

## **Item 9 - Correspondence**

**From:** [Jonathan Genn](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Cichy, Gerald](#); [Patterson, Tina](#); [Verma, Partap](#); [Wright, Gwen](#); [Stern, Tanya](#); [Sartori, Jason](#); [Grave, Eric](#); [Govoni, Lisa](#); [Kronenberg, Robert](#); [Sanders, Carrie](#); [Butler, Patrick](#); [Baek, Hye-Soo](#)  
**Subject:** Written Testimony for Item #9 - June 25 Work Session #2 - Transportation Elements of SSP/County Growth Policy  
**Date:** Tuesday, June 23, 2020 10:39:54 AM  
**Attachments:** [Mont Co-SSP Quadrennial Update 2020-GLDC Testimony-Regarding Transportation-Work Session #2-Item 9 on June 25-2020-0623a.docx](#)

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Good Morning, Chair Anderson, Vice Chair Fani-Gonzalez, and Distinguished Commissioners of the Montgomery County Planning Board!

I hope you, your family, friends, and colleagues are all doing well and staying safe.

On behalf of Global LifeSci Development Corporation (GLDC), I have attached for submittal to the Planning Board my written testimony relating to Item #9 on the June 25, 2020 Agenda (i.e., Review of Transportation Elements of the proposed Subdivision Staging Policy/“County Growth Policy”). The attached document, focusing primarily on transportation issues, supplements my prior written testimony, dated June 7, 2020. As the Planning Board work sessions addresses other specific topics (e.g., Impact Taxes), GLDC plans to further supplement its testimony regarding those topics.

Respectfully Submitted,

*Jonathan*

**Jonathan M. Genn, Esquire**

Executive Vice President and General Counsel

**Global LifeSci Development Corporation  
and Percontee, Inc.**

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USA

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June 23, 2020

VIA Email ([MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org))

Casey Anderson, Chair  
Natalie Fani-Gonzalez, Vice Chair  
Commissioners of the Montgomery County Planning Board  
Maryland-National Capital Park and Planning Commission (Montgomery County)  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: **June 25, 2020 (Item 9): Subdivision Staging Policy Work Session #2 - Transportation**

Dear Chair Anderson, Vice Chair Fani-Gonzalez, and Distinguished Commissioners of the Planning Board:

For reasons more fully explained in GLDC’s previously submitted written testimony dated June 7, 2020 (portions of which are attached to this letter for ease of reference), GLDC recommends adjusting the Public Hearing Draft relating to transportation elements as follows:

1. **Modify the definition of the “Red” Transportation Policy Area** so any applicable Impact Surtax rates in the Red category would apply to all:
  - a. Metro Stations and Central Business Districts;
  - b. Purple Line Stations (e.g., Lyttonsville, etc.); and
  - c. Council designated strategic “Economic Opportunity Centers” that the Council has determined to be “similar in form and function to areas around a Metro Station or central business district with an ultimately urban character.”<sup>1</sup> and
  - d. MWCOC Designated “High/Highest Growth Jobs and Population Activity Centers” (identified in Public Hearing Draft Figures 4 and 5 on pages 11 and 12).<sup>2</sup>

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<sup>1</sup> Including such designated “Economic Opportunity Centers” in the Red Transportation category will rectify an oversight that took place when the color-coded transportation policy areas were created, as more fully described in attached Appendix A from GLDC’s June 7, 2020 written testimony (which is repeated here for ease of reference).

<sup>2</sup> Because of real qualitative differences in transportation impacts among the 3 different types of MWCOC Activity Centers --- namely, (a) NON-High Growth Activity Centers, (b) High Growth Jobs OR Population Activity Centers, and (c) High Growth Jobs AND Population Activity Centers --- the 3 types of Activity Centers should be categorized as follows:

“High Growth Jobs AND Population Activity Centers” = Red Transportation Policy Area  
“High Growth Jobs OR Population Activity Centers” = Orange Transportation Policy Area  
“NON-High Growth Activity Centers” = Yellow Transportation Policy Area

2. **More Appropriate Use of Historical Data.** To be better data-driven and context-sensitive, historical data is needed to see “how we arrived at the current conditions” of over-congested roads (just as with over-crowded schools), so that the Planning Board and County Council can determine how new development pays its proportionate share (*but not more than its proportionate share*, by paying for current school or road inadequacies that are vestiges or legacies of historic circumstances, which the new development did not generate in any way). Just as the Public Hearing Draft very appropriately studied (in the context of schools) the historical “turnover effect” of existing residential communities (e.g., sales of homes by “empty nesters” to new families, who then sent their children to the schools) versus new development in that same school cluster, even more robust historical data is even *more essential* in the transportation context than for schools. Decision-makers cannot possibly determine accurately what an appropriate proportionate share of infrastructure costs should be allocated to new development without knowing what proportion of the current over-capacity of roads is attributable to historic SOV trips in peak direction during peak hours generated by both (a) existing residential and commercial “turnover effect” (unrelated to the new development), and (b) pass-through SOV trips originating and with destinations to locations outside the relevant TAZs. Moreover, historical data on the long-term effect of disinvestment (i.e., the arrearages or delinquencies of the public sector over the prior decades) on future roadway capacity in the relevant TAZs is also necessary<sup>3</sup>.
3. **Factor Foreseeable FUTURE Trends** (especially the reasonably foreseeable effects of Accessory Dwelling Units (“ADUs”)). In order to be truly “context-sensitive,” so that any financial burden placed on new development would be proportionate, one cannot calculate accurately the proportionate share of new development’s new SOV trip generation (in peak directions during peak periods) and new student generation rates for schools in absolute terms based upon a 20-30 year prognostications. Instead, the calculations need to be in relative terms, based upon a comparative analysis of the proportion of new development’s generation of new students and new SOV trips in peak direction during peak periods (i.e., the numerator of the computation) in relation to all other external sources, including the “turnover effect” of existing residential communities in the same school cluster and in the same TAZs, and pass-through trips to/from outside the relevant TAZs (i.e., the denominator of the computation). In this regard, it is essential to factor in new students and new SOV

