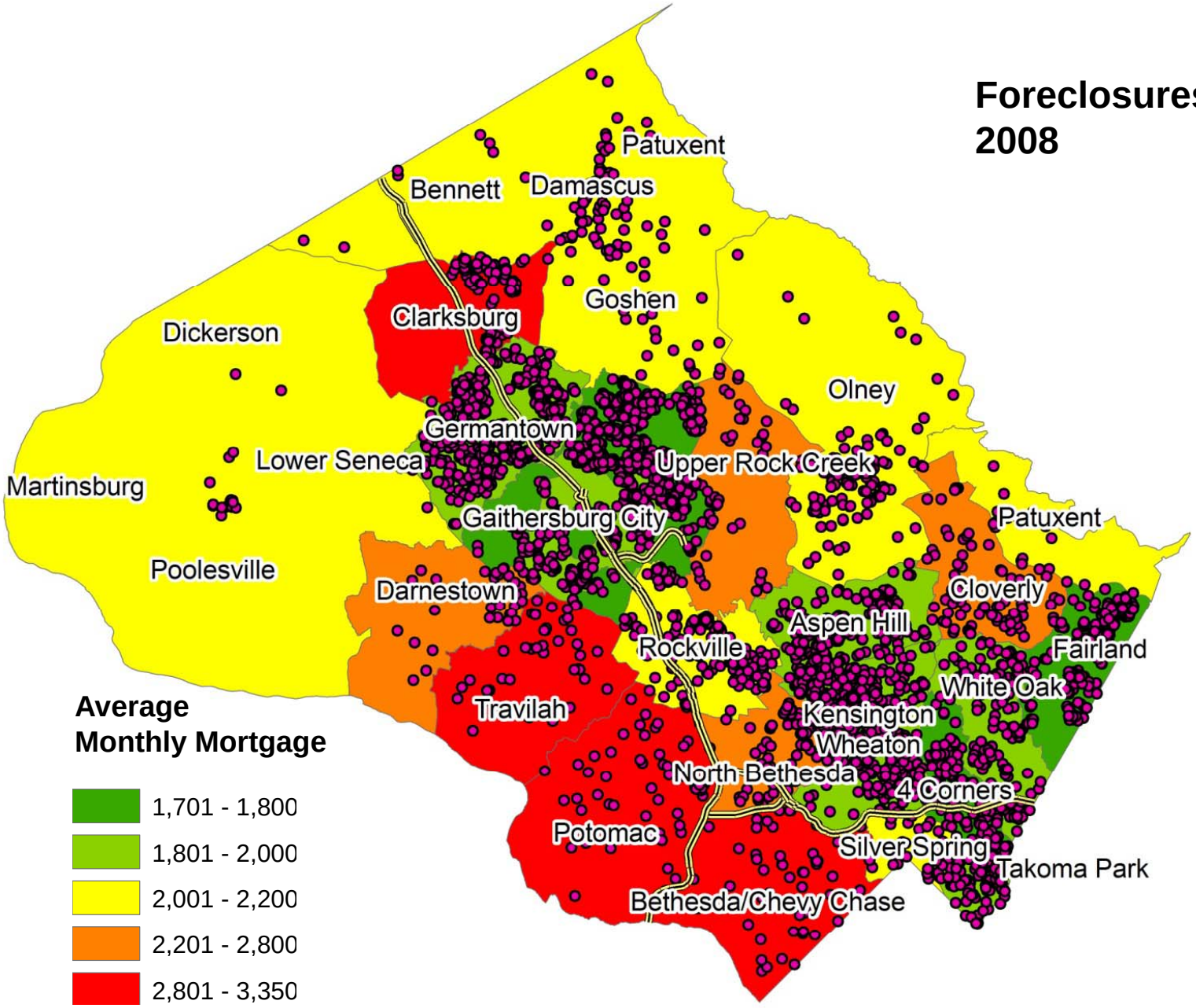
- aging population
- affordability for current & future residents
- reducing the cost of infrastructure
- greener development

where do people over 65 live?

