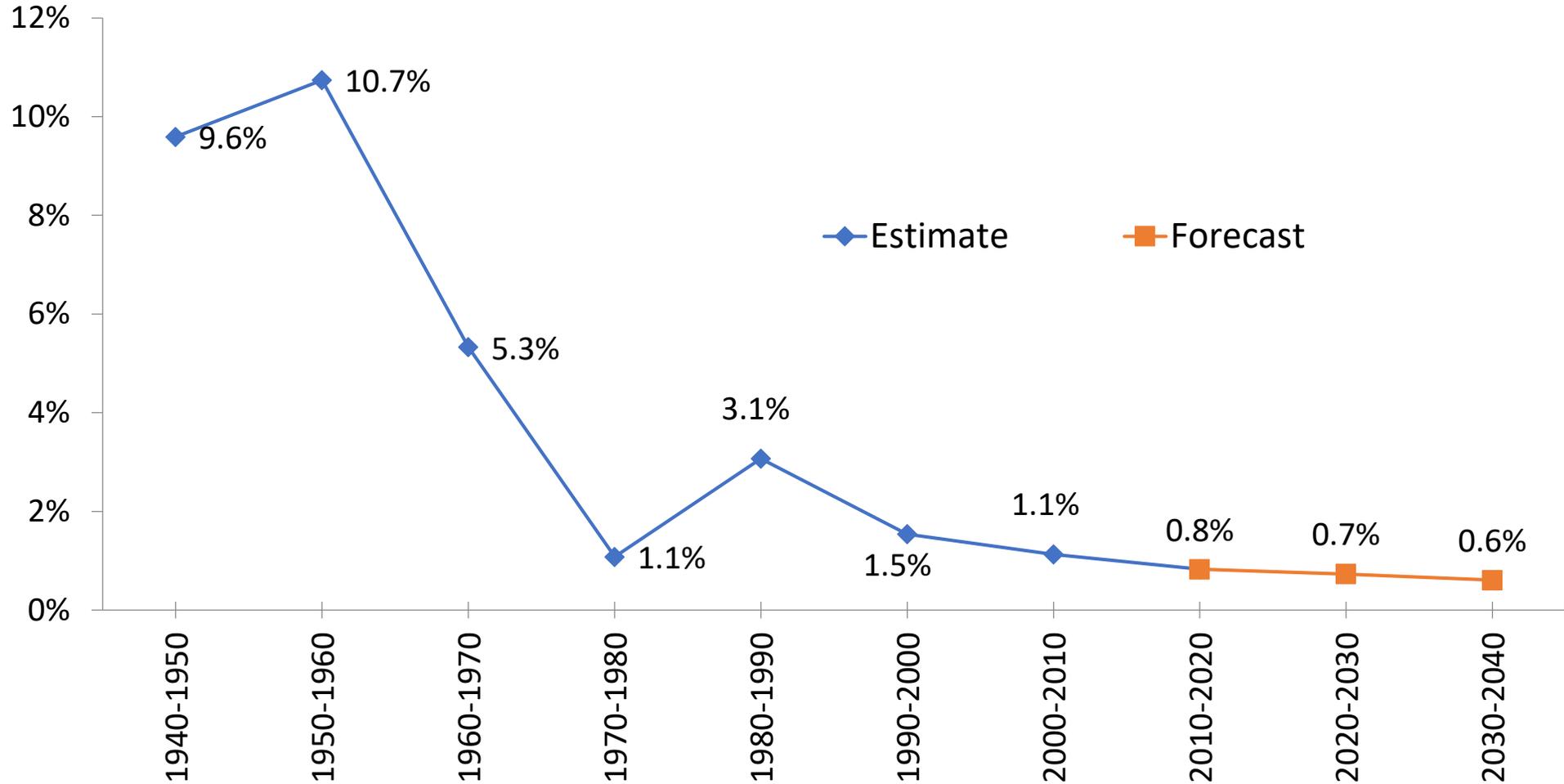


MD Sustainable Growth Commission

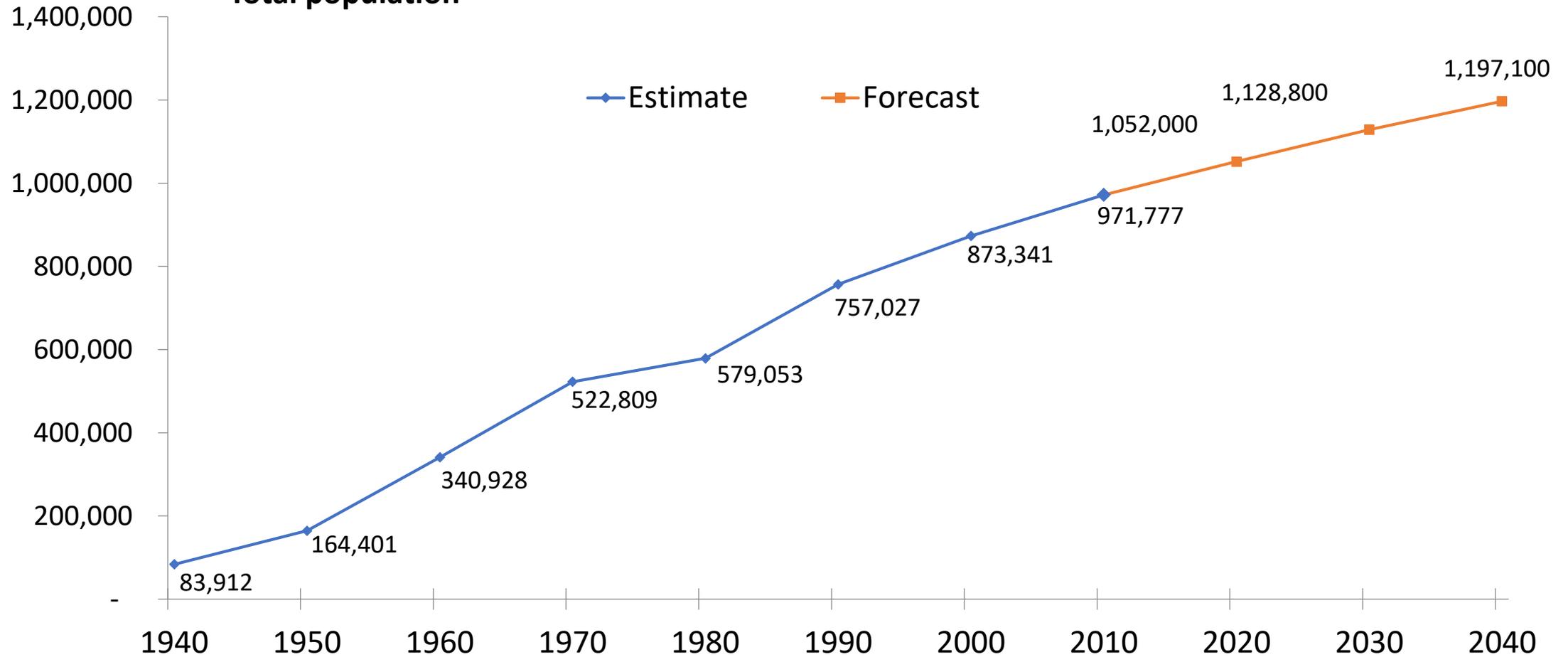
Casey Anderson, Chair, Montgomery
County Planning Board
November 26, 2018

Average population growth rate by decade



