



APPENDICES

APPENDIX A

Compliance with state law requirements

Maryland law requires local jurisdictions and agencies to meet specific standards and requirements for the exercise of planning authority delegated by the state. In Montgomery County, these requirements are usually met through new master plans, which amend the General Plan. In some cases, state planning requirements are met through the adoption of county regulations or guidelines, which are summarized below and are incorporated by reference.

12 Visions of the State Planning Act

Maryland's 2009 Planning Visions law created 12 "visions" to guide sound growth and development policy. The visions address quality of life and sustainability; public participation; growth areas;

community design; infrastructure; transportation; housing; economic development; environmental protection; resource conservation and stewardship, and implementation.

Thrive Montgomery 2050's goals and policies are consistent with and support these visions:

1. Quality of Life and Sustainability

Thrive Montgomery 2050 makes recommendations designed to improve the quality of life of the county's residents by making

2. Public Participation

The Plan has been developed with broad and deep engagement with neighborhood organizations, businesses, cultural groups, religious institutions and other stakeholders. The role of land use, transportation and park planning in building civic capacity and social capital is among its central themes.

3. Growth Areas

Thrive Montgomery 2050 proposes that almost all new residential and non-residential development should be located in existing and planned population and business centers near existing and planned transit such as the Metro rail stations and the bus rapid transit (BRT) corridors. All of these places are within the county's Priority Funding Areas.²

4. Community Design

The Plan emphasizes the importance of design excellence in creating Complete Communities that are attractive and lovable, foster social engagement, build a stronger sense of community, and create social and economic value.

5. Infrastructure

The Plan concentrates future growth in transit accessible places where infrastructure to support current and planned growth is either



6. Transportation

A safe, efficient, and multimodal transportation system with transit as the predominant mode of travel is key to creating economically resilient, equitable, and sustainable communities. The Plan emphasizes walking, biking, rolling and other non-motorized modes of travel with emphasis on moving people rather than vehicles. The plan's recommendations for reducing travel by car are critical to meeting the county's goal of eliminating greenhouse gas emissions by 2035.

7. Housing

The Plan emphasizes the need to produce more housing of all types and sizes, especially near transit, for a range of incomes to deal with the housing affordability crisis. It recommends a range of mechanisms such as rezoning for a wider variety of residential building types and adopting innovative financing and construction techniques to increase housing choices for a diverse and aging population.

8. Economic Development

The Plan is based on the idea that a compact form of development with a mix of uses and forms and high quality parks and public spaces supported by infrastructure designed to make walking, rolling, and riding transit attractive and convenient is the best way to make communities attractive to employers who need highly educated workers and want to take advantage of public and private health care and technology related assets in the county and within the Washington region

includes ambitious recommendations designed to reduce vehicle miles traveled, encourage more energy efficient buildings, and a variety of other steps to cut greenhouse gas emissions, protect water quality, and enhance tree cover and other environmental resources.

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10. Resource Conservation

The Plan's recommendations on Complete Communities; compact development; heavier reliance on walking, cycling, rolling, and transit with reductions in vehicular travel; stewardship of parks and land conservation; and other environmental management strategies such as stream restoration will help protect and conserve the county's waterways, forests, farmland, and other natural resources.

11. Stewardship

Thrive Montgomery 2050 provides policy guidance to be implemented by numerous public and private entities. Successful implementation will require sustained support from government agencies, businesses, community-based organizations and residents.

12. Implementation

Thrive Montgomery 2050 emphasizes the importance of indicators to track progress and evaluate how new ideas and proposals will help achieve the Plan's objectives. It discusses the roles of public agencies, the private sector and the community in implementing the Plan's ideas. It provides high level guidance on funding sources that will be tapped to support capital investments as well as the need to identify new funding sources and financing strategies. It also describes the policy and regulatory tools available for implementation.

Senate Bill 236—Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236)

Senate Bill 236 (SB 236) requires local jurisdictions to map and adopt specified growth tier designations to limit the proliferation of onsite sewage disposal systems and protect and conserve agricultural and other open space land.

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The law stipulates the creation of four tiers of land use categories to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system will serve them. It includes a four-tier classification for all areas within a jurisdiction:

- Tier I - Areas currently served by sewerage systems.

In Montgomery County, the sensitive areas element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process.