1/3 in silver spring zip codes



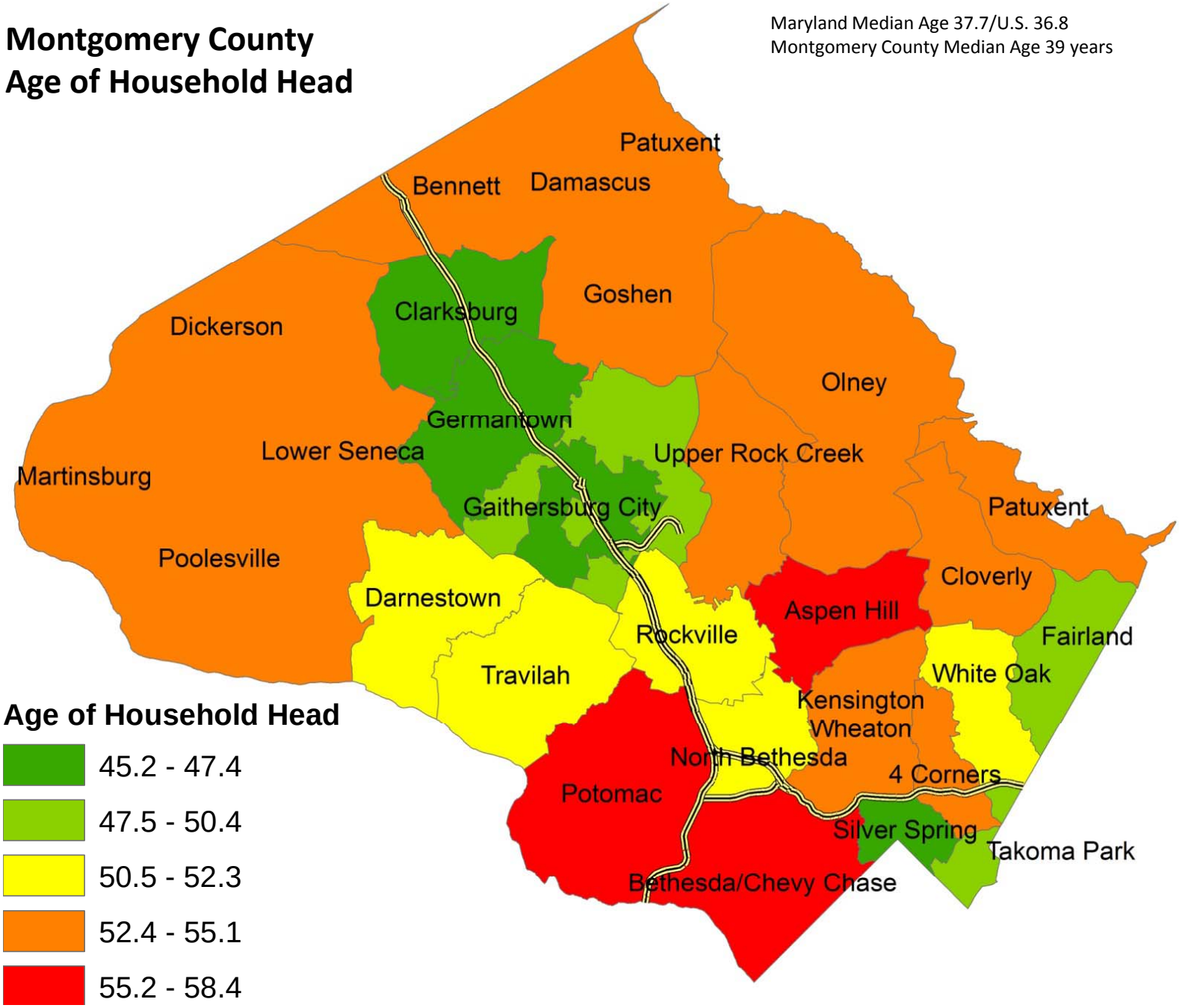
Foreclosures 2008



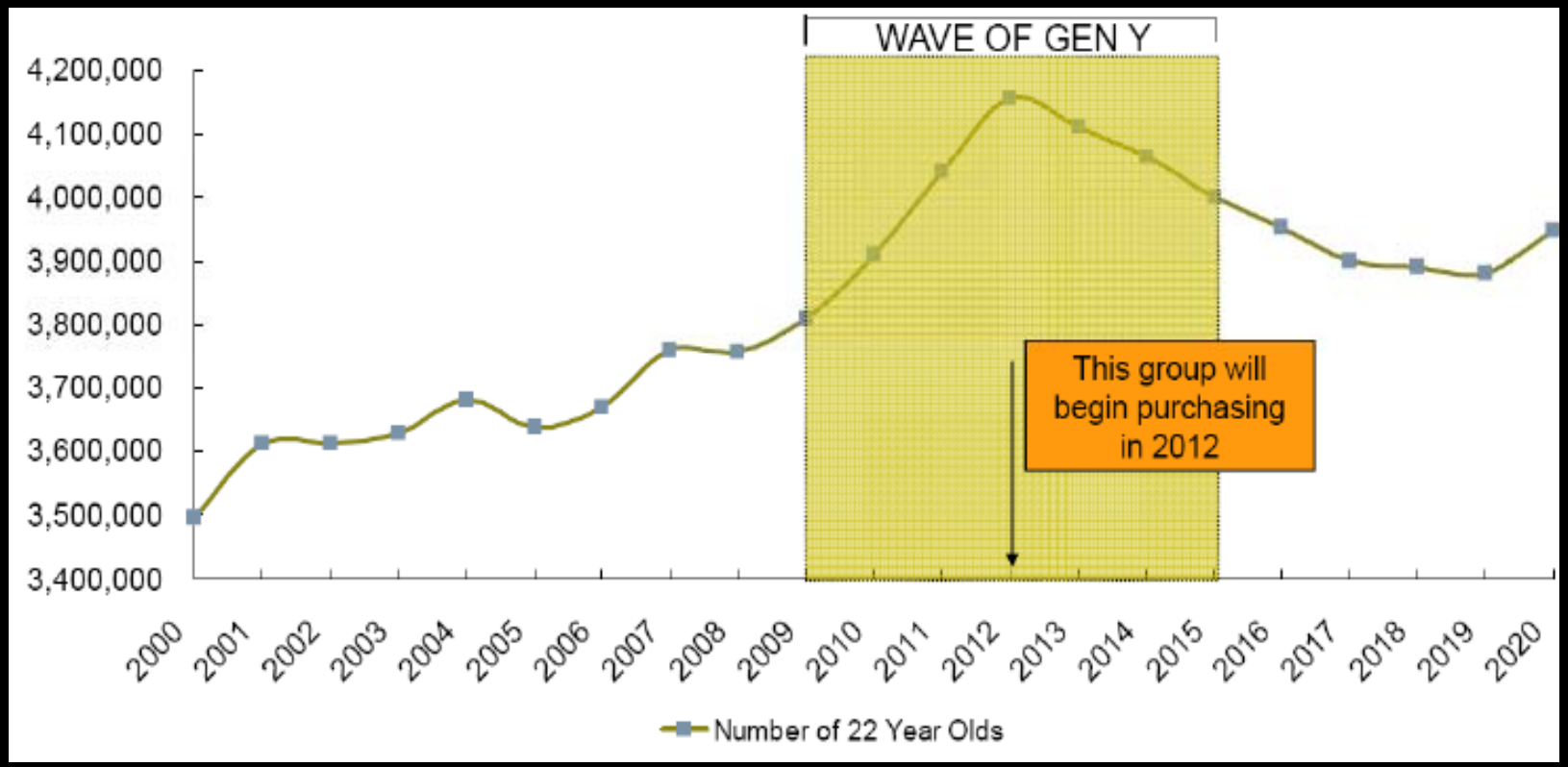
5,390 foreclosed properties in 2008

Montgomery County
Age of Household Head

Maryland Median Age 37.7/U.S. 36.8
Montgomery County Median Age 39 years



gen Y grads enter rental market in 09 start buying in 2012



source - RCLCO

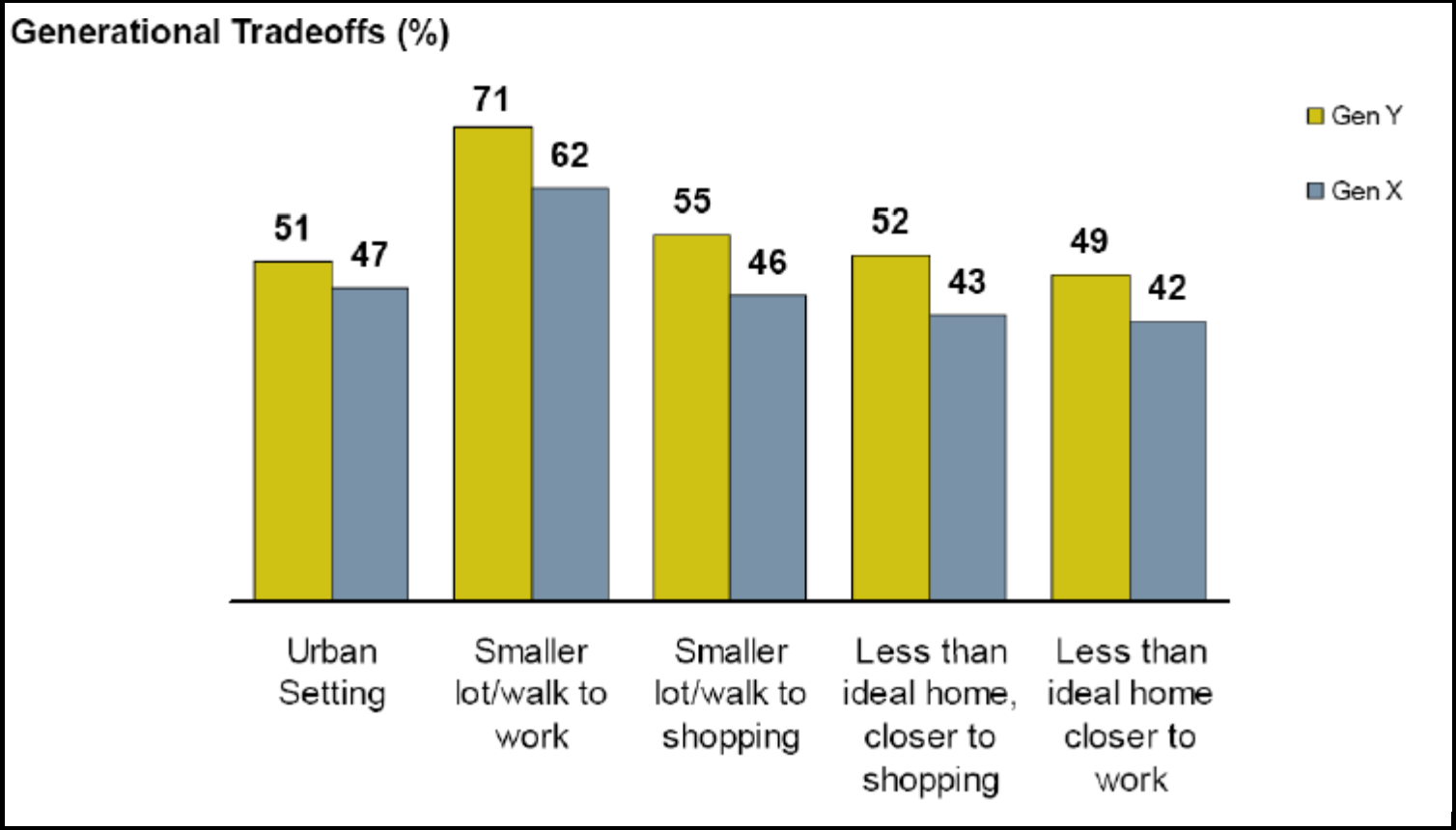
