

## **Item 8 - Correspondence**

**From:** [kaleb.vasily@everyactioncustom.com](mailto:kaleb.vasily@everyactioncustom.com) on behalf of [Kaleb Belyayeva](#)  
**To:** [MCP-Chair](#)  
**Subject:** Say YES to ending the housing moratorium  
**Date:** Friday, June 12, 2020 7:24:40 PM

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Dear Planning Chair Casey Anderson,

I'm writing to urge you to support eliminating the housing moratorium policy for most of Montgomery County.

Stopping new housing does not actually solve school overcrowding. Less than 30 percent of the county's school enrollment growth can be attributed to new development. Most new students come from young families moving into existing neighborhoods -- not from new apartment buildings.

Instead, the moratorium hurts housing affordability and hampers progress on our climate goals. Many of the places currently under moratorium are in high demand, but haven't been able to build enough new housing to keep up with that demand. This makes housing more expensive and difficult for the average resident to attain. Rather than locating in a walkable, sustainable, transit-oriented neighborhood, households and businesses alike are pushed into less desirable growth areas. The county should encourage new housing in major transit and job hubs, not ban it.

In addition to ending the housing moratorium, I urge you to support other policies within the Subdivision Staging Policy that similarly encourage sustainable growth patterns, such as lowering the cost of new development in desirable areas and increasing the recordation tax to better fund school construction and rental assistance.

Thank you for your consideration on this important matter.

Sincerely,  
Kaleb Belyayeva  
7915 Eastern Ave Silver Spring, MD 20910-4896  
[kaleb.vasily@gmail.com](mailto:kaleb.vasily@gmail.com)

**From:** [bmarlin555@everyactioncustom.com](mailto:bmarlin555@everyactioncustom.com) on behalf of [Barry Marlin](#)  
**To:** [MCP-Chair](#)  
**Subject:** Say YES to ending the housing moratorium  
**Date:** Friday, June 12, 2020 7:25:16 PM

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Dear Planning Chair Casey Anderson,

I'm writing to urge you to support eliminating the housing moratorium policy for most of Montgomery County.

Stopping new housing does not actually solve school overcrowding. Less than 30 percent of the county's school enrollment growth can be attributed to new development. Most new students come from young families moving into existing neighborhoods -- not from new apartment buildings.

Instead, the moratorium hurts housing affordability and hampers progress on our climate goals. Many of the places currently under moratorium are in high demand, but haven't been able to build enough new housing to keep up with that demand. This makes housing more expensive and difficult for the average resident to attain. Rather than locating in a walkable, sustainable, transit-oriented neighborhood, households and businesses alike are pushed into less desirable growth areas. The county should encourage new housing in major transit and job hubs, not ban it.

In addition to ending the housing moratorium, I urge you to support other policies within the Subdivision Staging Policy that similarly encourage sustainable growth patterns, such as lowering the cost of new development in desirable areas and increasing the recordation tax to better fund school construction and rental assistance.

Thank you for your consideration on this important matter.

Sincerely,  
Barry Marlin  
11104 Amherst Ave Wheaton, MD 20902-7622  
[bmarlin555@yahoo.com](mailto:bmarlin555@yahoo.com)

**From:** [samantha.n.greene@everyactioncustom.com](mailto:samantha.n.greene@everyactioncustom.com) on behalf of [Samantha Greene](#)  
**To:** [MCP-Chair](#)  
**Subject:** Say YES to ending the housing moratorium  
**Date:** Friday, June 12, 2020 7:27:15 PM

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Dear Planning Chair Casey Anderson,

I'm writing to urge you to support eliminating the housing moratorium policy for most of Montgomery County.

Stopping new housing does not actually solve school overcrowding. Less than 30 percent of the county's school enrollment growth can be attributed to new development. Most new students come from young families moving into existing neighborhoods -- not from new apartment buildings.

Instead, the moratorium hurts housing affordability and hampers progress on our climate goals. Many of the places currently under moratorium are in high demand, but haven't been able to build enough new housing to keep up with that demand. This makes housing more expensive and difficult for the average resident to attain. Rather than locating in a walkable, sustainable, transit-oriented neighborhood, households and businesses alike are pushed into less desirable growth areas. The county should encourage new housing in major transit and job hubs, not ban it.