- Tier II - Growth areas planned to be served by sewerage systems.
- Tier III - Areas not planned to be served by sewerage systems. These are areas where growth on septic systems can occur.

The Tri-State Stone quarry is located in a residential development, is zoned R-200, and is a legal non-conforming use as the quarry and building supply operation predate implementation of the zone. Like similar nearby mines that were eventually closed and redeveloped as residential areas, the Tri- State quarry will be also be evaluated for reclamation and redevelopment when it closes.

- Tier IV - Areas planned for preservation and conservation.

Montgomery County implemented SB 236 by adopting a Tiers Map through an amendment to the county's subdivision regulations (codified at Chapter 50, §50.4.3 of the County Code). The official map displaying the county's Growth Tier areas is located on the Planning Department's website and is incorporated by reference into Thrive Montgomery 2050.

Economic Growth, Resource Protection, and Planning Act of 1992, as amended

Sensitive Area Element

The 1992 Economic Growth, Resource Protection, and Planning Act required local jurisdictions to adopt a "sensitive areas" element designed to protect sensitive areas from the adverse effects of development. Sensitive areas include streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, wetlands and other areas in need of special protection.

In Montgomery County, the sensitive areas element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process.

House Bill 1141 Land Use Planning – Local Government Planning, 2006 (HB 1141)

Water Resources Element

Local jurisdictions are also required to include a water resources planning element in their comprehensive plans. This element ensures that drinking water and other water resources will be adequate and suitable receiving waters and land areas will be available to meet stormwater management and wastewater treatment and disposal needs of existing and future development. Montgomery County met this requirement through its Water Resources Functional Plan, which was approved by the County Council in July of 2010 and adopted by the full Commission in September 2010.

Mineral Resources Element

HB 1141 also requires local jurisdictions to include a mineral resources element in their comprehensive plans, if current geological information is available.

There are currently only two remaining mineral extraction operations in the county: The Aggregate Industries Travilah Quarry near Rockville; and the Tri-State Stone quarry on Seven Locks Road near River Road. The Travilah Quarry is zoned Heavy Industrial (IH), covers over 320 acres and is over 400 feet deep in places. It produces much of the aggregate used in construction for the National Capital Region. The Tri-State Stone quarry is a 21.5-acre operation that produces natural stone (mica-schist quartzite) products for residential construction. Both quarries still have significant reserves and are expected to be in operation for some years to come.

When the quarries are depleted or otherwise closed, the sites will be reclaimed for other uses. In the case of the Travilah Quarry, studies have long been underway by the Interstate Commission on the Potomac River Basin, the Washington Suburban Sanitary Commission, the Metropolitan Washington Council of Governments, DC Water, and the Washington Aqueduct to use the open pit as an emergency water supply reservoir. The Potomac Master Plan recommends that should redevelopment of the area of the quarry that is not needed for the reservoir be proposed prior to another master plan amendment, an advisory group will be formed to provide the opportunity for public review.

The Tri-State Stone quarry is located in a residential development, is zoned R-200, and is a legal non-conforming use as the quarry and building supply operation predate implementation of the zone. Like similar nearby mines that were eventually closed and redeveloped as residential areas, the Tri-State quarry will be also be evaluated for reclamation and redevelopment when it closes.

Given the dwindling of commercially viable mineral deposits throughout the county, the preferred use of land in the Agricultural Reserve for agriculture, and the importance of the two large sole-source aquifers in the county, new operations to extract mineral resources are not currently expected. All existing or new mining operations will continue to be guided by master plans and other applicable law.

APPENDIX B

Glossary

Accessory Dwelling Unit (ADU): A residential unit on the same lot as an existing single-family dwelling that is subordinate to the main dwelling and used as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping. It can be within the main structure of the house, an addition to the main structure, or a separate structure on the same lot.

Active transportation: Non-motorized forms of transportation, such as walking, biking and rolling via wheelchair, scooter, or other conveyance.

Affordable housing: Housing that is either built under a government regulation or a binding agreement that requires the unit to be affordable to households at or below specified income levels or that is available at market prices that achieve the same result(naturally occurring affordable housing). The moderately-priced dwelling unit (MPDU) program's income requirements typically set the price of units at levels affordable to households earning 65 percent of area median income (AMI) for garden apartments, and 70 percent (AMI) for high-rise apartments.