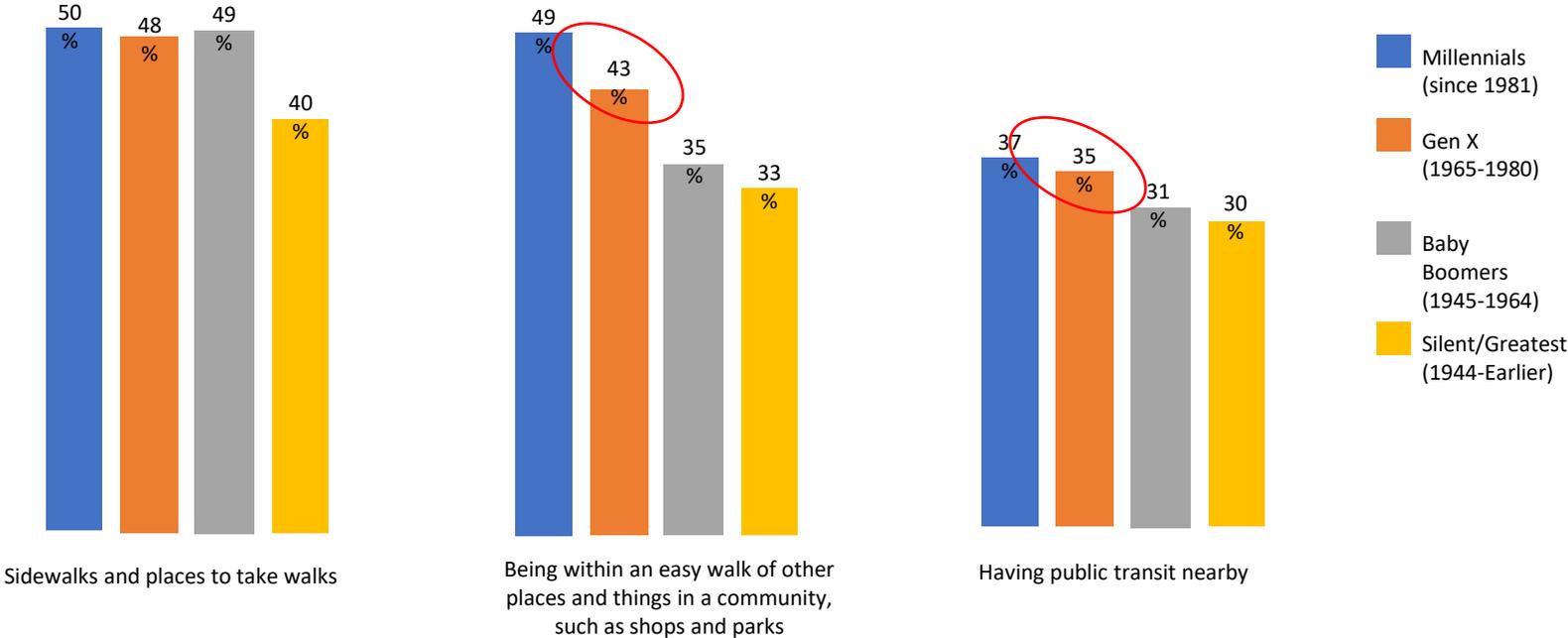
Source: 1940-2010 Decennial Census, U.S. Census Bureau; Metropolitan Washington Council of Government Forecast Round 9.1, Research and Special Projects