In addition to ending the housing moratorium, I urge you to support other policies within the Subdivision Staging Policy that similarly encourage sustainable growth patterns, such as lowering the cost of new development in desirable areas and increasing the recordation tax to better fund school construction and rental assistance.

Thank you for your consideration on this important matter.

Sincerely,  
Samantha Greene  
11104 Amherst Ave Silver Spring, MD 20902-7622  
[samantha.n.greene@gmail.com](mailto:samantha.n.greene@gmail.com)

**From:** [johnmcap2017@everyactioncustom.com](mailto:johnmcap2017@everyactioncustom.com) on behalf of [John Merlo-Coyne](#)  
**To:** [MCP-Chair](#)  
**Subject:** Say YES to ending the housing moratorium  
**Date:** Friday, June 12, 2020 7:44:46 PM

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Dear Planning Chair Casey Anderson,

I'm writing to urge you to support eliminating the housing moratorium policy for most of Montgomery County.

Stopping new housing does not actually solve school overcrowding. Less than 30 percent of the county's school enrollment growth can be attributed to new development. Most new students come from young families moving into existing neighborhoods -- not from new apartment buildings.

Instead of preventing cluttered communities, the moratorium hurts housing affordability and hampers progress on our climate goals. Many of the places currently under moratorium are in high demand, but haven't been able to build enough new housing to keep up with that demand. This makes housing more expensive and difficult for the average resident to attain. Rather than locating in a walkable, sustainable, transit-oriented neighborhood, households and businesses alike are pushed into less desirable growth areas. The county should encourage new housing in major transit and job hubs, not ban it.

In addition to ending the housing moratorium, I urge you to support other policies within the Subdivision Staging Policy that similarly encourage sustainable growth patterns, such as lowering the cost of new development in desirable areas and increasing the recordation tax to better fund school construction and rental assistance.

Thank you for your consideration on this important matter.

Sincerely,  
Mr. John Merlo-Coyne  
706 Gist Ave Silver Spring, MD 20910-5234  
[johnmcap2017@gmail.com](mailto:johnmcap2017@gmail.com)

**From:** [melyssa.blog@everyactioncustom.com](mailto:melyssa.blog@everyactioncustom.com) on behalf of [Melyssa Cave](#)  
**To:** [MCP-Chair](#)  
**Subject:** Say YES to ending the housing moratorium  
**Date:** Friday, June 12, 2020 9:59:32 PM

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Dear Planning Chair Casey Anderson,

I'm writing to urge you to support eliminating the housing moratorium policy for most of Montgomery County.

Stopping new housing does not actually solve school overcrowding. Rather, school populations fluctuate with neighborhood turnover.

Instead, the moratorium hurts housing affordability and hampers progress on our climate goals. Many of the places currently under moratorium are in high demand, but haven't been able to build enough new housing to keep up with that demand. This makes housing more expensive and difficult for the average resident to attain. Rather than locating in a walkable, sustainable, transit-oriented neighborhood, households and businesses alike are pushed into less desirable growth areas. The county should encourage new housing in major transit and job hubs, not ban it.

In addition to ending the housing moratorium, I urge you to support other policies within the Subdivision Staging Policy that similarly encourage sustainable growth patterns, such as lowering the cost of new development in desirable areas and increasing the recordation tax to better fund school construction and rental assistance.

Thank you for your consideration on this important matter.