generation Y

41% plan to rent for minimum of 3 years

77% plan to live in an urban core

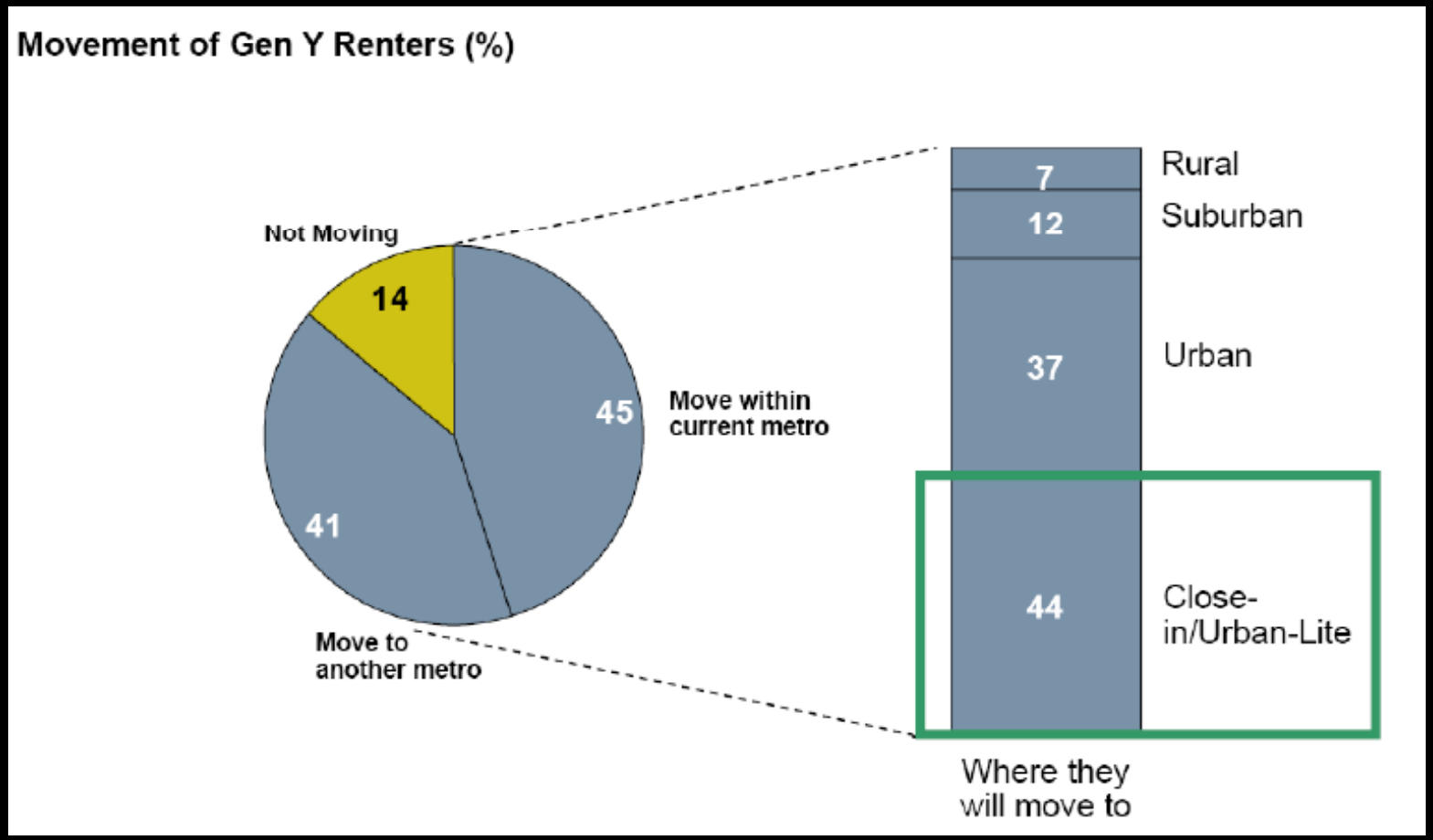
source - RCLCO

gen Y grads place > value on community than home



source - RCLCO

where do future residents want to live?



source - RCLCO

meaning new grads are more concerned about greener / walkable communities with smaller units & less about how many lanes there are in the road