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<sup>3</sup> For example, for over 20 years (since the County’s adoption of the prior 1997 set of master plans for the area), the primary transportation corridor along U.S. Route 29 --- which, significantly, is the only U.S. Highway in all of Montgomery County --- has become over-crowded primarily on account of BOTH (a) pass-through SOV trips with originations from and destinations to locations outside of the WOSG area, whether to/from Howard County, Prince George’s County, the District of Columbia, and now more frequently (on account of the ICC opening) to/from other areas of Montgomery County AND (b) the “turnover effect” of existing neighborhoods and commercial users (and not due to new development planned within the WOSG MP area. Meanwhile, during those same past 20 years, of the costs associated for programmed public investments in transportation capacity infrastructure along U.S. Route 29 since those 1997 master plans, ~\$400 to \$500 Million remains unfunded (with little expectation on how the public sector will “bring to date” this arrearage/delinquency dating back to 1997). Compounding these problems, the UMP/LATIP program governing the WOSG MP merely took a static “snapshot in time” approach, prognosticating 20+ years into the future the exact set of transportation improvements needed in the future (without appropriately accounting for what proportion of the over-crowding of the road network seen in that “snapshot” was caused over a 20-year historic perspective, practically 0% of that 20-year historic growth of SOV trips adversely affecting the US Route 29 corridor’s over-capacity being generated by the new development planned for the WOSG MP. How can that be “proportionate”? It cannot be. The result of the WOSG MP UMP/LATIP is a disproportionate allocation to new development to contribute to the historic disinvestment (including the ~\$400 MM to \$500 MM arrearage/delinquency of the County/State/public sector from 20+ years ago).

trips that can reasonably be anticipated on account of the County recent “invention”/introduction of ADUs (such as the results of grandparents constructing an ADU annex to the home they have lived in for decades, moving into that ADU annex, and then having their children and grandchildren move into the family’s main part of the home). This is not a “turnover effect.” This is a reasonably foreseeable **future “accretive effect” caused by ADUs**. To the extent this “accretive effect” happens in older neighborhoods that do not have good access to transit and/or are located in already crowded school clusters, failing to account for ADU’s potential to generate substantial increases in new student population and new SOV trip generation (in peak directions during peak periods) would grossly distort the proportionality of impact surtaxes to be placed on new development. Even though ADUs would accumulate on a one-at-a-time basis, it is reasonably foreseeable that (particularly in areas where growth is less than desirable for a “smart growth” Thrive Montgomery 2050 General Plan), that the aggregation of ADU generation rates of new students in the school clusters and new SOV trips in the TAZs could completely dwarf the generation rates of new mixed-use developments (especially in MWCOG “High/Highest Growth Jobs and Population Activity Centers”) well ahead of year 2050.

4. **“Give Credit Where and When Credit is Due”**. An effective and efficient set of SSP/Impact Surtax Policies should not only assess premiums (or penalties) for adverse impacts caused by new development; but should also encourage, incentivize, and reward (including, as appropriate, financial rewards) for the structural benefits that new development in mixed-use communities (especially in the MWCOG “High/Highest Growth Jobs and Population Activity Centers) create. This should include the benefits of reducing overall SOV trips in peak direction during peak periods that would otherwise be generated off-site from the new development.<sup>4</sup> This should also include the long-term and macro-scale infrastructure benefits (e.g., requiring fewer extensions of water lines, sewer lines, impervious surface construction of road networks, exurban schools, etc.). The updated 2020 SSP/Impact Surtax Policies (suggested to be renamed the 2020 “County Growth Policy) should include, therefore, appropriate “credits,” such as the following:
  - a. Any applicable Transportation Impact Surtax generation rate used in a Development Application Review should be further reduced by the governing NADMS goals (e.g., 25%, 30%, 50%, etc.) imposed on the new development area under the applicable master plan.
  - b. Design methodologies to credit “smart growth” new development in MWCOG “High/Highest Growth Jobs and Population Activity Centers” that will help to remove SOV trips in peak direction during peak periods from external sources (such as described in footnote 4 above).