Sincerely,  
Melyssa Cave  
11501 Gilsan St Silver Spring, MD 20902-3120  
[melyssa.blog@gmail.com](mailto:melyssa.blog@gmail.com)

**From:** [Marie-France Isidore](#)  
**To:** [MCP-Chair](#)  
**Subject:** County Council  
**Date:** Tuesday, June 16, 2020 9:03:06 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed, and ensure that taxpayers are not bearing the financial burden of new development. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Marie-France Isidore*

**From:** [Alli Adams](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy  
**Date:** Tuesday, June 16, 2020 9:07:50 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County's growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn't severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Allison Adams*

**From:** [Elena Paoli](#)  
**To:** [MCP-Chair](#)  
**Subject:** SSP  
**Date:** Tuesday, June 16, 2020 9:12:02 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed, and ensure that taxpayers are not bearing the financial burden of new development. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Elena Paoli  
Bethesda



**From:** [Luis Mirantes](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Annette Mirantes](#)  
**Subject:** MCPS Proper School Capacity and Facilities Planning  
**Date:** Tuesday, June 16, 2020 9:28:00 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed, and ensure that taxpayers are not bearing the financial burden of new development. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Luis & Annette Mirantes

**From:** [wallyboy53@comcast.net](mailto:wallyboy53@comcast.net)  
**To:** [MCP-Chair](#)  
**Subject:** ssp  
**Date:** Tuesday, June 16, 2020 9:42:15 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Walter Paul Morrison  
11900 Clover Knoll Rd  
North Potomac, MD 20878*

**From:** [claire Milam](#)  
**To:** [MCP-Chair](#)  
**Subject:** Montgomery County Growth and Planning  
**Date:** Tuesday, June 16, 2020 9:42:31 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed, and ensure that taxpayers are not bearing the financial burden of new development. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Claire Milam*

**From:** [Rachel Keller](#)  
**To:** [MCP-Chair](#)  
**Subject:** School Capacity Concerns  
**Date:** Tuesday, June 16, 2020 10:32:29 AM

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Dear Planning Chair Casey Anderson and Commissioners:

Please ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that mechanisms to prevent our schools from being overwhelmed are in place. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County's growth absolutely must include a plan for our schools.

It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn't severely overcrowded or neglected. I myself attended an overcrowded MCPS high school in the 1990s (Gaithersburg High School), and simply changing classes was an everyday ordeal due to the packed hallways.

I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,  
Rachel Keller

**From:** [Judy J](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Tuesday, June 16, 2020 10:46:07 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*I moved to Montgomery County almost eight years ago from northern NJ. One of the things the local government - NJ is a big home rule state so every little town has their own government that regulated builders - required of all subdivisions was that adequate schools and parks for kids to play in, had to be built into any new housing development. Period. And the information had to be current even if the subdivision was delayed for any reason. I don't understand why Montgomery County can't figure out how to do that and not work with numbers that may be so out of date that people moving to Montgomery County don't realize that their kids will be attending schools that are outdated, overcrowded and probably in a trailer instead of in a proper school building.*

*Please make sure that the schools and the Planning Board get their acts together to provide proper schools for the current and future students who will be living here.*

*Thank you,*

*Judy Jonas  
Bethesda, MD 20817*

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*Judy Jonas, MA, NJ-EIPA Certified  
Deaf-Hearing perspectives on dynamics of adult sibling relationships  
Co-Author with Marla C. Berkowitz, \*Deaf and Hearing Siblings in Conversation\*  
Book inquiries: [siblingconversations@gmail.com](mailto:siblingconversations@gmail.com)  
[www.siblingconversations.org](http://www.siblingconversations.org)*



**From:** [Kathy Juda](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy (Growth Policy)  
**Date:** Tuesday, June 16, 2020 11:02:21 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed, and ensure that taxpayers are not bearing the financial burden of new development. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Kathy Juda, Parent  
Bethesda Elementary, Westland, BCC*

**From:** [Mona Mendelson](#)  
**To:** [MCP-Chair](#)  
**Subject:** Moratorium and SSP  
**Date:** Tuesday, June 16, 2020 11:10:41 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I moved to Montgomery County in large part for the schools 34 years ago. I am not sure I would choose to move here now with the current overcrowding and neglect the schools suffer. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

Mona Mendelson



**From:** [Marie Kobayashi](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowding at Walter Johnson High School  
**Date:** Tuesday, June 16, 2020 11:30:48 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

Overcrowding is dangerous for our students. Here are three overcrowding hazards I have observed for students at Walter Johnson High School:

1. In-school crowds. I dropped off medication for my freshman at Walter Johnson during school hours this year, before the emergency closure, and while coming out of the nurse's office, I was caught in a river of students coming out of their classrooms and going to their next class. The students occupied the entire hallway, wall to wall. I had to physically shoulder my way against the tide to reach the exit. This was the day I realized the negative daily impact of overcrowding: hallways are uncomfortably packed, which is a certain hazard in case of fire or other emergency. Additionally, my son tells me that some staircases are designated "down only" or "up only" to facilitate movement, which results in extended, hurried, trots to get to the next class. This adds stress on students that they do not need.