Total population



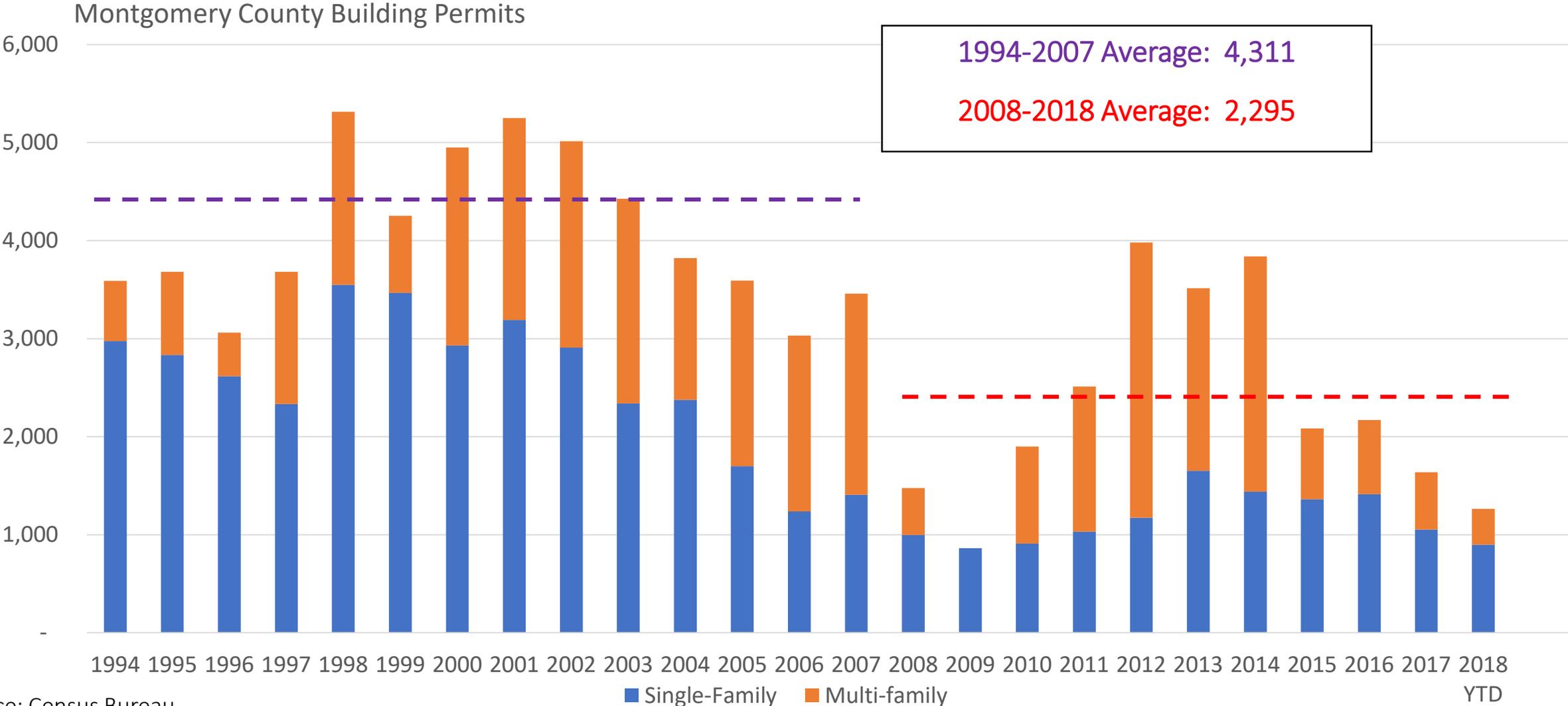
Source: 1940-2010 Decennial Census, U.S. Census Bureau; Metropolitan Washington Council of Government Forecast Round 9.1, Research and Special Projects

2017 U.S. Living Preferences (% Noting as "Very Important")



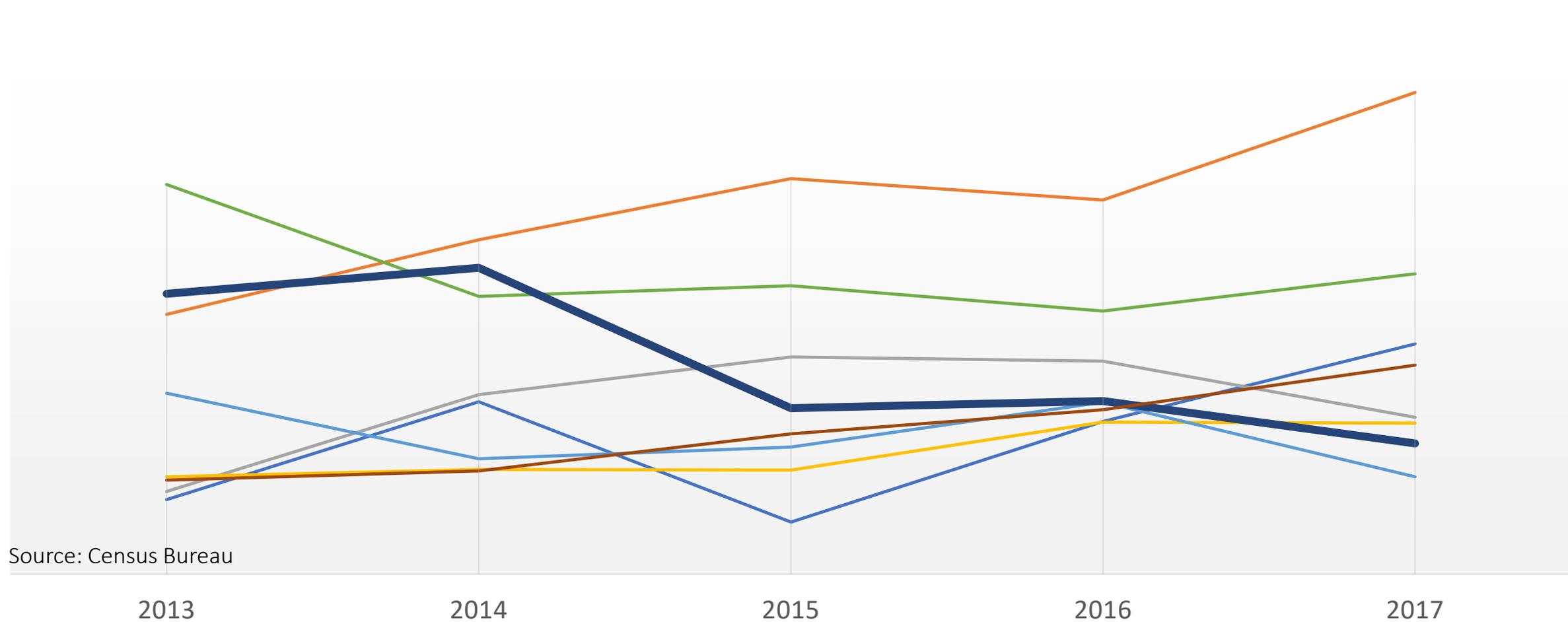
Source: 2017 Community and Transportation Preferences Survey, National Association of Realtors

