



Who's Afraid of Thrive Montgomery 2050?

We are! You should be too!

This new 30-year plan is supposed to make Montgomery County a vibrant, prosperous, exciting place to live. A place where everyone would “have equal access to affordable housing, healthy foods, employment, transportation, education and more” (according to the Planning Board, [About Thrive Montgomery 2050 - Montgomery Planning](#)).

So what could go wrong? As our recent letters have noted, Thrive would wipe out current general plans and the land use rules that go with them. Once it is approved by the County Council, Thrive will open the door to these kinds of changes:

- Buildings with two, three or four dwelling units called duplexes, triplexes and quadplexes on lots where one home was originally built, throughout the County. This new housing would not be affordable, it would be at market rate.
- Allowing the developers to build these units “by right,” which means that the new buildings can be constructed without any input or review from the neighbors who would suffer the impact from these bigger, taller units.
- Housing will become even more expensive

- Overcrowded schools and libraries
- Fewer green spaces and parks
- More cars parked on residential streets
- Higher property taxes
- Worse flooding

Thrive sets the stage for the County Council to approve zoning text amendments (ZTAs) to make big changes in what can be built and how it's done all round the county. this means your own community could change without you having a say, as you do in the local master plans that require services and facilities that all residents need.

Join Us in Telling The County Council

We Won't Thrive with Thrive

Email: County.Council@montgomerycountymd.gov



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