2. Lunchtime leave. The administration encourages students to leave the school for lunch, because the cafeteria has long been too small to accommodate all the students. The school is at the corner of Democracy Boulevard and Old Georgetown Road, which are multi-lane, high-use avenues that pose a danger to students leaving school at lunchtime. Despite some efforts to make crosswalks more visible, I see cars speeding and not giving the right of way to student pedestrians, every time I drive past the school. It is only a matter of time before a student is injured while crossing these roads. Schools should be able to accommodate all their students inside for lunch.

3. Morning drop-off. Finally, overcrowding also poses a direct threat to student safety during morning drop-off. To avoid waiting for school buses that are ever more unreliable, parents drop off their children at school and are forced to do so in a myriad unsafe ways because the authorized drop-off zone is ridiculously inadequate for the number of students. It's a free-for-all, and half of it happens in the low visibility of late fall and winter mornings. Cars drop students off in the commercial area next to the school, occupy the county bus lane, without any monitoring or organization. Again, it is only a matter of time before a student is hit by car or bus while being dropped-off in the vicinity of the school. The Principal sent numerous emails this year reminding parents of the drop-off rules, but the reality is that families cannot follow them in the current overcrowded situation.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County's growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including

our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn't severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Marie Kobayashi

Walter Johnson High School parent

**From:** [Kathy Rose](#)  
**To:** [MCP-Chair](#)  
**Subject:** MCPS Subdivision Staging Policy  
**Date:** Tuesday, June 16, 2020 12:09:21 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Kathleen Rose

**From:** [Emma Whelan](#)  
**To:** [MCP-Chair](#)  
**Subject:** Planning  
**Date:** Tuesday, June 16, 2020 12:20:04 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Emma Whelan*

**From:** [Ginna Goodenow](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy  
**Date:** Tuesday, June 16, 2020 12:20:30 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Virginia Goodenow-Schirf*

[Sent from Yahoo Mail on Android](#)

**From:** [Monique Bona](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy  
**Date:** Tuesday, June 16, 2020 12:43:47 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows! It is only GROWING larger and our schools are not equipped to handle this growth, especially with schools that are old and haven't been updated adequately! There MUST be RESPONSIBLE PLANNING, otherwise our children will suffer and there is no need for that.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County's growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn't severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Monique Bona, concerned parent of a rising 4th grader and rising 7th grader in Silver Spring, Maryland*

**From:** [debby@cagley.com](mailto:debby@cagley.com)  
**To:** [MCP-Chair](#)  
**Subject:** SSP (Growth Policy) & Schools  
**Date:** Tuesday, June 16, 2020 12:44:29 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our Montgomery County Public Schools have adequate facilities and capacity as our county continues to grow.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our public schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our public schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that public schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Debby Orsak  
Rockville, MD*

**From:** [Inbal Eshel](#)  
**To:** [MCP-Chair](#)  
**Subject:** Schools  
**Date:** Tuesday, June 16, 2020 12:49:33 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,  
Inbal Eshel*

Sent from my iPhone



**From:** [Lauren Berkowitz](mailto:Lauren.Berkowitz@montgomerycountymd.gov)  
**To:** [MCP-Chair](mailto:MCP-Chair@montgomerycountymd.gov)  
**Cc:** [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [councilmember.jawando@montgomerycountymd.gov](mailto:councilmember.jawando@montgomerycountymd.gov); [Friedson's Office, Councilmember](mailto:Friedson's.Office@montgomerycountymd.gov); [Jack.Smith@mcpsmd.org](mailto:Jack.Smith@mcpsmd.org); [Monifa.B.Mcknight@mcpsmd.org](mailto:Monifa.B.Mcknight@mcpsmd.org); [councilmembervanarro@montgomerycountymd.gov](mailto:councilmembervanarro@montgomerycountymd.gov)  
**Subject:** RE: Subdivision Staging Policy Review Input  
**Date:** Tuesday, June 16, 2020 1:18:34 PM

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Good afternoon,

Please accept this version of the email below with my spelling error corrected or note my spelling correction of the word “principal” with “principle” in the official record. Our school is getting a new “principal” so I think this term was top of mind.