DECREASING RATE OF NEW HOUSING



Source: Census Bureau

Regional Building Permits



— Arlington County, VA

— District of Columbia

— Fairfax County, VA

— Frederick County, MD

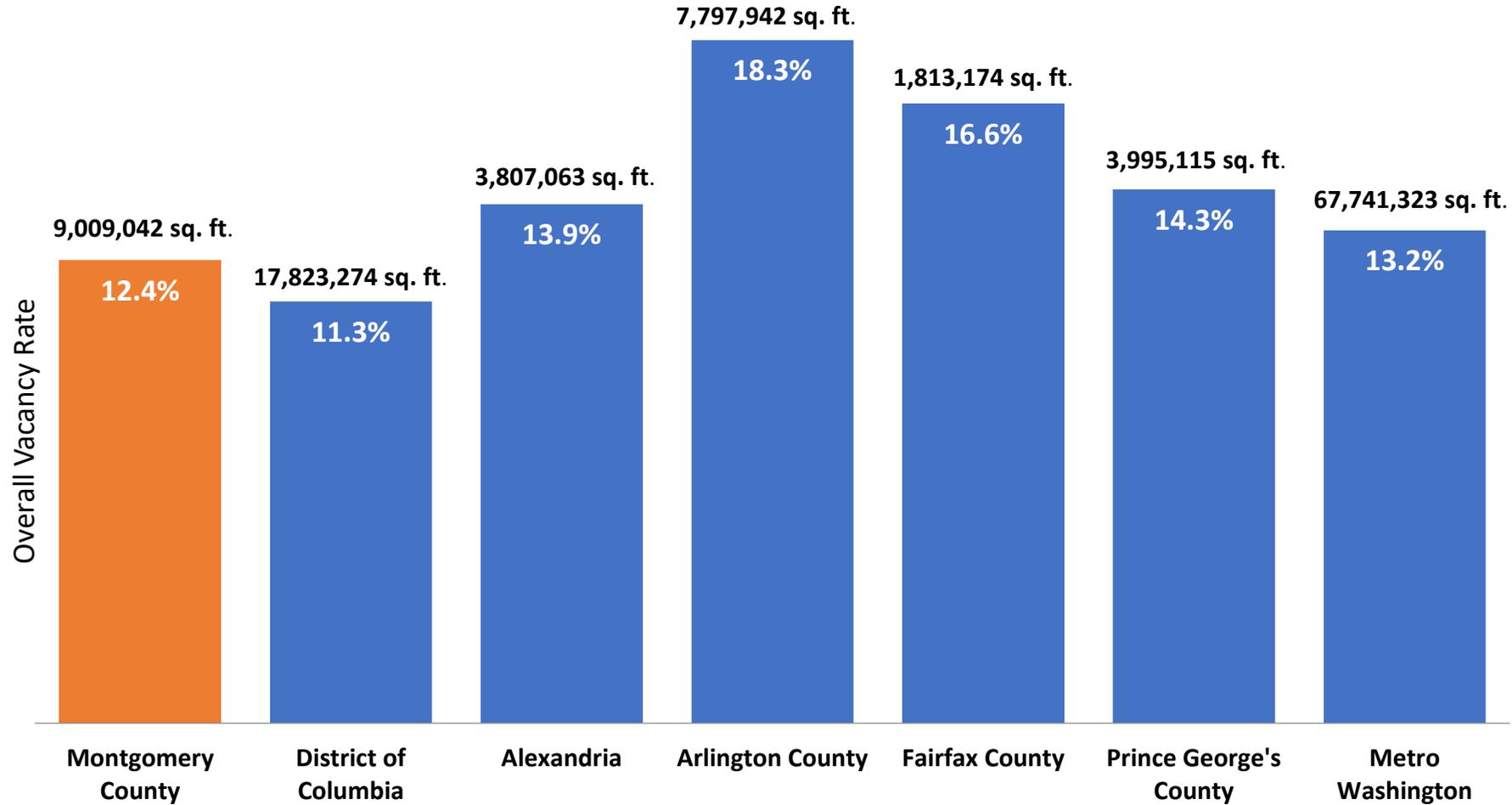
— Howard County, MD

— Loudoun County, VA

— Montgomery County, MD