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<sup>4</sup> For example, the planned VIVA White Oak™ mixed-use development adjacent to both the consolidated FDA Headquarters (with currently ~10,000 employees, and expected to grow to ~18,000 employees) and the newly opened Adventist White Oak Medical Center (“WOMC”) Hospital (with ~1,500 employees) currently have little to no option to commute to/from work without traveling on the peripheral roads. With the planned VIVA White Oak™ development intending to offer discount incentives to FDA and WOMC employees to reside in VIVA White Oak™, those FDA and WOMC commuters would remain within the internal roads of the three contiguous properties and thus VIVA White Oak™ would thereby reduce the number of SOV trips to/from FDA HQ and WOMC that would otherwise travel on those external roads. Moreover, by having both residential and commercial uses located in a MWCOG “High/Highest Growth Jobs and Population Activity Center,” VIVA White Oak™ will attract commuters off of the peripheral roads, who may otherwise have had to pass-through to other activity centers. This is especially beneficial along US Route 29 (where for decades Howard County commuters have simply driven through to the District of Columbia or to the Colesville Road Beltway exist, who will now divert into VIVA White Oak™ and not clog US Route 29 south of the WOSG MP area. What credit should VIVA White Oak™ get for that benefit to the mobility network in the area?



- c. As part of any LATR or UMP/LATIP payment structure, rather than have a static set of capital improvements in transportation infrastructure that were prognosticated 20-30 years in advance, allow for (and credit) a dynamic set of evolutionary investments made by new development that are state-of-the-art transportation mitigation capital improvements OR trip mitigation programs. Over time, the 20-30 prognostications can become ineffective, inefficient, and ultimately obsolete. It is unwise policy to inadvertently force wasteful expenditures of precious resources on 20 to 30-year prognostications on account of those static prognostications being specifically prescribed requirements to be in compliance with the particular land use approval. It is wiser policy to be flexible and dynamic to be most cost-effective and efficient with constantly evolving state-of-the-art trip mitigation capital improvements and strategies/programs. In such a dynamic approach, credit should be given to those state-of-the-art investments (especially if those investments are made to any master planned complete streets with roads, bikeways, sidewalks, etc. serving more than just the new development).
5. **Avoid Unintended Double-Taxation**. To avoid unintended double-taxation, the Public Hearing Draft should clarify that any new development paying school and/or transportation impact surtaxes and/or any LATR or UMP/LATIP payments or UPP payments should be exempt from any subsequent recordation tax on transfer of title (for so long as those properties have or are contributing to pay their applicable SSP/Impact Surtaxes and/or LATR, UMP/LATIP, or UPP).
6. **Grandfathering the Validity Periods for any Preliminary Plan Approved Prior to June 1, 2020**. Especially needed for attracting private sector investment in **lower socio-economic areas** of the County, the need for “certainty” in the land use approval process is vitally important. Not only do the prescribed (and proscribed) requirements need to be fixed and certain; but also, the amount of surtaxes over the life of the new development must be predictable and certain (so that any pro-forma for “financially challenged” revitalization projects in the County’s lower socio-economic areas can “pencil out”). Without that predictability and certainty to help the project “pencil out,” the County’s lower socio-economic areas simply cannot compete to attract the otherwise risk-adverse private sector capital investment and institutional lending (the competition for whom is not just regional in the DC Capital Region, but nationwide). Most significantly in this regard, any new statute relating to Validity Period should have appropriate grandfathering provisions and be inapplicable to any new development that obtained Preliminary Plan approval on or before June 1, 2020.<sup>5</sup> Any such uncertainties will put Montgomery County projects at a severe competitive disadvantage against other jurisdictions elsewhere in the DC Capital Region, as well as in other competitive jurisdictions around the country. All of these other jurisdictions are competing for the same quality commercial uses and competing for

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<sup>5</sup> Specifically relating to VIVA White Oak™, which obtained in 2019 Preliminary Plan approval for its entire ~280 acre, ~12 million square feet of development (which development requires “advance funding” of hundreds of millions of dollars of infrastructure to serve development perhaps years or decades into the future), in order to have the needed certainty to attract the private sector capital investment and institutional lenders for all that “up-front, advance funding” of on-site infrastructure with a pro-forma that shows the new community can “pencil out,” VIVA White Oak™ must be able to retain its Preliminary Plan approved phased Validity Period provisions, which would allow for each phase’s 10-year Validity Period (each with extension ability up to 22 years) to continue on a rolling basis. VIVA White Oak™ is marketing this new community nationally and internationally to prospective end users and prospective capital investors and institutional lenders, on an “entitlement approved” basis. VIVA White Oak™ thus needs to be grandfathered from any proposed changes to the Validity Period laws and regulations that would be effective after June 1, 2020.

the same quality capital sources (who seek reliably certain timelines to obtain land use approvals and reliably certain costs of development that can be calculated in a financial viability model)

The undersigned would welcome the opportunity to address any of the Commissioners' questions or comments or any requests for further information at that time.

Respectfully Submitted,

*/s/ Jonathan M. Genn*

Jonathan M. Genn, Executive Vice President and General Counsel

cc: Gwen Wright, Director  
Tanya Stern, Deputy Director  
Jason Sartori, Chief, Functional Planning & Policy  
Eric Graye, Planning Supervisor, Functional Planning & Policy  
Lisa Govoni, Research & Special Projects  
Robert Kronenberg, Deputy Planning Director  
Carrie Sanders, Chief, Area 2  
Patrick Butler, Supervisor, Area 2  
Hye-Soo Baek, Intern, Research & Special Projects

## APPENDIX A

### **County Council's Authority to Designate (and the Transportation Impact Surtax Effect of)** **Strategic "Economic Opportunity Centers"**