Sincerely,  
Lauren Berkowitz

Dear Planning Chair Casey Anderson and Commissioners,

Thank you for your effort and hard-work in putting together the Draft Subdivision Staging Policy. I realize that this was a tremendous effort and I commend you for it. I think there are some tremendous opportunities here to improve our community, culture, schools, and economy that have not yet been addressed in your policy. I hope that you will consider these suggestions.

Excellent schools are so important for bringing economic growth, prosperity, and culture to Montgomery County. Many people move to this region for the excellent schools. At the same time, our county has experienced tremendous growth. There are three key parts to excellent schools – the people, the operations, and the capital. The capital is where you can help. With this policy you can make a difference; this is where you can make improvements that will impact the lives of our diverse student body, faculty, and staff. This diversity drives people to the county and makes it a wonderful place to live.

I understand the desire to boost the economy by lifting moratoria and I am not opposed to this. However, this cannot be considered a successful proposition if we do not make sure that we have enough room in our schools to support the new buildings. Please consider requiring additional impact fees anytime capacity goes above 100% (not 120%) in any area where they are building. The additional space is even more important now during COVID-19. Rewriting this policy will help us to grow the capacity our schools in a way that is more in-line with the new normal. Further, I ask you to re-evaluate some additional benefits that you can provide to capital improvements for schools in light of COVID-19 and the huge benefits builders are getting through lifting of the moratoria.

Lifting the moratoria for construction is a huge boon for that industry. As such, it seems appropriate that builders would contribute more to the communities and make sure that there is adequate infrastructure. Our schools should not just be left having “no harm” in terms of capacity, but we should incentivize and require improvement to our schools that are so badly over capacity. The

builders are getting an “improvement” and our schools should too. I might suggest that you look at the amount that builder revenues will go up when the moratoria are lifted, and see what a fair amount of impact tax would be to leave our schools in a better capital situation than they are in now. This is an opportunity to improve the lives of students, and it is imperative that we do our best to make it a reality.

I am concerned too that the impact taxes in highly dense zones are less, and this too could impact schools with the highest need students. As the Council has committed to considering equity in all policies, it would seem appropriate that the tax money that goes to schools in areas with the most achievement gaps, receive at least the same, or perhaps even more money for capital improvements.

Additionally, in principle, it is a wonderful addition to have capital improvements that include items like HVACs. However, we must turn principal into reality. Those with more knowledge of the system than me, assert that we must have an agreement or understanding in place between the Planning Board and MCPS to make sure that this becomes a reality. Please look into getting buy-in from MCPS to work together, to allow for these improvements to be made. Also, please look into having the builder itself build the addition to the school before the community is completed. This could save time in bidding contracts – however, I do not know much about these issues and all of the pros and cons. I simply raise it for consideration.

We have learned so much through going through COVID-19. One of the most important items is how organizations that hadn't in the past worked together closely or in concert can work together in this spirit, let's have the Planning Board, MCPS, and the Council come together to make our schools the best they can be for our students. Thank you for your time and consideration of this message and for your dedication to public service.