— Prince George's County, MD

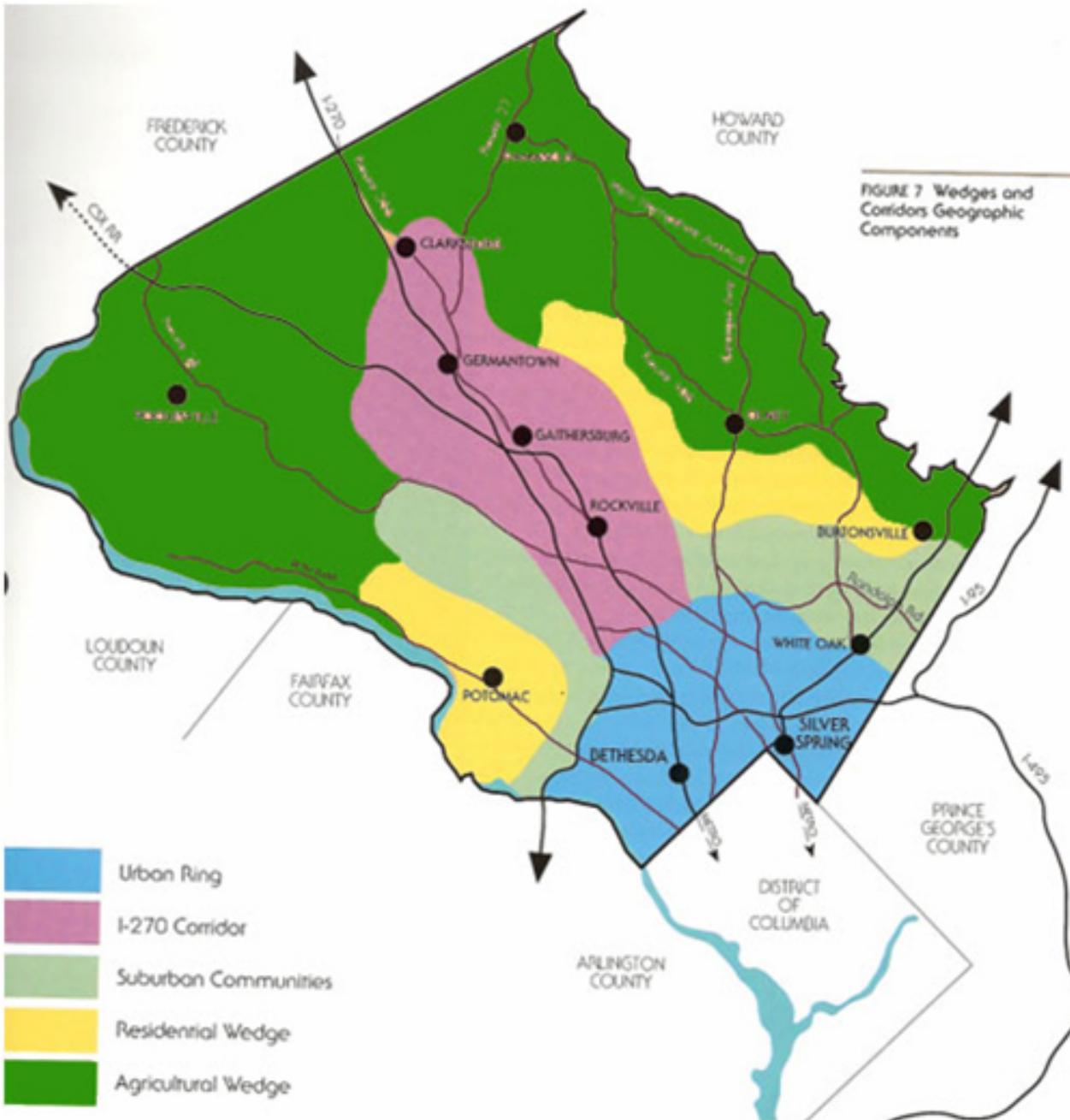
OFFICE VACANCY RATES BY JURISDICTION, 2018 Q2



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

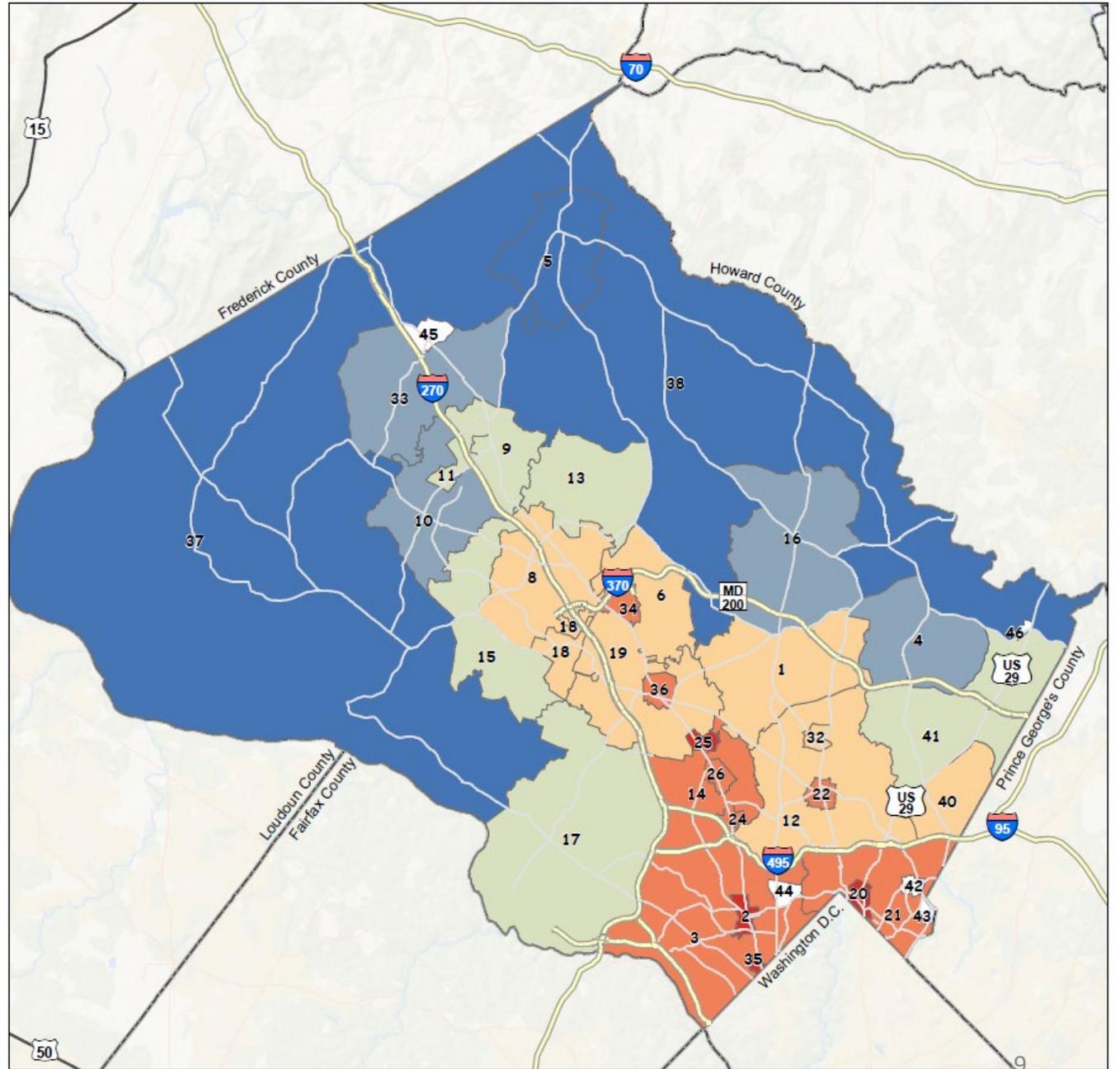
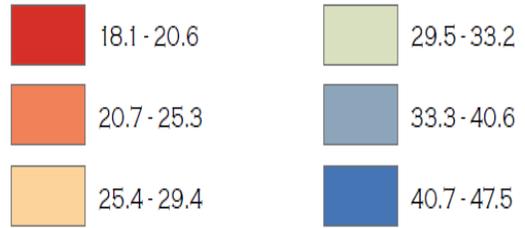
Development Corridors:

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

Transit-Oriented Development Centers:

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

DAILY HOUSEHOLD VMT BY POLICY AREA



Environmental Constraints - Composite

Hydrological:

- Wetland Buffers
- Streams

Erodible soils

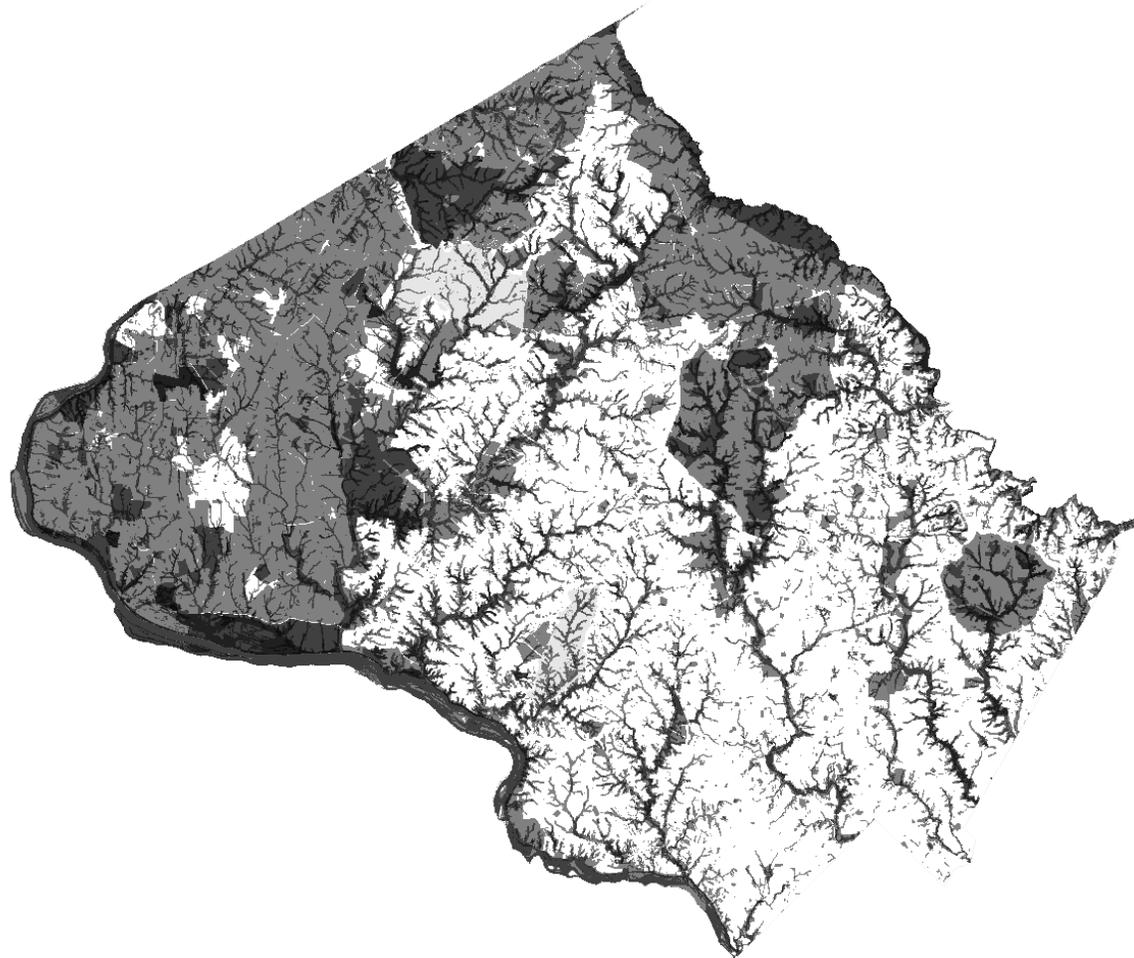
Parks & Biodiversity areas

Agricultural Reserves

Special Protection Areas

Forest Conservation

Easements



Area Constrained = 248,000 Acres 77%

Man-Made Constraints - Composite

11

Utility Sites

- WSSC
- Transmission Lines

Transportation