Agricultural Reserve: A designated area of Montgomery County planned and zoned primarily for agricultural uses that includes the majority of the county's remaining working farms and certain other non-farm land uses.

Area median income (AMI): The midpoint of a region's income distribution – half of households in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.

Attainable housing: Housing that is both affordable to households at a range of income levels and suitable for needs of these households. Implicit in the concept of attainable housing is the idea that a range of housing options (type, size, tenure, cost) exists in the local market.

Commented [A3]: Add more information: the number of acres in the AR and the percent of county land it contains, when it was established. Mention main other purposes such as forest conservation, recreation areas.

Commented [A4]: This definition is not helpful as it will change as circumstances change. Planning and PB seem to have settled on this definition but for the public is it very fuzzy and incomplete.

Biophilic design: The practice of designing the built environment with a focus on connecting people with nature. See more on <https://www.metropolismag.com/architecture/what-is-and-is-not-biophilic-design/>

Built environment: Any manmade building, structure, or other intervention that alters the natural landscape for the purpose of serving or accommodating human activity or need. It includes cities, buildings, urban spaces, infrastructure, roads, parks, and any ancillary features that serve these structures.

Bus rapid transit (BRT): A fixed-guideway transit system where buses operate in dedicated lanes, either physically or through signing and marking, distinct from general purpose lanes used by automobiles. BRT systems also typically include off-board fare collection systems and advanced transit information systems.

Capital Improvement Program (CIP): A six-year comprehensive statement of the objectives with cost estimates and proposed construction schedules for capital projects and programs for all agencies for which the county sets tax rates or approves budgets or programs. Examples include the construction of public schools, street maintenance, and parks improvements.

Centers of activity – key term that needs to be defined here.

~~Central Business Districts (CBDs): downtowns or major commercial centers. Montgomery County has four areas officially designated in the County Code as Central Business Districts: Bethesda; Friendship Heights; Silver Spring; and Wheaton.~~

Civic capacity: The capacity of individuals in a democracy to become active citizens and to work together to solve collective problems and of communities to encourage such a participation in their members.

Climate Action Plan: In July 2019, Montgomery County launched a planning process to develop prioritized actions and strategies to meet the county’s greenhouse gas emissions reduction goals. The county released a draft Climate Action Plan in 2020.

Climate change: A change in global or regional climate patterns, particularly the change apparent from the late 20th century onwards attributable largely to increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Co-housing: Semi-communal housing consisting of a cluster of private homes and a shared community space (such as for cooking or laundry facilities).

Co-location: Locating more than one public facility in one place. For example, locating a library and a park on the same property or next to each other.

Commercial centers: A broad grouping of areas of high commercial activity with a concentration of jobs, retail, housing, transit and other ancillary uses and support services. It includes ~~central business districts,~~ downtowns, and town centers.

Communities – Needs to be defined.

Compact building design – needs to be defined

Compact form of development: The practice of consolidating development of the built environment in ways that place buildings and infrastructure close together to reduce walking, biking, or driving distances and to make efficient use of land. According to Growing Cooler, The Evidence on Urban Development and Climate Change, “The term “compact development” does not imply high-rise or even uniformly high density, but rather higher average “blended” densities. Compact development also

Commented [A5]: Central Business Districts (CBD) deleted because according to Planning, the term is no longer used.

Commented [A6]: An outdated term no longer used in the county and no CBDs remain. Remove from glossary and narrative text.

Commented [A7]: This is a very simplistic definition. This one is from <https://www.aspeninstitute.org/wp-content/uploads/files/content/docs/rcc/CommunityBuildingCivicCapacity.pdf>: “Thus civic capacity will be defined as including the following:

- Ability to engage with the public domain
- Capacity to influence the social agenda
- Capacity to access public and private sector resources
- Capacity to influence the physical and social environment

It involves a variety of disparate components including the formation of goals achievable through civic engagement, knowledge and skills required for civic action, relationships of both solidarity and power, and other social and economic resources needed to achieve goals.”

Commented [A8]: What is the difference between this and compact building design?

features a mix of land uses, development of strong population and employment centers, interconnection of streets, and the design of structures and spaces at a human scale.”

Community land trust: A homeownership mechanism used to ensure long-term housing affordability. The trust acquires land and maintains ownership of it permanently. The trust enters a long-term, renewable lease with prospective homeowners instead of a traditional sale. When the property is sold, the homeowner earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low- to moderate-income families.

