

PROPOSED "THRIVE MONTGOMERY PLAN" AND ZONING CHANGES TO ALLOW LARGE MULTI-FAMILY BUILDINGS IN YOUR NEIGHBORHOOD WITHOUT NOTICE OR REVIEW

Windfall for Developers

Market-Rate Housing



No Design or Compatibility Standards

Insufficient On-Site Parking, Increased Street Parking

Example of a Building with Permitted Multi-Family Units



Example of Your Neighborhood with New Multi-Family Housing Under Proposed Zoning Changes

The Thrive Plan and Zoning Changes Will Lead to NEIGHBORHOOD OVERDEVELOPMENT...

- Overcrowded Schools, Libraries, and Parks
- Loss of Green and Open Spaces
- Insufficient/No On-Site Parking, Increased Street Parking
- Increased Traffic on Neighborhood Streets
- Higher Taxes to Pay for Additional Public Services and Facilities
- Potential for Neighborhood Gentrification

TELL THE COUNTY COUNCIL YOUR CONCERNS!
BY TELEPHONE (240) 777-7900 OR EMAIL:

Councilmember.Hucker@montgomerycountymd.gov

FORWARD THIS EMAIL TO YOUR CIVIC OR COMMUNITY ASSOCIATION, AND FRIENDS AND NEIGHBORS. ASK THEM TO FORWARD THIS TO OTHERS AND TO CONTACT THE COUNCIL.

SIGN UP TO TESTIFY! HEARING ON JUNE 17

The County Council has scheduled a hearing on **June 17th** regarding a new General Plan for the entire County, the "[Thrive Montgomery Plan](#)," which calls for [zoning changes](#) that the Council is now considering. The zoning changes would permit large multi-family housing units throughout the County without notice or input from affected neighborhoods. These housing types are referred to as "[Missing Middle Housing](#)" and/or "[Attainable Housing](#)," and include: apartments/condo buildings, duplexes, triplexes, and quadraplexes. The Planning Board will hold a virtual public hearing on the Attainable Housing Strategies initiative on **June 24th**. [Signups for the hearing start on May 14th](#).

County officials acknowledge that these new housing units will not be "Affordable Housing;" instead, they will sell or rent at prevailing market rates. There are also no requirements that these new housing units conform to the applicable master plan, that their design be compatible with the neighborhood's existing scale and architecture, or that needed public facilities and services be provided to support the many new residents who will occupy this housing.

This notice is sponsored by the Citizens Coordinating Committee on Friendship Heights, Inc. ("CCCFH").

We support affordable housing, but not plans and zoning changes intended to promote market-rate multi-family housing that will adversely impact our neighborhoods. Additional information regarding the "The Thrive Plan" and accompanying zoning changes is available on the CCCFH website: <http://www.cccfhmd.org/thrive-plan>