Infrastructure

- Metro
- Rail
- State Roads
- Federal Highways

Government Ownership

Rustic Roads

Public Education

Historic Preservation

Exhausted TDR's

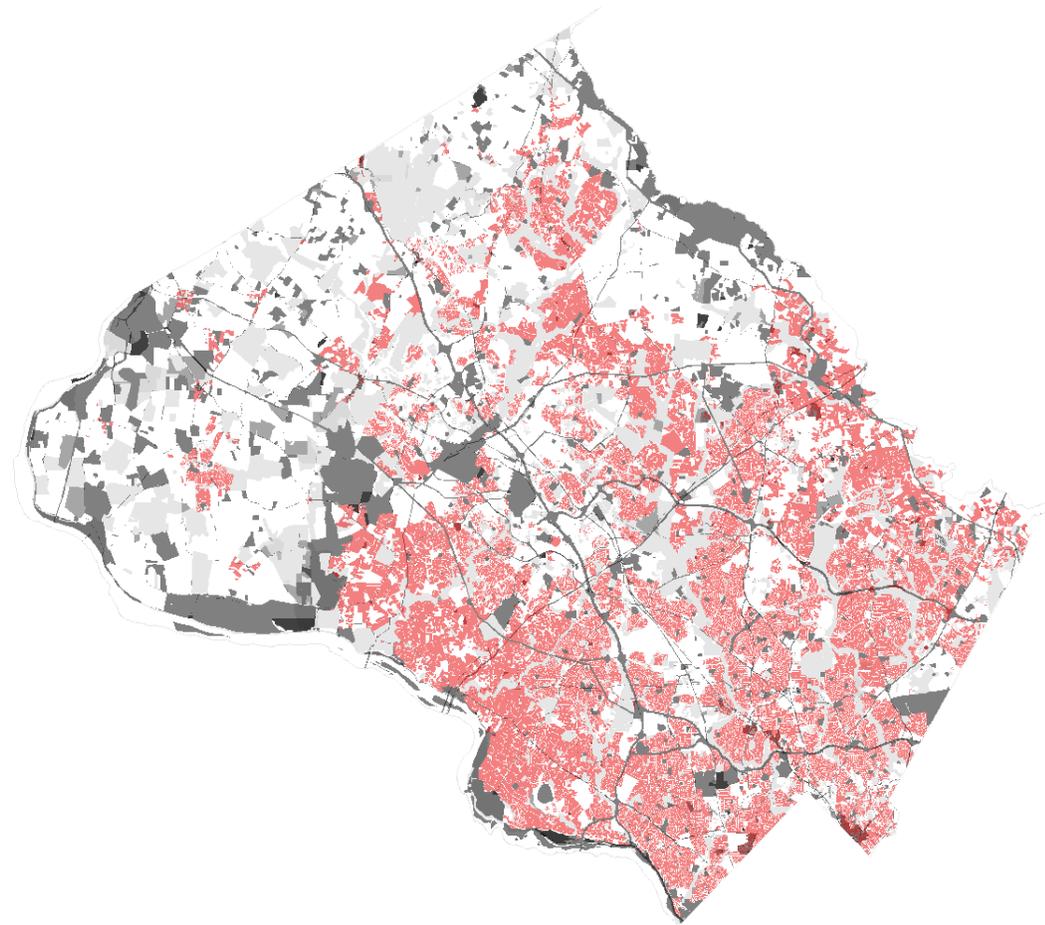
Rock Quarries

Regulated Affordable Housing

Private Institutional

Common HOA Ownerships

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

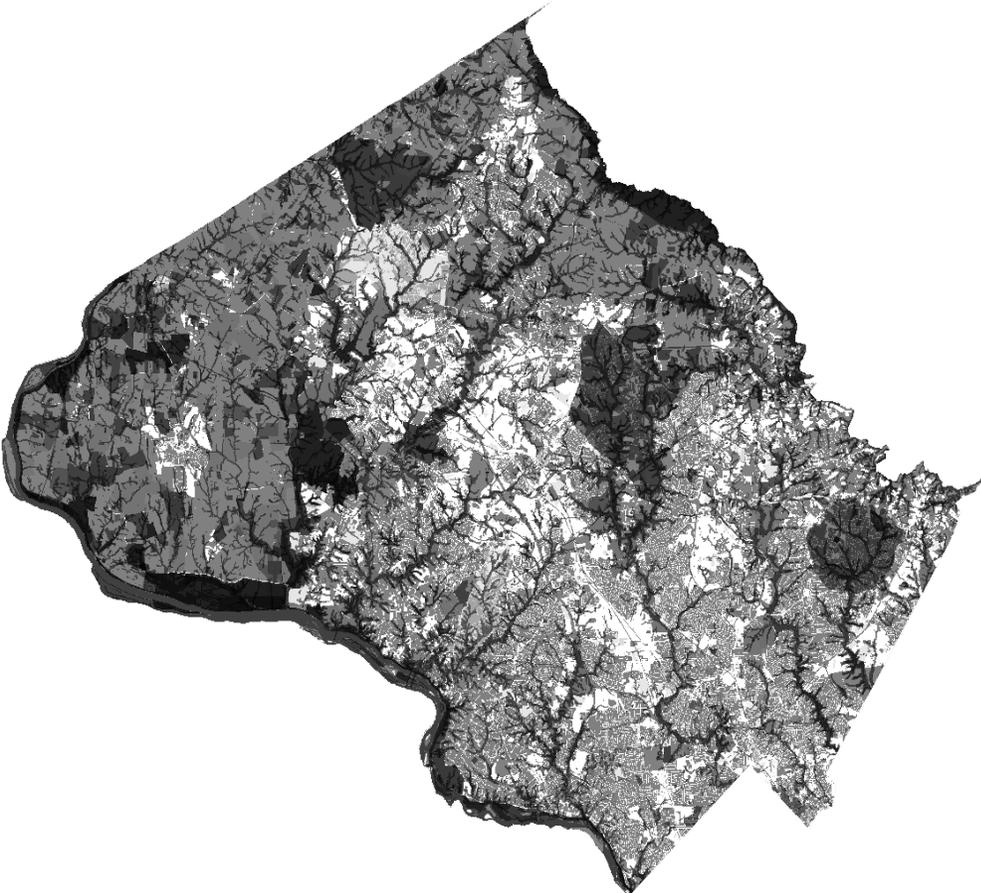
Rock Quarries

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

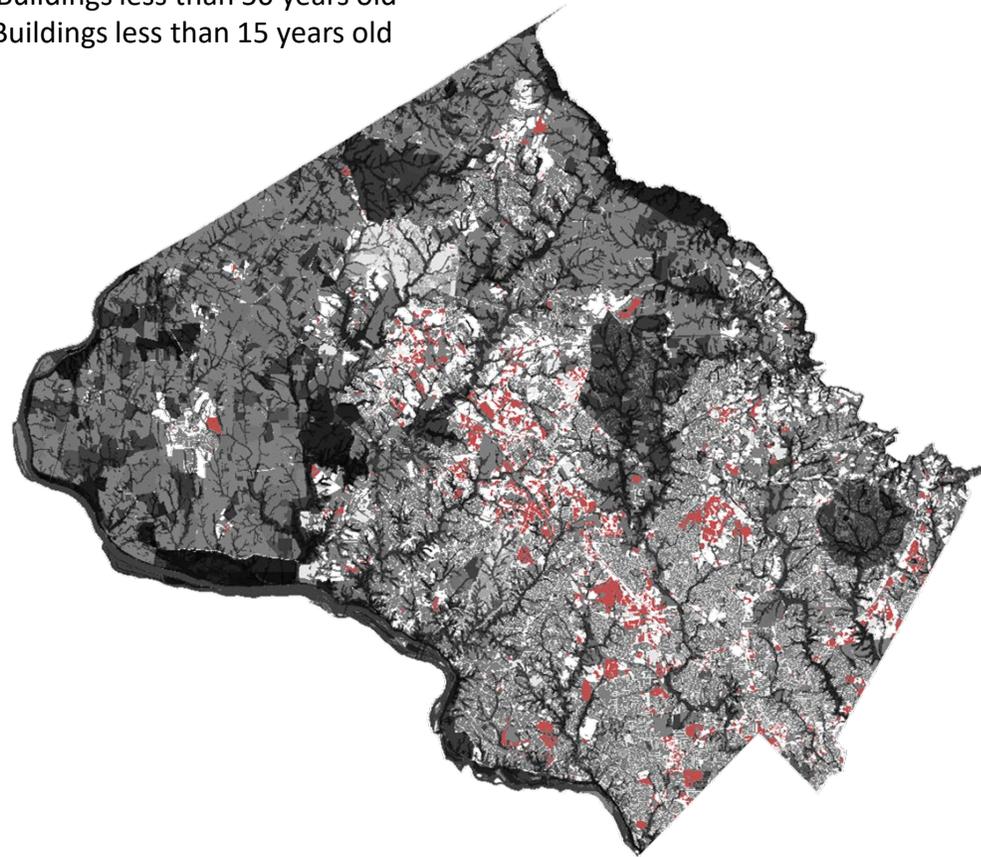
Hydrological
Streams
Wetland Buffers
Erodible soils
Parks & Biodiversity areas