Whenever the County Council specifically designates a Master Plan area as a strategic "**Economic Opportunity Center**" with characteristics that are "similar in form and function to areas around a **Metro Station** or **central business district** with an ultimately **urban character**," that Plan area has all the applicable characteristics to be categorized within the "**Red**" Transportation Policy Areas. This is precisely what the County Council approved and adopted for the White Oak Science Gateway Master Plan ("WOSG MP") area in July of 2014 (see the language on page 54 of the WOSG MP, copied and shown on the following two pages of this Appendix A), which specifically states that the WOSG MP area should:

"...be considered an **Economic Opportunity Center** similar in form and function to areas around a **Metro Station** or **central business district** with an ultimately **urban character**, and that the roadway and transit adequacy standards used in the Subdivision Staging Policy for areas that are currently designated as Urban be applied to the [WOSG Master] Plan area."  
(Emphasis added. See next two pages of this Appendix A.)

The adoption of the WOSG MP area predated the County adoption of the UMP and Transportation Policy Area categories. Obviously, therefore, there could be no reference to such a "**Red**" classification at the time of the WOSG MP adoption. However, when the UMP program was later adopted, with the associated color categories for Transportation Policy Areas (and the corresponding schedules of Impact Surtax rates), there was an unintended oversight which failed to factor that the County Council had, by that time, recently characterized the WOSG MP area as essentially similar to a Metro Station and CBD with urban character (which should have put the WOSG MP area in the "**Red**") category. Instead, the WOSG MP area was simply grouped with other "**Orange**" areas (which other areas do not have characteristics similar to a Metro Station or CBD).

During this 2020 quadrennial review and update of the SSP/Impact Surtax Policies, that original oversight can now be corrected, by including WOSG MP area into the "**Red**" category for all the reasons noted above. For similar reasons, the Purple Line Stations (e.g., Lyttonsville, etc.) should also be viewed as "similar in form and function as a Metro Station or CBD," and should thus also be accorded the same "**Red**" rate structure.

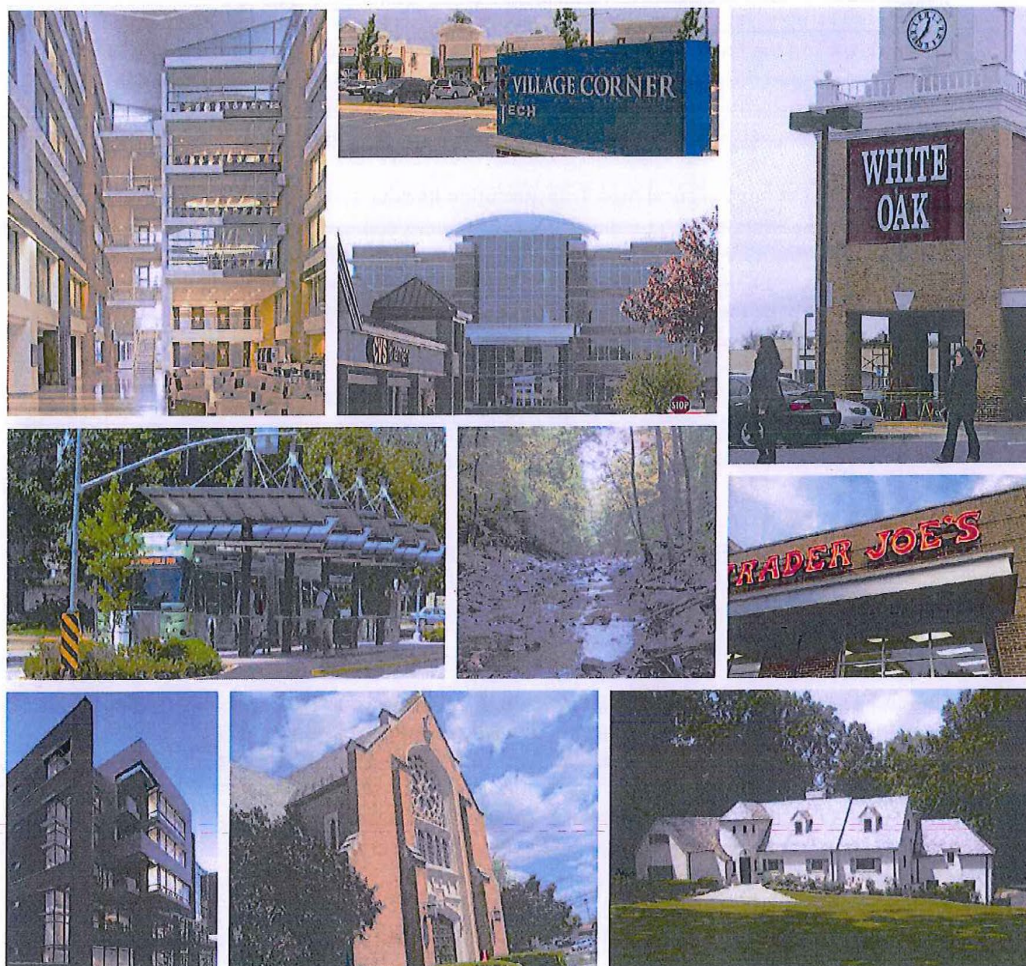
The easiest solution to this matter would be simply to change the description of the "**Red**" Transportation Policy Area category to apply to all "Metro Stations, Central Business Districts, Purple Line Stations, and Council designated Economic Opportunity Centers."

