



Montgomery for All's Platform for Thrive Montgomery 2050

Who is Montgomery for All?

Montgomery for All is a grassroots group organized by the Coalition for Smarter Growth. We have come together because of Montgomery County's General Plan update, called Thrive Montgomery 2050. We are advocating for a General Plan that paves the way for a more equitable, prosperous, and sustainable future. Get involved by signing up here: [https://bit.ly/3avjNjZ!](https://bit.ly/3avjNjZ)

1

Put new homes near transit.

80 percent of growth should be within one mile of Metrorail, light rail, bus rapid transit, some MARC stations, as well as high-quality bus corridors. Growth inside of these areas should be incentivized while growth outside of these areas should be discouraged.

2

Allow for more housing options.

Multi-family homes, including “missing middle” housing, should be legalized and incentivized and buildings with two, three, or four homes should be allowed by-right, especially within one mile of Metrorail, light rail, bus rapid transit, some MARC stations, as well as high-quality bus corridors.

3

Ensure quality housing for everyone.

Every sector plan area should include housing options affordable at all income levels, with a range of unit sizes, creating buildings and neighborhoods that are income diverse. Specific goals should be formed for each planning area, with an emphasis on promoting strong economic, ecological, social, and architectural merits. To implement our goals, we should utilize public land near transit for social and affordable housing investments, assist with access to capital, and use the right of first refusal.

4

Protect vulnerable communities.

All households should have the ability to stay in their communities and benefit from new amenities — this requires stronger tenant rights and protections, as well as paths to ownership. Such policies could include, rent stabilization, just cause eviction, and stronger code enforcement.

5

Build a world-class transit network.

Public and active transit is the backbone of a green future and must be frequent, reliable, affordable, and accessible. A majority of residents should live a short walking distance of frequent public transit. We need to build a gold-standard bus rapid transit network, redesign and upgrade local bus service, implement the Bicycle and Pedestrian Master Plans, manage demand, and reform parking policies. We must think regionally by working with the state and other jurisdictions to expand MARC and other transit connections.

To do it all, we need to create a mechanism for fast-track implementation of transit projects and adopt a transit-first policy, such as by encouraging pilot projects, prioritizing transit on existing roadways, and approaching projects creatively. No new highways should be built during a climate emergency or in a challenging budget environment.

6

Provide equitable, safe access to amenities.

Everyone should have easy access to affordable housing, transit, healthy food, quality schools, health care, green space, neighborhood retail, job opportunities, and public facilities within 20 minutes — without getting in a car. We can create a “complete communities” checklist for master plans and encourage more mixed uses.

7

Preserve natural resources.

We need to protect our existing parks, streams, wetlands, agricultural land, including the Agricultural Reserve, and other natural resources for current and future generations. Community design should provide for maintained or increased greenspace and rigorous stormwater treatment standards. As our neighborhoods grow, we need to maintain a high standard of greenspace.

8

Attract businesses of all sizes and protect small businesses.

Thriving small businesses and neighborhood retail are the backbone of a healthy and growing economy. Just as with affordable housing, we should pursue policies that ensure small businesses are able to thrive in all areas of the county. Worker protections and fair labor practices by all employers should be enforced.

9

Decarbonize the building sector and energy sources.

We must build a greener world by retrofitting existing buildings, holding new buildings to a high environmental standard, and moving towards clean energy. Renewable updates, design features, and adaptive reuse should be allowed by right and incentivized.

10

Support diverse and adaptable growth.

Public infrastructure investments, taxes, review and permitting processes, and adequate public facilities ordinances all contribute — either positively or negatively — to sustainable growth. These should be reviewed and updated with the established vision of Thrive Montgomery 2050 in mind.