Sincerely,  
Lauren Berkowitz, JD

Sent from [Mail](#) for Windows 10

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**From:** [Lauren Berkowitz](#)  
**Sent:** Tuesday, June 16, 2020 1:04 PM  
**To:** [mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)  
**Cc:** [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov);  
[councilmember.navarro@montgomerycountmd.gov](mailto:councilmember.navarro@montgomerycountmd.gov);  
[councilmember.jawando@montgomerycountymd.gov](mailto:councilmember.jawando@montgomerycountymd.gov); [Friedson's Office, Councilmember;](#)  
[Jack\\_Smith@mcpsmd.org](mailto:Jack_Smith@mcpsmd.org); [Monifa\\_B\\_Mcknight@mcpsmd.org](mailto:Monifa_B_Mcknight@mcpsmd.org); [McGuire, Essie](#)  
**Subject:** Subdivision Staging Policy Review Input

Dear Planning Chair Casey Anderson and Commissioners,

Thank you for your effort and hard-work in putting together the Draft Subdivision Staging Policy. I realize that this was a tremendous effort and I commend you for it. I think there are some tremendous opportunities here to improve our community, culture, schools, and economy that have not yet been addressed in your policy. I hope that you will consider these suggestions.

Excellent schools are so important for bringing economic growth, prosperity, and culture to Montgomery County. Many people move to this region for the excellent schools. At the same time, our county has experienced tremendous growth. There are three key parts to excellent schools – the people, the operations, and the capital. The capital is where you can help. With this policy you can make a difference; this is where you can make improvements that will impact the lives of our diverse student body, faculty, and staff. This diversity drives people to the county and makes it a wonderful place to live.

I understand the desire to boost the economy by lifting moratoria and I am not opposed to this. However, this cannot be considered a successful proposition if we do not make sure that we have enough room in our schools to support the new buildings. Please consider requiring additional impact fees anytime capacity goes above 100% (not 120%) in any area where they are building. The additional space is even more important now during COVID-19. Rewriting this policy will help us to grow the capacity our schools in a way that is more in-line with the new normal. Further, I ask you to re-evaluate some additional benefits that you can provide to capital improvements for schools in light of COVID-19 and the huge benefits builders are getting through lifting of the moratoria.

Lifting the moratoria for construction is a huge boon for that industry. As such, it seems appropriate that builders would contribute more to the communities and make sure that there is adequate infrastructure. Our schools should not just be left having “no harm” in terms of capacity, but we should incentivize and require improvement to our schools that are so badly over capacity. The builders are getting an “improvement” and our schools should too. I might suggest that you look at the amount that builder revenues will go up when the moratoria are lifted, and see what a fair amount of impact tax would be to leave our schools in a better capital situation than they are in now. This is an opportunity to improve the lives of students, and it is imperative that we do our best to make it a reality.

I am concerned too that the impact taxes in highly dense zones are less, and this too could impact schools with the highest need students. As the Council has committed to considering equity in all policies, it would seem appropriate that the tax money that goes to schools in areas with the most achievement gaps, receive at least the same, or perhaps even more money for capital improvements.

Additionally, in principal, it is a wonderful addition to have capital improvements that include items like HVACs. However, we must turn principal into reality. Those with more knowledge of the system than me, assert that we must have an agreement or understanding in place between the Planning Board and MCPS to make sure that this becomes a reality. Please look into getting buy-in from MCPS to work together, to allow for these improvements to be made. Also, please look into having the builder itself build the addition to the school before the community is completed. This could save time in bidding contracts – however, I do not know much about these issues and all of the pros

and cons. I simply raise it for consideration.

We have learned so much through going through COVID-19. One of the most important items is how organizations that hadn't in the past worked together closely or in concert can work together in this spirit, let's have the Planning Board, MCPS, and the Council come together to make our schools the best they can be for our students. Thank you for your time and consideration of this message and for your dedication to public service.

Sincerely,  
Lauren Berkowitz, JD

Sent from [Mail](#) for Windows 10

**From:** [Beth Ciangiulli](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Tuesday, June 16, 2020 2:03:39 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools.. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Beth Ciangiulli

**From:** [Beth Dincin](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Bruce Dincin](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Tuesday, June 16, 2020 2:10:52 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county continues to grow rapidly.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please ensure that there are appropriate mechanisms to prevent our schools from being further overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county.

We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools and our students. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, **including our students**.

We specifically moved to Montgomery County from DC 10 years ago because of the schools. Our sons were young toddlers at the time. Now, in high school, they are literally body to body moving through the hallways between classes. WJ is immensely overcrowded with no near term resolution in sight.

With the taxes we pay, residents expect that county schools accommodate our children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and thank you for receiving my input.