Concentration of poverty: Neighborhoods where a high proportion of residents live below the federal poverty threshold.

Conditional use: A conditional use, previously known as a “special exception,” is a use that is not permitted as a matter of right in the zone where it is located but may be allowed subject to a review process administered by a hearing examiner.

Condominium: [should be defined here](#)

Congestion pricing: Congestion pricing (also called decongestion pricing) is a mechanism to reduce traffic congestion by charging a fee for vehicles entering a certain area, usually a commercial center, during rush hours. In addition to reducing traffic through shifting some of the traffic to non-rush hours, it also helps improve air quality and other modes of travel such as walking and bicycling.

Connectivity: The number of ways and variety of options to reach multiple destinations. There are many different ways to define connectivity for land use purposes. For example, subdivisions with dead end streets may have poor connectivity with surrounding land uses. A grid street pattern often provides more options to connect with destinations within or outside a neighborhood or commercial center. Connectivity also implies non-physical means (telephone, internet, social media, etc.) to connect with others.

Cooperative housing (or co-op housing): An alternative to the traditional method of homeownership. In cooperative housing, the residents own a part of a corporation that owns and manages the building.

Corridor: An uninterrupted area of developed or undeveloped land paralleling a transportation route (such as a street, highway, or rail) or the land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

Commented [A9]: What is the source for this definition? This definition is much broader than indicated in the narrative text of Thrive. The definition of corridor for Thrive’s purposes should be limited to the road and public right of way along either side.

Cost-burdened household: A household that spends 30% or more of its income on housing costs.

Density: A measure of the amount of development on a property. Density is often expressed as the number of residential units per acre of land (or another unit of measure), or the total amount of residential or commercial square footage on a property. When expressed as the ratio of residential or commercial square footage to square footage of lot area, it is called Floor Area Ratio (FAR).

Design guidelines: A set of guidelines intended to influence the design of buildings, landscapes and other parts of the built environment to achieve a desired level of quality for the physical environment. They typically include statements of intent and objectives supported by graphic illustrations.

Detached house – Needs to be defined here.

Disadvantaged People: ~~People who~~ ~~Places that~~ are affected most by economic, health and environmental burdens, including low-incomes, poverty, high unemployment, lack of access to jobs and quality education, and increased risk of health problems.

District – Needs to be defined here or removed from narrative text.

Downtowns: Downtowns are Montgomery County’s highest density areas ~~including central business districts and urban centers~~. The ~~se~~ urban centers are envisioned to have dense, transit-oriented development and a walkable street grid (existing or planned). These areas are envisioned to share several of the following characteristics: identified as ~~central business districts and/or~~ major employment centers; high levels of existing or anticipated pedestrian and bicyclist activity; high levels of transit service; street grid with high levels of connectivity; continuous building frontage along streets, with minimal curb cuts; and mostly below ground or structured parking.

Duplex: A residential structure that typically resembles a single housing unit but contains two dwelling units. It can be arranged as two units next to each other sharing a common wall, or one unit above the other. Duplexes are considered semi-detached single-family units.

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Employment centers: Areas with a high concentration of jobs.

Equity: just and fair inclusion into a society where all can participate and prosper. The goal of equity is to create conditions that allow all to reach their full potential. Equity and equality are often confused, but equality only achieves fairness if everyone starts from the same place and needs the same help. Equality may be defined as treating every individual in the same manner irrespective of needs and requirements.

Equity Focus Areas: Equity Focus Areas are parts of Montgomery County that may experience the highest inequities in access to community amenities and other resources to support a good quality of life.

Functional master plan: A master plan addressing either a county-wide system, such as circulation or green infrastructure, or a policy, such as agricultural preservation or housing. A functional master plan amends the General Plan but does not make land use or zoning recommendations.

Green infrastructure: The interconnected network of natural areas (forests, 100-year floodplains, wetlands, meadows, and streams and their buffers) and conservation parks that comprise natural ecosystems and provide environmental services.

Greenfield development: Development on undeveloped land or land previously used for agriculture or left to evolve naturally.

Greenhouse gas (GHG) emissions: Gases that trap heat in the atmosphere, such as carbon dioxide, methane, nitrous oxide, and fluorinated gases.

Growth Policy: A set of rules and guidelines governing the obligations of private developers to contribute toward the cost and construction of public facilities such as roads and schools needed to accommodate new growth.