This preferential treatment would also act as an effective tool for the Planning Board to recommend and/or the County Council to approve future master plans for other lower socio-economic areas in the County, with similarly planned mixed-use and urban characteristics (such as in Aspen Hill, Glenmont/Wheaton, Burtonsville, etc.), using this special "**Economic Opportunity Center**" designation. In so doing, this "Economic Opportunity Center" tool would not only advance the Thrive Montgomery 2050 General Plan; but also, would help mitigate the horrifically regressive taxation effect that otherwise disproportionately burdens such lower socio-economic areas of the County.

JULY 2014

# White Oak Science Gateway Master Plan

APPROVED AND ADOPTED





### Transportation Standards

This Plan recommends that in light of the County's economic objectives and its ownership interest in the Life Sciences property, the Plan area be considered an economic opportunity center, similar in form and function to areas around a Metro Station or a central business district with an ultimately urban character, and that the roadway and transit adequacy standards used in the Subdivision Staging Policy for areas that are currently designated as Urban be applied to the Plan area. Currently the Urban roadway standard is a minimum 40 percent ratio of forecast speed to uncongested speed (the borderline between Levels of Service "D" and "E") averaged over all arterials and roads of higher classifications.

This Plan recommends the Local Area Transportation Review (LATR) standard be raised from 1475 critical lane volume (CLV) to 1600 CLV (1.00 volume/capacity) within the Plan area. The rationale for a 1600 CLV (1.00 volume/capacity) standard stems from the Plan-recommended BRT network that would serve the area and offer a viable alternative to automobile travel. This is consistent with the County's policy of accepting greater levels of roadway congestion in areas where high quality transit options are available.

Intersection performance, assuming the Master Plan Development Scenario with the *full complement* of un-programmed improvements, is described below and shown on Figure 5. The full complement of the un-programmed improvements assumed in support of the intersection analysis includes:

- BRT Network
- Old Columbia Pike Bridge opened to vehicular traffic
- Planned US 29 grade-separated interchanges
- New local roads proposed in the Life Sciences/FDA Village Center
- Intersection geometric improvements

This Plan includes the following intersection improvements:

- Cherry Hill Road at Broadbirch Drive/Calverton Boulevard: on Broadbirch Drive, add an eastbound left-turn lane and an eastbound through lane; on Calverton Boulevard, change the westbound right-turn lane to a westbound right-turn and through lane; and on Cherry Hill Road, add a northbound left-turn lane and a southbound right-turn lane.
- MD 650 at Powder Mill Road: from Holly Hall, add an eastbound left-turn lane; on Powder Mill Road, add a westbound right-turn lane; and on MD 650, add a southbound left-turn lane.
- MD 650 at Lockwood Drive: on Lockwood Drive, add an eastbound left-turn lane.
- Powder Mill Road at Riggs Road: on Powder Mill Road, add a second eastbound left-turn lane.
- Old Columbia Pike at Musgrove Road: on Old Columbia Pike, add a southbound left-turn lane; and on Musgrove Road, add a westbound right-turn lane.

These specific improvements are a guide to right-of-way reservations at these intersections. The need for each intersection improvement will be revisited as part of specific development plan LATR reviews.

**From:** [Lisa Cline](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy and Our Schools  
**Date:** Wednesday, June 17, 2020 12:43:42 PM

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Dear Planning Chair Casey Anderson and Commissioners,

Regarding the Draft Subdivision Staging Policy, I review it through the lens of keeping Montgomery County Public Schools a high-quality 'product.' Historically, MCPS has been a major selling point for families and businesses, but over the last decade, the single biggest criticism about MCPS (and living here in Montgomery County) is how over-crowded the classrooms are. I have known many families to flee to private schools to reduce their child's class size.

Lifting moratoriums would further crowd schools and classrooms, further burden the teachers, make it harder to recruit great teachers, and generally downgrade our quality of life.

Another consistent criticism of County government has been that it favors industry, in this case, the construction industry. This is unpopular for obvious reasons.

Please put kids and families, teachers and schools first in the Subdivision Staging Policy.

Without great schools, Montgomery County fails to be attractive to anyone — residents and builders alike.

Sincerely,

Lisa Cline  
Gaithersburg, MD  
MCCPTA Boardmember

**From:** [Andrea F](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Wednesday, June 17, 2020 12:45:25 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. My children are rising 4th and 6th graders. During K-5 at Kensington Parkwood, my older son was often in a class that exceeded maximum number of students by the end of the year. As families moved into the area, classes had to accommodate an already maxed out classroom.

As we pivoted to remote learning I was able to see firsthand how much better my children learned when they were in small group Zoom classes versus the bigger, fuller classes. The attention given in a lower student:teacher ratio is truly remarkable.

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,

Andrea Fries, Kensington MD

**From:** [Pamela Lew](#)  
**To:** [MCP-Chair](#)  
**Subject:** Save Our Schools  
**Date:** Wednesday, June 17, 2020 1:11:49 PM

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**Attention: 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.**

**Pamela Lew**



**From:** [Elisse and Brandon Lassiter](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Wednesday, June 17, 2020 2:25:00 PM

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Dear Planning Chair Casey Anderson and Commissioners,

My name is Elisse Lassiter and I live in Silver Spring, MD. My children attend Woodlin Elementary School.

