How Thrive was created

• Overall participation – approximately **12,000**
• Over 200 meetings with community
• ThriveMontgomery.com – 42,605 views
• 5,287 views on video promos
• 1,635 people completed online Thrive Montgomery 2050 Quiz
• 1,300 Meeting-in-a-Box postcards sent to HOAs + Community Associations
• 91,000 postcards to equity emphasis areas
• E-letter signup – 1,372, with open rate of 40% (double industry average)
How Thrive was created

Outreach to underserved communities

- African Affairs Advisory Group
- Audubon Naturalist Society
- Arts on the Block
- Burtonsville Placemaking participants
- CASA
- First Lego League
- Gandhi Brigade
- Long Branch Week participants
- Latin American Youth Center
- Street Outreach Network
- Middle Eastern American Advisory Group
- Students (USG, MC, Middle School and High School)
- Wheaton Arts Parade participants
- Racial Equity and Social Justice Advisory Committee
How the Plan is Organized

- **Integrate** the core objectives (*economy, equity, environment*) into every part of the plan.

- The **first three chapters** lay out the foundation for the county’s growth at three different scales:
  - **Compact Growth** defines growth from a regional & countywide perspective.
  - **Complete Communities** lays out the vision for communities and neighborhoods.
  - **Design, Arts and Culture** chapters provide guidance at the ground level--down to the design of blocks and buildings.

- The **other three chapters** define how the infrastructure (transportation, housing, parks) should support this pattern of growth defined in the first three chapters.
• **The Rural Areas and Ag Reserve** (in darker blue) will continue to be dedicated primarily to agriculture, rural open space and environmental preservation. These areas can absorb some growth which will occur naturally as the agriculture evolves and existing residential communities’ needs will change over time.

• **The Corridor-Focused Growth Area** (in lightest blue), which has existing and planned transit, employment centers and adequate infrastructure in place, is recommended to accommodate the highest share of future growth as outlined in the plan.

• **The Limited Growth Area** between these two tiers contains the mainly suburban residential communities where limited, organic growth is recommended to meet localized needs for services and provide a diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more Complete Communities.

• The four types of dots represent a variety of complete communities at various sizes and scales appropriate for their context and the level of activity they can support without overwhelming the natural and man-made resources.
Vision for Growth

Thrive growth boundaries overlayed on current zoning

The proposed growth map more closely reflects current zoning than the ‘93 map
Vision for Growth: A few of the Big Shifts

**Redraw the growth map**
- Match the growth footprint to reality
- Restore East County growth corridors for equity and competitiveness
- Focus growth in centers of activity along corridors within footprint
- Strengthen the relevance of the ag reserve

**Plan for people, not cars**
- Emphasize transit, walking and biking
- Integrate land use and transportation to build great places and reduce VMT
- Introduce social connection and health as explicit objectives
- Recognize the significance of IT infrastructure

**Rethink the how (not just the how much and where) of growth**
- Redevelopment as currency to pay for upgrades to amenities and infrastructure
- Reduced imperviousness/better stormwater performance
- Deliver complete communities and 15-minute living for as many people as possible

**Elevate the importance of design**
- Use form-based codes to advance equity and competitiveness
- Incorporate arts and culture into public and private infrastructure
- Recognize quality of place as integral to economic competitiveness
## Thrive Montgomery 2050

The Planning Board transmitted its draft of Thrive Montgomery 2050 to the council in April 2021. A General Plan provides long-range policy framework. **It does not change zoning.** Thrive Montgomery 2050 is currently being reviewed by the County Council.

### Concurrent and related efforts

#### Thrive Montgomery 2050

- Councilmember Jawando introduced Zoning Text Amendment 20-07 in December 2020 to allow Missing Middle types of housing in the R-60 zone. ZTA 20-07 has had its public hearing, but no further action has been taken.

#### ZTA 20-07

- The Planning Board will transmit zoning recommendations to the County Council for its consideration and potential introduction as a ZTA to pursue the AHS and Thrive objectives.

#### Zoning Recommendations

- The Planning Board is currently holding work sessions to prepare its AHS recommendations.

#### Attainable Housing Strategies (AHS)

- In March 2021, the County Council asked the Planning Board to consider zoning reforms that “would allow for greater opportunities for Missing Middle housing.”

#### Silver Spring Downtown & Adjacent Communities Plan

- Planning Board expanded the Silver Spring Plan Area to examine the potential for Missing Middle housing in blocks adjacent to Downtown and the Purple Line.

### Sectional Map Amendment

- The master plan process will conclude with the adoption of a sectional map amendment that implements the zoning recommendations in the SSDAC Plan.

**The recommendations from AHS will inform the recommendations on Missing Middle for SSDAC.**
Misinformation about Thrive

- Thrive authorizes zoning for Missing Middle housing and doesn’t address truly Affordable Housing
- Thrive failed to reach out broadly and deeply
- Thrive’s recommendations will overwhelm the County with growth
- Thrive is missing recommendations on racial equity and the environment
- Thrive will cost too much