High-Quality Transit: Includes rail and bus rapid transit service that is reliable, frequent, fast and comfortable. Generally, the transit service should be so frequent that passengers do not need to consult a schedule.

Housing First Initiative: Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and

supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

Housing Initiative Fund (HIF): Administered by the County's Department of Housing and Community Affairs, funding is used to provide loans to support production of new affordable housing, acquisition and preservation of existing affordable housing, and subsidies to make housing affordable to very low-, low-, and moderate-income tenants. Funding is also used to support homeownership programs. The fund receives revenue from a variety of sources including taxes, proceeds from bonds, and loan repayments.

Impervious surfaces: Any surface that prevents or significantly impedes the infiltration of water into the underlying soil, including any structure, building, patio, road, sidewalk, driveway, parking surface, compacted gravel, pavement, asphalt, concrete, stone, brick, tile, swimming pool, or artificial turf.

Infrastructure: The built facilities, generally publicly funded, required to serve a community's development and operational needs. Infrastructure includes roads, water supply and sewer systems, schools, health care facilities, libraries, parks and recreation, and other services.

Land use: The use of any pieces of land through buildings or open land for activities including housing; retail; commerce; manufacturing; roads; parking; parks and recreation; and institutional uses such as schools, healthcare and all other human activities.

Land use plan: The land use element of an approved and adopted general, master, sector, or functional plan.

Land value capture (LVC) or Value Capture: A method of funding infrastructure improvements based on recovering all or some of the increase in property value generated by public infrastructure investment. LVC can help mitigate the challenges cities face in obtaining public funding, while also providing benefits to private sector partners.

Mandatory Referral: The Maryland State law and review process that requires all county, state and federal agencies and public utilities to refer any land use changes/improvements and infrastructure projects in Montgomery and Prince George's counties to the M-NCPPC for advisory review and approval.

Master plans: Master plans (or area master plans, or sector plans) are long-term planning documents that provide detailed and specific land use and zoning recommendations for a specific place or geography of the county. They also address transportation, the natural environment, urban design, historic resources, public facilities, and implementation techniques. All master plans are amendments to the General Plan.

Mass timber: Specialized wood building construction using engineered wood products created through lamination and compression of multiple layers to create solid panels of wood that are used as structural elements to frame a building's walls, floors, and roofs.

Missing middle housing: [The term Missing Middle Housing refers to a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.](#) ~~The term m~~ Missing middle housing encompasses a variety of housing types that range from low- to medium densities such as duplexes; triplexes; quadplexes, live-work units, and clustered housing such as townhouses, courtyard dwellings and smaller apartment buildings.

Mixed-income housing: Housing units affordable to a broad range of income levels.

Mixed-use development: A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Moderately Priced Dwelling Unit (MPDU): Montgomery County's inclusionary zoning program that requires a minimum of 12.5-15 percent of new units in a development to be affordable to renter households earning up to 65 percent of area median income for garden-style apartments and up to 70 percent for high-rise apartments and for-sale affordable units for households earning 70 percent or less of area median income.

Montgomery County Zoning Ordinance: Chapter 59 of the Montgomery County Code, which contains the zoning controls to regulate the use and development of all private and public property in the county. It generally defines permitted uses, maximum building floor area or the maximum number of units permissible on each property, and maximum building heights, minimum setbacks, open space and other requirements to shape all buildings and related improvements.

Multifamily housing: A building containing three or more dwelling units on a single lot.

Naturally occurring affordable housing: Market-rate residential units that are affordable to low and middle-income households without public subsidies. It generally refers to rental housing but can include ownership properties as well.

Neighborhoods – Needs to be defined.

Nodes: Places where people and transportation routes congregate.

Payment in Lieu of Taxes (PILOT): PILOTS allow local governments, when authorized by state law, to receive negotiated payments instead of applicable real estate and special district taxes for a certain period of time. The intent is to help lower the cost of development in return for a commitment from a developer to provide a public benefit such as affordable housing to low-income residents.
<https://www3.montgomerycountymd.gov/311/Solutions.aspx?SolutionId=1-5JQAZZ>

Public realm: Any open space or built environment that is open to the public for access and enjoyment. Typically, the public realm includes roads, sidewalks, streetscapes, and public spaces. An expanded definition of public realm includes all that is visible from a public space. For example, building facades of private buildings as they line the streets or surround a public plaza are part of the experience of walking through the street or the plaza. A neon sign on a private building becomes part of the perception of the overall space.