Beth Dincin

6120 Wayside Drive

**From:** [Tom Biggs](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Tuesday, June 16, 2020 2:11:21 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools.. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you.

Sincerely yours,

**Thomas Biggs,**  
**Associate Broker**  
(202) 596-LIST (5478)  
Long & Foster Real Estate, Inc.  
Office: (301) 469-4700  
[sggibmot@gmail.com](mailto:sggibmot@gmail.com)  
[Thomas.Biggs@lnf.com](mailto:Thomas.Biggs@lnf.com)  
Licensed in DC, MD  
"Our goal is reaching yours."  
[Why work with an e-PRO?](#)

*P.S. Who is the next person you know who is planning to buy or sell a home in the Bethesda, Rockville, DC area?*

**From:** [Michele Wisniewski](#)  
**To:** [MCP-Chair](#)  
**Subject:** Moratorium and SSP  
**Date:** Tuesday, June 16, 2020 2:44:22 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools.. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Michele Wisniewski*

*Tilden MS and WJ HS parent*

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**From:** [Alison Fogarty](#)  
**To:** [MCP-Chair](#)  
**Subject:** Moratorium and SSP  
**Date:** Tuesday, June 16, 2020 3:03:20 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools.. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Alison Fogarty

**From:** [Tj Carlin](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy (Growth Policy)  
**Date:** Tuesday, June 16, 2020 3:05:31 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,  
T.J. & Caroline Carlin  
5013 Druid Drive  
Kensington, MD 20895*

Sent from my iPhone

**From:** [Barbara Pearlman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy and Schools  
**Date:** Tuesday, June 16, 2020 3:24:29 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

Thank you,  
Barb Pearlman  
Excuse brevity and typos...Barb

**From:** [Abbe Milstein](#)  
**To:** [MCP-Chair](#)  
**Subject:** Adequate Facilities  
**Date:** Tuesday, June 16, 2020 3:24:48 PM

---

*Dear Planning Chair Casey Anderson and Commissioners,*

*I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Abbe Milstein*

Sent from my iPhone

**From:** [Peter](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy ( County Growth Policy)  
**Date:** Tuesday, June 16, 2020 5:11:47 PM

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Planning Chair Casey Anderson and all

I write as an individual, not in my capacity as President of the Board of Directors of Westlake Towers Condominium at 7420 Westlake Drive, Bethesda.

From my reading, it appears that the Subdivision Staging Policy under consideration devalues the investment of my fellow owners by making the schools more crowded and again failing to provide the amenities that were long ago promised. (I have read about the community/senior center considered for a site near Walter Johnson High School.)

Failing to have builders pay the appropriate cost of schools (impact fees) while continuing to add to our overcrowded schools does not sound to me to be a sound plan for our area's future, for our county's future.

At Westlake Towers we work hard to maintain and improve our property. We want the county to maintain and improve it's property too.

**From:** [Adrienne DerVartanian](#)  
**To:** [MCP-Chair](#)  
**Subject:** Please ensure adequate funding for our schools  
**Date:** Tuesday, June 16, 2020 5:33:09 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am the parent of two children in the Montgomery county school system. I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools.. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. Moreover, existing families also expect that the county will continue to provide a high quality education without overcrowding or inadequate resources. I appreciate the opportunity to participate in this democratic process and your listening to my voice.*

*Thank you,*

*Adrienne DerVartanian*

**From:** [Jason Makstein](#)  
**To:** [MCP-Chair](#)  
**Subject:** School facilities and future growth  
**Date:** Tuesday, June 16, 2020 8:47:38 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Jason Makstein

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Jason Makstein  
[jasmak@gmail.com](mailto:jasmak@gmail.com)  
301-873-6289

**From:** [Katie Mullen](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy - Help Our Schools!  
**Date:** Tuesday, June 16, 2020 9:15:22 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,  
Katie Mullen



**From:** [G. Edward Johnson](#)  
**To:** [MCP-Chair](#)  
**Subject:** Comments on the 2020 SSP/CGP  
**Date:** Wednesday, June 17, 2020 10:22:50 AM

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### **School Moratoria**

- 120 % is a crisis, public facilities are clearly inadequate, we need an emergency stop
- The place for planning board discretion is in the 110-120% where there is clearly a problem, but there is still time to adjust and work towards a solution.
- The fewer than 1 student exception to moratoria is too high and should be lowered to only allow exceptions where a student is unlikely to be generated.

