

Thrive's Proposed Policies Would Bring Sweeping Changes to Montgomery County

Thrive's proposed policies and those in its companion documents including Attainable Housing Strategies, would bring sweeping changes to Montgomery County - to the detriment of a healthy environment and affordable housing for all.

Here's a partial list of Thrive's sweeping changes. Thrive would:

- 1. Upzone (increase allowable residential density) in 17 out of 24 zones, enabling by-right market-rate duplexes and triplexes in a large area of the County (including residential zones R-60 and R-90).** Sources: Montgomery County, [PHED draft of Thrive Montgomery 2050](#), e.g. pp.16-28 chapter on "Compact Growth: Corridor-Focused Development" and [Attainable Housing Strategies](#) Draft, Planning Board Recommendations 2021.
- 2. Create "corridor communities" within one mile of transportation corridors and "Priority Housing Districts" in which quadplexes can be built by-right, with higher densities optional.** Sources: Montgomery County, [PHED draft of Thrive Montgomery 2050](#), Oct. 2021, page 16 "Compact Growth: Corridor-Focused Development" and page 20, "Growth Map." and, Attainable Housing Strategies Draft, 2021 page 17.
- 3. Urbanize our rural low-density residential area - roughly one-third of our County - re-naming it "Limited Growth" including targeting up to seven rural places on a list of 34 "Activity Centers."** Source: Montgomery County, PHED committee, PHED draft of [Thrive Montgomery 2050 October, 2021](#). "Growth Map" and list of proposed Activity Centers, page 20.
- 4. Promote recreational and tourist facilities to compete for access to farmland in the Ag Reserve.** Source: Thrive PHED Draft (2021) Op Cit, page 23. ¹
- 5. Retain planned-but-unbuilt highways in our master plans, including proposed M-83 highway, enabling them to be built at any time.** Source: Climate Action Plan Coalition with 15 allied organizations requested to "Restore the No New Highways policy to Thrive Montgomery 2050." Letter submitted to Council President Gabe Albornoz on February 7, 2022. See also: tamecoalition.org
- 6. Accelerate deployment of high-frequency networks in every neighborhood, exposing residents to harmful levels of 5G radiofrequency radiation.** Source: [PHED draft of Thrive Montgomery 2050](#), October 2021, pages 50 - 51.

7. **Put parks at risk from various construction projects. For example, there are plans to add more pavement to Wheaton Regional Park.** Source: Wheaton Regional Park Master Plan, Public Hearing Draft (e.g. Rubini Athletic Complex) May 2022.

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- 1 Montgomery County Council, [Planning Housing and Economic Development committee, Thrive Montgomery 2050](#), pages 23 and 27, emphasis added: “Maximize the benefits of the Agricultural Reserve through policies designed to ensure the continued viability of farming as an economically productive and sustainable activity, discourage sprawl, **facilitate a broad range of outdoor recreation and tourism activities**, conserve land and natural resources, and promote practices that advance environmental quality.” (Thrive PHED draft p. 23; emphasis added)

“While farming should remain the primary use in the Agricultural Reserve, the area set aside for the rural pattern also provides **opportunities for recreation, tourism** and natural resource conservation, uses that must be acknowledged and supported.” (Thrive PHED draft p. 27; emphasis added)