Public space: Open area or building space available for use and enjoyment by the public.

Public-private partnership: A cooperative arrangement between at least one public and one private sector entity to carry out a project or initiative.

Purple Line: A 16-mile rapid transit line extending from Bethesda, MD, (Montgomery County) to New Carrollton, MD, (Prince George's County). The Purple Line will connect directly to the Metrorail Red, Green, and Orange Lines.

Race: A social construct that artificially divides people into distinct groups based on characteristics such as physical appearance (including color), ancestral heritage, cultural affiliation, cultural history, ethnic

Commented [A11]: In the narrative text, this term seemed to be used as a synonym for centers of activity. It is unnecessary and leads to confusion and lack of clarity. This definition doesn't support that use.

classification, and the social, economic and political needs of a society at a given period. This definition is cited directly from Montgomery County Bill 27-19 (lines 49-53).

Rail or Rail transit: In Montgomery County rail transit includes Metrorail, the Purple Line, and Maryland Area Regional Commuter (MARC) train service.

Redlining: Redlining in the context of land use refers to discriminatory real estate practices originally developed for the National Association of Real Estate Boards, now the National Association of Realtors, designed to prevent African American or other groups from obtaining mortgage loans in certain neighborhoods. In 1935, the Federal Home Loan Bank Board (FHLBB) asked the Home Owners' Loan Corporation (HOLC) to look at 239 cities and create "residential security maps" to indicate the level of security for real estate investments in each surveyed city. On the maps, the newest areas— those considered desirable for lending purposes—were outlined in green and known as "Type A." These were typically affluent suburbs on the outskirts of cities. "Type B" neighborhoods, outlined in blue, were considered "Still Desirable," whereas older "Type C" were labeled "Declining" and outlined in yellow. "Type D" neighborhoods were outlined in red and were considered the riskiest for mortgage support. These neighborhoods tended to be the older districts in the center of cities; often they were also African American neighborhoods. alone

Right-of-way: The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another. In this document, this term generally describes the land available for roads, sidewalks, utility lines, and transit infrastructure.

Shared housing: A rental housing unit where two or more people live and share rent, utilities, and other housing related costs.

Single-family home ~~(or unit)~~: A single-family home ~~or unit~~ is one primary residence on a recorded piece of land. A single-family detached home is a stand-alone structure that does not share any walls with another housing unit. A duplex has two side-by-side units with a shared party wall ~~or one unit above~~ ~~top of another~~. Duplexes are considered semi- detached single-family homes ~~units~~. Townhouses are considered attached single-family homes.

Single-family neighborhoods: Neighborhoods that predominantly include single- family detached and/or attached homes. These neighborhoods are typically in zones that restrict other types of housing or development.

Social capital: the combination of trust, interpersonal relationships, a sense of belonging, shared norms and values, respect and appreciation for diversity, sense of mutual obligation and reciprocity, and other factors that contribute to the willingness and ability of members of a community to cooperate and communicate with each other effectively to achieve shared objectives.

Social justice: Equitable access to wealth, opportunity, and privileges. It encompasses the idea that no individual and group should have a disproportionately higher share of political and economic power than all other individuals and groups leading to a just society.

Sprawl: A pattern of low-density suburban development that is highly dependent upon the automobile as the main form of travel and is considered the source of today's traffic congestion, environmental degradation and other issues associated with the growth of suburbs since at least World War II.

Stormwater management: The collection, conveyance, storage, treatment, and disposal of stormwater runoff to prevent accelerated channel erosion, increased flood damage, and degradation of water quality.

Commented [A12]: This initial sentence doesn't work with duplexes and townhouses defined further down. The 2 units in a duplex may not be on separate pieces of property. Don't think the property is relevant here, just that there is one living unit in a structure.

Commented [A13]: It certainly isn't the general perception of a single-family neighborhood that it has multi-family housing types in it like duplexes and townhouses. The general perception of a single-family neighborhood is that it has only single-family detached houses and some scattered ADUs. Duplexes and townhouses are multi-family housing , of types that those pushing for diverse housing types and attainable housing are promoting. Suggest rewriting this definition

Streetscape: The improvements within and adjoining a street right-of-way that influence our perception of streets. It includes the width of the roadway, street trees and landscaping, sidewalk/pavement, street lighting, and ~~other~~ street furniture.