Some community members favor not having a moratorium on the premise that the county has other policy priorities pertaining to filling its housing supply gap, providing attainable housing and supporting sustainable economic growth. However it is important not to lose sight of the purpose of the SSP/CGP which is to ensure adequate public facilities. When the schools are clearly inadequate, even a small number of additional students can be a burden to over-utilized facilities and should be curbed.

Page 44 states that moratoria "Does Not Solve Overcrowding". This is a straw-man argument, no one is claiming that you can solve overcrowding simply by not building. However, it is clear that continuing to build does make overcrowding worse. A review of recent housing and enrollment growth data revealed that less than 30 percent of the county's enrollment growth can be attributed to new development, that is a significant impact already overcrowded schools.

The draft CGP also calls for exceptions to moratoria for residential projects estimated to generate fewer than one full student at any school in moratorium. This is too high a threshold. The Student generation rates are probabilities, not absolutes, A project that is estimated to generate 0.9 students means there is an overwhelmingly likely chance (90%) that the project will actually generate a student. The cut-off should be set such that project exceptions should only be granted if the project is unlikely to generate a student. The de minimis exception for existing projects should use the same criteria.

Taken together, the following changes to recommendations should be made:

*Recommendation 4.8* should be removed in its entirety and moratoria should remain a possibility for all areas of the county.

*Recommendation 4.9 updated:* Exceptions to moratoria will include commercial development projects, residential projects estimated to generate fewer than one-half of one full student at any school in moratorium, and projects where the residential component consists entirely of senior living units.

*Recommendation 4.12 updated:* The County Growth Policy should explicitly allow the Planning Board to deny a residential development project in areas not in moratorium if any school in the affected area is over 110% capacity and if it deems there is inadequate public school infrastructure, after consideration of the applicable data and circumstances.

### **Impact fees and Utilization Premium Payment Thresholds**

The utilization premium payments should start when the relevant schools are over capacity and not wait until there is a 120% over capacity crisis. Thus, the threshold for the UPP should be set at 105% utilization. It should also be made clear that if multiple schools for a development are over capacity then the UPP is additive, for example, if both the elementary school and the high school are over capacity there would be a 25% payment factor increase for the elementary school, plus a 20% payment factor increase for the high school. I also suggest dropping the seat deficit metric. That is useful for determining moratoria due to how MCPS decides to increase capacity but for the UPP it just adds unnecessary complexity.

**Concerning the name of the policy.**

I agree that Subdivision Staging Policy doesn't capture the intent and can be confusing to people who are unfamiliar to it. However, calling it the "County Growth Policy" incorrectly biases the conversation towards growth. This policy is about balancing the desire for growth with the need for adequate public facilities, the name should reflect that balance. If there isn't time to come up with an accurate name for the policy this cycle, the name change should be deferred until the next policy review cycle.

### **Miscellaneous**

Bottom of P47: "This was largely based on adept lobbying from the parent community" The planning board shouldn't be editorializing, this portion of the sentence should be removed.

Thank you.

Edward Johnson

**From:** [Mary](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy  
**Date:** Wednesday, June 17, 2020 10:25:44 AM

---

Dear Planning Chair Casey Anderson and Commissioners,

I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, please make sure that there are mechanisms to prevent our schools from being overwhelmed. Impact taxes should cover 100% of the costs associated with the new development, and they should be consistent and fair across the county. We need systemic alignment between the Planning Board and MCPS – planning for Montgomery County’s growth MUST include a plan for our schools. It is my sincere hope that you can create a policy that helps the Board meet the Adequate Public Facilities Requirements for all of our current and future residents, including our students. New families moving into a neighborhood expect that schools will be able to accommodate their children in a facility that isn’t severely overcrowded or neglected. I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,

Mary Bolton

Sent from my iPhone