



Planning Board Chair Casey Anderson hit the digital airwaves on October 4 with a series of themed videos defending his department’s Thrive Montgomery 2050 plan. Designed to reduce growing anger and opposition to the plan, Mr. Anderson’s “Facts vs. Myths” obscure the facts and the plan’s controversial weaknesses.

We share below a snapshot of Mr. Anderson’s messages on two issues—housing and the cost of Thrive—and expose the ACTUAL FACTS.

Mr. Anderson’s “Facts”

Housing: “Thrive has nothing to do with zoning or plans for your neighborhood or any specific part of the County. It is a framework for other plans... It is not about zoning or rewriting the master plan for your neighborhood.

Mr. Anderson admits that the plan “endorses” the need for greater flexibility and different housing types, such as duplexes, triplexes, and quadplexes, and small apartments in residential neighborhoods

The Actual Facts on Housing and Development

Thrive will eliminate the previous set of rules and regulations that have governed county planning since 1993 and 1963. Passage of **Thrive lays the groundwork for a sweeping set of zoning text amendments (ZTA’s)** that the Planning Department has already recommended in its’ [Attainable Housing Strategies Initiative \(AHSI\)](#). These recommendations include (but are not limited to) allowing developers:

- **“By Right”** (with no approval by neighbors or communities) to build duplexes, triplexes, and

quadplexes in most single-family zones county-wide.

- An **optional method of development** to encourage duplexes, cottage courts, townhouses, and small apartments and multiplexes near transit, along growth corridors, and near the county's "centers of activity." (This is cause for great concern because many single-family neighborhoods are near transit and centers of activity).
- Eliminate or significantly reduce parking requirements (which would cause many more cars to be parked on County streets).

Once Thrive is passed, The Council will be able to approve these initiatives by future ZTA's.

To Be Continued...

Future issues of our newsletter will explore the **ACTUAL FACTS** behind Thrive 2050.

We can make a difference, but not without you! This is how you can help.

Fact vs. Myth Video

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