preparing for the future

- fed legislation - HR 2454 Climate Change
- s. 222 Transportation Efficiency
  - land use regs
  - growth to job centers / public facilities
  - use existing infrastructure
  - promote mixed uses / alternate modes

national academies

- regional role in growth management
- primary opportunity for > density = suburbs
- encourage gov't policy
  - compact development
  - mixed use
  - green house gas reduction
    - 5% to 25%

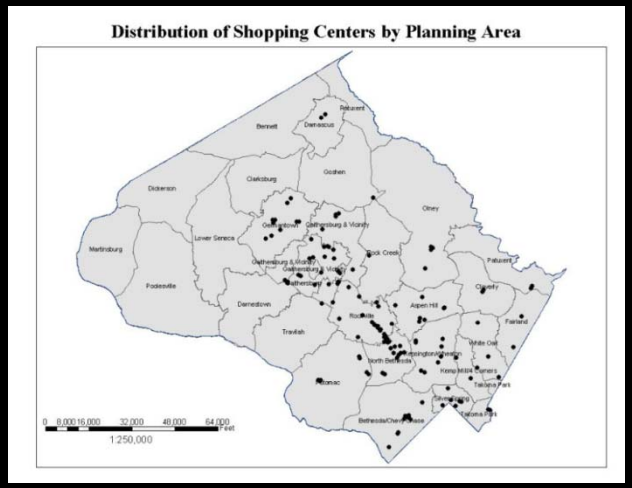
our next steps

- we believe growth policy should be about more than traffic & school capacity

- our thinking is consistent with federal state & regional legislation

- this type of thinking will provide for aging population & attract gen Y

wholistic approach to quality of place

change

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