Agricultural Reserves
Special Protection Areas
Forest Conservation Easements

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

Qualifiers

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



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

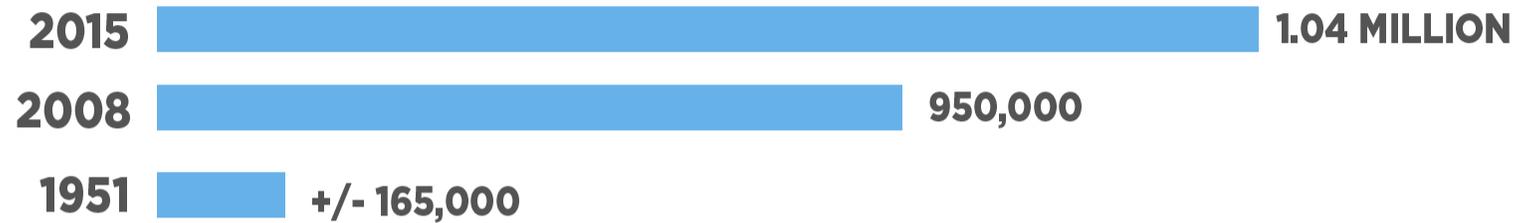
Post-construction runoff: 18,166.70 cu/ft

SWM Treatments:

- Green roof
- Bioretention
- Silva cells

- and we've increased forest cover over the last 60 years while adding 1 million residents.

POPULATION



PERCENT OF FOREST COVER



Source: Montgomery County Planning Department