



# Montgomery Village Foundation

**MVF Board Work Session:**  
“Vision 2030 Report”

Monday, January 9, 2012

# Process

INPUT FROM RESIDENTS/PROPERTY OWNERS

## MUNICIPALITY



## MVF



# Elements of a Master Plan

- **General Vision Statement for the Community/Area**
- **Land Use for Parcels**
- **Transportation – Roads/Transit/Pedestrians/  
Bike Trails**
- **Public Facilities (Parks/Recreation Facilities, etc.)**
- **Historic Designations?**

# Some Thoughts

- **Focus on Land-Use Designations**
- **Don't Get Too Far Down in the Weeds**
- **Patience for Results – Redevelopment Harder than Greenfields Development**

**The Vision 2030 Committee identified four sites in the Village that will be ripe for redevelopment in the next twenty years. Concept plans were developed for each location.**

**The plans identified show potential development for site – “what is possible” – not engineered in any way.**



# General Community Vision Statement

The following is a general community vision statement and summary of the vision for each location:

The core elements of the vision are as follows:

Montgomery Village will be a community of **distinct neighborhoods** close to schools, parks, recreation, worship, community and commercial centers. **The Village Center**, a *vibrant & bustling* place, will be recognized as a great place for all residents to live, work, shop, eat and play. Mature trees along streets and in parks coupled with beautiful lakes and ponds are respected and enhanced. **Multi-modal transportation improvements** will be implemented to improve job access and other services to residents in the metropolitan region. A network of trails and bikeways will weave through the Village providing regional connectivity.

# #1 – The Village Center

**Develop a mixed-use Village Center which is recognized as the central hub for Village residents and others to shop, receive services, work, dine and recreate. The Village Center will have the grand gathering places including outdoor seating for restaurants. The Professional Center is an extension of the Village Center and should be developed in a mixed-use fashion.**



## The Village Center *(Cont'd.)*

- **Create a mixed-use town center environment (housing, retail, offices, public areas).**
- **Establish outdoor seating and other pedestrian-friendly features.**
- **Create interconnected streets lined with retail on ground floors.**

## #2 – Professional Center

A mixed use site featuring a combination of office, residential and retail which compliments the Village Center. Special attention must be made to clearly delineating pedestrian crossways across Montgomery Village Avenue to ensure a connection between the two sites. This might be done with special colored crosswalk surfaces and signage.

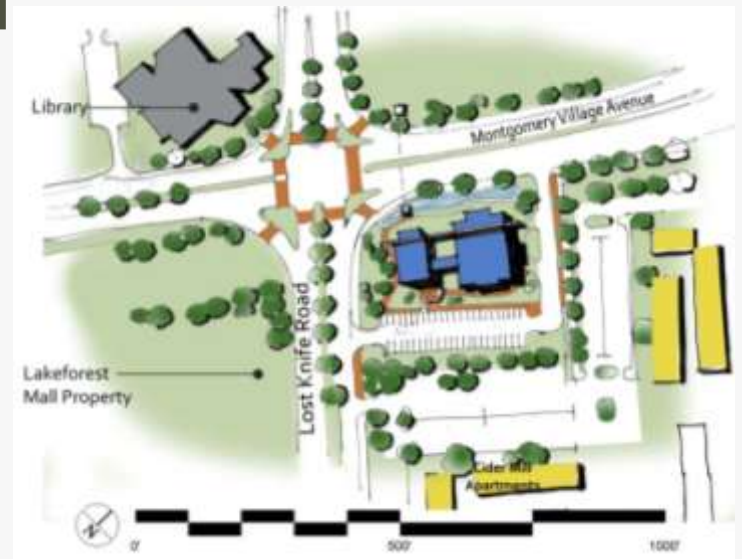


## Professional Center *(Cont'd.)*

- **Retain medical services on this site or elsewhere in the Village Center.**
- **Future mixed-use site.**
- **Redevelopment should reinforce connectivity to the Village Center to support it economically.**
- **Any redevelopment plan needs to respect and fit with abutting, residential neighborhoods.**

## #3 – Gateway Site

Signal the entrance to Montgomery Village by incorporating into the entrance parcel at Montgomery Village Avenue and Lost Knife Road – unique architecture, special landscaping including a water feature, remarkable signage, and notable sculptures. Multi-family residential or institutional uses would be appropriate for this site.



## Gateway Site *(Cont'd.)*

- **Develop significant entrance features-signage, landscaping, public art.**
- **Develop the site with high-quality architecture.**
- **No retail.**
- **Housing use could be integrated with future redevelopment of Cider Mill Apartments.**
- **Institutional use – place of worship.**
- **Set buildings back enough to articulate entry to the Village with landscaping and water features.**

# #4 – The Montgomery Village Golf Course

The golf course is a vital green space in the heart of the Village and supports the sylvan character of the Village's landscape. As other areas of the Village redevelop, it is important to maintain large expanses of green space in active and passive parks. The golf course provides premium views of well-maintained, landscaped areas for homeowners and those who travel by the course on several major roadways.



# Montgomery Village Golf Course (Cont'd.)

- **Vital green space in heart of Montgomery Village.**
- **Retention of the golf course as open space is highly valued and a priority.**
- **The business of operating a private golf course is increasingly a challenge economically.**
- **Development of multifamily housing, potentially senior housing, on the overflow parking lot is considered an acceptable means of providing an economic benefit to extend the economic life of the golf course.**
- **Consider including MVF's clubside park as part of development plan for multi-family housing on adjacent upper parking lot of golf course.**
- **If golf course ceased operations, allow mixed-housing on golf course (single family/townhomes/cottages) with large open space areas and recreation opportunities.**
- **Protect viewsheds as much as possible for residents living on golf course.**

# Master Plan Schedule

May 2012 – May 2013	Planning Staff “Community Committee”
June 2013 – January 2014	Planning Board
February 2013 – June 2014	County Council Process

**QUESTIONS?**