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,*

Elisse Lassiter  
Owner/Photographer  
Glimmer Images  
(315) 382-3139  
[www.myglimmerimages.com](http://www.myglimmerimages.com)

*Please allow 24-48 hours for email response.*

**From:** [Ying Tang](#)  
**To:** [MCP-Chair](#)  
**Subject:** moratorium and SSP  
**Date:** Wednesday, June 17, 2020 2:52:04 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,

Ying Tang (a parent for an MCPS student)  
*5029 White Flint Dr*  
*Kensington MD 20895*

**From:** [Amy Ackerberg-Hastings](#)  
**To:** [MCP-Chair](#)  
**Subject:** SSP & Moratoria  
**Date:** Wednesday, June 17, 2020 3:57:52 PM

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Dear Planning Chair Casey Anderson and Commissioners,

Thank you for the hard work you and other volunteers have put in over the past several months reviewing the Subdivision Staging Policy (Growth Policy). I happen to live in a neighborhood that has, mostly organically, evolved into a mixed-income, mixed-ethnicity area despite being originally founded in the 1940s as a whites-only development, so I wholeheartedly support any policies that encourage residents and builders to bring this positive community experience into more areas of the county.

However, I am concerned that the proposed changes may have the effect of pitting affordable housing against reducing the overcrowding that characterizes so many county schools. In the Richard Montgomery High School (RMHS) cluster, before the COVID-19 pandemic, RMHS was 250 seats over capacity, running out of room for additional portable classrooms, and lacking space for adequate lab science instruction. Two-year-old Bayard Rustin Elementary School is already at capacity, while Ritchie Park ES and Twinbrook ES remain at capacity. While we desire the economic benefits of new development, we also breathed a sigh of relief when the cluster went into moratorium, buying time to continue advocating MCPS and the county for continuing, needed capital improvements at the cluster schools.

Thus, I am writing to ask that you consider retaining tools that help alleviate overcrowding in county schools, such as moratoria as well as impact taxes that cover the full costs created by new developments. I realize it is a tough job to balance all of the requests from interested parties, but please do your best to practice “both/and” thinking that, in part, fosters partnership between the Planning Board and MCPS on capital improvements, rather than making an “either/or” decision that does not ask builders to contribute their fair share to infrastructure impacted by new developments.

Thank you for listening,  
Amy Ackerberg-Hastings, PhD  
2019–20 MCCPTA Delegate, Julius West Middle School

**From:** [Bill Rivers](#)  
**To:** [MCP-Chair](#)  
**Date:** Wednesday, June 17, 2020 3:58:30 PM

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Dear Planning Chair Anderson and Commissioners,

As a resident of Garrett Park and father of two MCPS students, I write 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.

Sincerely,

Dr. Bill Rivers

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Dr. Bill Rivers  
240-529-7684

**From:** [Ken Keppel](#)  
**To:** [MCP-Chair](#)  
**Subject:** Planning for Schools  
**Date:** Wednesday, June 17, 2020 6:49:14 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,*

*Kenneth G. Keppel, Ph.D.*

**From:** [Debbie Brodsky](#)  
**To:** [MCP-Chair](#)  
**Subject:** School Capacity  
**Date:** Wednesday, June 17, 2020 7:54:48 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,

Debbie & Andrew Brodsky

**From:** [Melissa McKenna](#)  
**To:** [Anderson, Casey](#); [Cichy, Gerald](#); [Fani-Gonzalez, Natali](#); [Patterson, Tina](#); [Verma, Partap](#)  
**Cc:** [MCP-Chair](#); [Sartori, Jason](#); [Wright, Gwen](#); [Govoni, Lisa](#)  
**Subject:** Growth Policy public hearing testimony and additional comments  
**Date:** Wednesday, June 17, 2020 11:00:27 PM  
**Attachments:** [McKenna SSP comments 061720.pdf](#)

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Dear Planning Board and staff,

Attached please find my testimony to you on June 11, 2020 during the Public Hearing on the draft 2020 Growth Policy. I have included additional examples and more expansive comments regarding schools. I look forward to your discussions in upcoming worksessions and working with you in developing the final draft.

In an effort to give these comments as wide an audience as possible, I intend to send this file to MCPS; the County Council; and the Mayor and Council, Planning staff and Planning Boards of the City of Gaithersburg and the City of Rockville.

Please let me know if you have any questions or need additional information. Thank you for your consideration.

Respectfully submitted,  
Melissa McKenna  
240-793-1287

**Montgomery County Planning Board Public Hearing  
2020 County Growth Policy (SSP Revision) Testimony  
June 11, 2020  
Melissa McKenna  
(With additional schools commentary June 17, 2020)**

Good evening,

My name is Melissa McKenna. It's four years later, and I'm back as the legacy member of the infamous Next Steps Reps. We worked very hard for the 2016 Subdivision Staging Policy revision to elevate the importance of school infrastructure and get more revenue towards the MCPS Capital Improvements Program (CIP). Many important changes were made that set the "stage" for many of these policy recommendations.

HUGE thanks to Mr. Sartori for the enormous research and detail that went into these recommendations were both essential and almost overwhelming. Thanks also to Ms. Govoni and Ms. Wright. Thank you all for including me in the process

**I'm here for: the Money, Equity, the Municipalities, and to request a one-year delay.**

There are many things in here that I am thrilled about:

**6.5** Eliminating the former Enterprise Zone impact tax exemption. We tried in 2016. Fourteen years beyond the expiration date in Silver Spring is more than enough time for an incentive to encourage job growth, not housing.