Sustainability: the practice of meeting the economic, social, and environmental needs of the present without compromising the ability to meet the needs of the future.

Tax increment financing (TIF): A tool that subsidizes new development by refunding or diverting a portion of the tax increase resulting from redevelopment of a property to help finance development in an area or (less frequently) on a project site.

Town centers: Town centers are similar to downtowns but generally feature less intense development and cover a smaller geographic area. They typically have high- to moderate-intensity residential development, including multi-family buildings and townhouses, and retail (existing or planned). Town centers share the following characteristics: a regional or neighborhood-serving retail node with housing and other uses; medium to high levels of pedestrian and bicyclist activity; medium levels of existing or planned transit service; a street grid that ties into the surrounding streets; continuous building frontage along streets, with some curb cuts; a mix of structured and underground parking as well as surface parking lots.

Townhouse – Needs to be defined.

Transfer of Development Rights (TDR): A zoning mechanism that, in Montgomery County, grants property owners in the Agricultural Reserve one development right for each five acres of land. These development rights can be sold (transferred) to landowners or developers who can use them to develop at a higher density in designated areas elsewhere in the county.

Transit: In Thrive Montgomery 2050, transit, or public transit, means a public transportation system for moving passengers by rail, buses, and shuttles.

Transit-oriented Development (TOD): A mixed-use development within walking distance (up to one-half mile) of a transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, or foot.

Transportation networks: A set of transportation facilities including highways and roads, rail lines, transit facilities, trails, and bike paths that together form the transportation system of a jurisdiction or a region.

Tree canopy: The layer of leaves, branches, and stems of trees that cover the ground when viewed from above and that can be measured as a percentage of a land area shaded by trees.

Triplex: A residential structure that contains three units.

Underutilized properties: A vacant property or one that is developed at an amount less than permitted by the applicable zoning controls.

Urbanism: The best characteristics of cities and centers of human settlements including a compact building form; shorter distances between destinations; a mix of uses such as a mix of living and work places in a variety of buildings types in close proximity to each other; and streets that are safe for walking, biking and other forms of travel without being dominated by vehicles.

Urban design: The process of giving form, shape, and character to the arrangement of buildings on specific sites, in whole neighborhoods, or throughout a community. Urban design blends architecture, landscaping, and city planning concepts to make an urban area accessible, attractive, and functional.

Value Capture: See land value capture

Vehicle miles traveled (VMT): The amount of travel for all vehicles in a geographic region over a given period.

WalkUPS: WalkUPS are high-density places, walkable places with multiple modes of transportation and the integration of many different real estate products in once place. A 2019 study by the Center for Real Estate and Urban Analysis, using the Brookings methodology as a guide, defines WalkUPS as urban places with more than 1.4 million square feet of office and/or more than 340,000 square feet of retail in pedestrian friendly walkable environment with a Walk Score® of 70 or greater.
<https://cpb-us-e1.wpmucdn.com/blogs.gwu.edu/dist/a/326/files/2019/06/FTA19.pdf>

Commented [A14]: There is another definition of walkup, an apartment in a multistory building that has no elevators.

Wedges and Corridors: The planning framework underlying the 1964 General Plan for Montgomery and Prince George's counties. The concept was created in 1960 for the entire Washington, DC, region. The corridors were the major interstate highways radiating out of Washington, DC, which was envisioned to be the major employment center of the region. Each corridor was meant to have a string of cities (corridor cities) designed to accommodate most future residential. The wedges were the triangular-shaped pieces of land between the corridors.

Zone: A land classification under the Montgomery County Zoning Ordinance intended to regulate the land uses and buildings permitted in each zone. Certain uses are permitted by right and others as conditional uses. Any use not expressly permitted is prohibited. A zone also regulates building height, setback open space and other requirements.

Zoning: The practice of classifying different areas and properties in a jurisdiction into zones for the purpose of regulating the use and development of private **and public** land. Each zone specifies the permitted uses within each zone, the maximum size and bulk of buildings, the minimum required front, side and back yards, the minimum off-street parking, and other prerequisites to obtaining permission to build on a property.

Zoning Ordinance: see Montgomery County Zoning Ordinance.