**4.4** Applying the Annual School Test to 3 years in the future instead of 5 years. Construction funding is in the first 2 years of the CIP budget. This change recognizes when projects will actually be completed rather than the wishful thinking of planning funding in the out years.

**4.3** Retaining the Individual School Test. Considering cluster capacity masked individual overcrowded schools. This measure is crucial to maintain. MCPS will still calculate cluster capacity in its CIP.

Sometimes using available capacity at another school in the cluster just isn't feasible, such as shipping Gaithersburg ES students out to Laytonsville ES when 90% of the students WALK to school. Nor did sending them to relatively nearby schools in adjoining clusters that did not have the services/infrastructure the students needed (e.g., Judy Center, Linkages, School-based Health and Wellness Center). Keep in mind this area of Gaithersburg saw NO new development nor significant housing turnover, just pure enrollment growth. We are thankful that a County Council placeholder helped accelerate the now planned new GES#8.

My example in the 2016 SSP revision process, Barnsley ES, is still illustrative in this process. Having been MCCPTA Rockville Cluster Coordinator in the time leading up to their addition, no easy adjustment could have been made to balance the enrollment across the cluster schools because they were at least 280 students over capacity. Boundary changes would have been irrelevant because the specific placement of the Gifted and



Talented magnet program at the school accounted for 350 students. Wholesale removal of the program would have been necessary.

**4.14 and 4.13** Limiting development application approval validity period and requiring retest for an extension. Markets and economies change; schools will always be enrolling students. This is a welcome adjustment.

Here are my concerns:

We don't want to lose money! We have already seen sharply decreased school impact tax revenue. What will be the fiscal impact of these changes? Please run the numbers using the many exceptions and incentives included here to compare current with projected revenues.

**4.8** Abolishing residential development moratoria without some stopgap replacement. I'm missing the **staging** part of Subdivision Staging Policy (SSP). This Policy determines Adequacy of Public Facilities to support new development.

If White Flint I had progressed unchecked, we'd be in quite the mess now. Like Clarksburg. But it had staging built in. So did the Shady Grove and the Life Science Center Plans. Building stops until facility infrastructure catches up. That works! **Staging isn't stopping**; it's allowing infrastructure to Keep Pace with development impacts.

I appreciate Mr. Sartori stating flat out what we've known for years: **capacity projects to relieve moratoria were and still are preferred over long-standing, severe overcrowding and disintegrating schools in non-developing areas**. Clarksburg is the perfect example. Despite Clarksburg ES at >200% of capacity, CES#9 was just delayed **AGAIN!** Why? Lack of funds (which we won't have next year either) and priority given to continuing projects like Woodward HS and Crown HS to avoid moratoria (which we also won't have the money for next year).

And yes, the emphasis on **staging** is commentary on the name change. The purpose of the SSP is to analyze, plan for, and fund adequate public facilities. Period. A Growth Policy by name reflects how the amendments have changed this document to primarily direct desired residential growth, leaving little to enforce the APFO.

Had the capacity MCPS planned been completed on schedule or Staging adequacy measures been included in the Master Plan, for many Clarksburg projects, dire overcapacity at all levels of schools in the Clarksburg cluster likely could have been avoided almost entirely. Moratoria triggers didn't apply because the entirety of the project was already approved. There was no way to slow down the explosive enrollment growth, nor could capacity be built fast enough.

Personally, I find this policy to be a Housing Policy. Where are the suggestions for economic development? Housing development ≠ economic development. A complete, true growth policy would need to include plans for economic development such as job creation and employment centers. Mixed-use development isn't working. We don't need more town centers with the same cookie cutter mix of national restaurants and retail. Besides, "success" only lasts until the next bright, shiny new one comes along. The Upcounty 270 corridor provides many opportunities for employment centers that are not retail. Give

Frederick residents commuting through Montgomery County another option and Upcounty residents a closer job option.

I hear a lot about walkability and retail (i.e, the desirability of mixed-use retail). What this pandemic has revealed is the UNwalkability to health care, grocery, pharmacy, bank, childcare (when it will be open). What can we do to correct the over-retailization and create a better mix of establishments in town centers and planned areas like Pike & Rose and Rock Spring for true socioeconomic integration?

I've been reminded many times that Sector and Master Plans are just that: Plans for the future and limits of what could be, not a must do. Some Rock Spring property owners weren't interested in redeveloping, but that didn't stop the planning. MCPS plans to build many things, trouble is we don't have the money now and won't in the near future. It's not that the Plan may be bad; the trouble comes in the implementation, in this case the timing of project build out.

**4.12** Policy *should* explicitly allow the Planning Board to deny a Project. I have strong concerns here. Why is this even included? APFO is met or not. It is the duty of the Planning Board to decide whether or how APFO standards are met. Period. If there is inadequate school infrastructure, no approval. Simple. We wouldn't allow development without adequate water or sewer infrastructure. Instead of denial, APPROVAL WITH CONDITIONS would require amendments to meet adequacy standards. I believe the wording as written, would allow the Planning Board to deny project approval despite "mitigation" amendments made to meet outlined conditions. Is that the intention?

This language needs to be extremely specific. Any denial without precise, defensible language here could later be considered capricious.

**6.2 and 6.3** School impact tax rates and credits. What is the rationale for reducing the school impact tax revenue? Except for resurrecting an additional charge. It's calculation is unusually specific, has a direct nexus to impact via student generation rate, and yet is still an insufficient amount. At a minimum, these rates should be standard across the board at a minimum of 100%. Because these funds are unrestricted in where they are used (which MUST continue to be the case), a blanket amount across all school impact areas reflects the blanket application of the funds.

While I would love to see making partners of the developers, you're going to have **problems with credits** beyond land dedication. **That roadblock is BOE Policy CNE:** Facility Improvements that are not Funded with Montgomery County Revenues. I know; I tried for many years for MCPS to accept \$500K from the City of Rockville towards a new school.

Currently, Policy CNE limits the contributions of others to infrastructure beyond what MCPS is required to provide. In Rockville, that had meant decades of gym enlargements and enhancements funded by the City in renovated or new schools. Without being given that opportunity during the design process of the new Maryvale ES/Sandburg Learning Center, investment options were limited to a detached childcare space in portables or greatly enhanced play spaces and structures. The City would have preferred a way to pay towards the build out of the second level Sandburg shell, the funding of which was

dropped from the FY21-26 CIP due to insufficient funds. So no deal, and a lose:lose situation.

On the positive side, absent a mandatory land dedication nor land to dedicate, I tried to lobby for the inclusion of dedicated first floor childcare/education space in the Twinbrook Quarter project in the City of Rockville. A kind of payment in lieu approach to allow project approval. This space could be rented by MCPS for early childhood care and education, thereby relieving nearby overcrowded elementary schools of preK classes and making the capacity available for the students the project would generate. Without a mechanism to capture this credit, the idea fell flat. I do believe we can and should be more creative about the idea of “dedicated space” or amenities like playing fields or play space and it should be discussed further with MCPS and the BOE before inclusion here. No sense offering something MCPS cannot or will not agree to. s

This also raises a HUGE red flag for me on equity. Developers could prefer high demand areas versus those with “substandard” facilities (read greater investment) in areas that “lack developer interest.” Montgomery Village immediately comes to mind. Will they be racing to fix Burnt Mills ES, South Lake ES? I don’t think so.

**Where are the municipalities in this? Should Municipalities be their own School Impact Area?** Thank you Mr. Cichy for raising the issue of municipalities. With their own Planning Departments and APFO, Rockville and Gaithersburg have different priorities than the county. They also have much land area that is not nor will be developed/redeveloped in a massive way, save Lake Forest Mall. Therefore, **Municipalities will not receive any Utilization Premium Payments (UPP).** What will happen to the desirability of these areas? The MCPS CIP investment? We’ve already seen the MCPS CIP investment in these areas be deferred, preferring developing areas.

Questions: What percentage of the County’s total land area do they comprise? What percentage of the area under moratoria? What number of MPDUs are under municipal control? Developers already target municipalities for more generous school capacity thresholds (150% in Gaithersburg) or ability to wield influence over a smaller governing body.

**What consideration has been given to unintended consequences of these amendments on municipalities? What direct back and forth communication between County and Municipalities can be implemented** for projects that impact schools outside City limits but are subject to municipal APFO decisions (e.g., Twinbrook Quarter on WJ HS). Despite County moratoria, a special exemption from Rockville allowed project approval. Also, despite the Countywide residential moratoria on individual affected elementary school service areas, Farmland ES, this same exemption overruled and allowed project approval, negating any County protection.

Please include Municipal boundaries on your County Growth Policy Web Map for visual understanding of these areas.

Not just municipalities, but also geography needs to be considered. **Geographically, where’s MidCounty and UpCounty is all this?** What happened to the 2016 Montgomery Village Master Plan? The current Shady Grove Minor Master Plan Amendment? What is the effect of removing automatic moratoria on projects within these plans? **Are**

**amendments addressing issues of infill or turnover in more urban areas applicable in more suburban and rural areas?**

**Please delay the revision for 1 year.** Too much is changing too fast: where we work, how we travel, how commerce is conducted, and the health need for more physical personal space affecting multifamily buildings and modes of travel. Economic free fall and civil unrest compound the many things changing right now that render all historical trend data null and void. The impacts and recovery from these combined circumstances will be felt for years. For example, it's highly likely developers will not even begin new projects.

Trends in enrollment and housing have been obliterated. Even the ability to enroll is challenging right now. Shared housing will increase. Student generation rates will be affected in ways we cannot predict. Expected time to turnover of housing will be disrupted in both directions: sooner and later. Empty nesters may stay in place instead of selling; others may need to sell because of job loss or move.

MCPS Kindergarten enrollment is WAY down compared with previous years, likely because of the uncertainty of whether or how school will open in buildings in the fall. How many students will leave private school because of economic factors and enroll in MCPS? How many parents will decide to home school instead? **How many families will now double up in shared housing** to avoid homelessness? We saw a sharp uptick in shared housing in the last recession.

The public hearing was only enough time for the highlights. I have included many more examples and food for thought in this document. I will always be able to find more.

Please ensure we will not lose critical CIP funding necessary to address the impacts of new residential development around the county. Please also reconsider the many radical changes to this policy and request the County Council suspend/defer the mandated revision date by one year to adjust to the many economic and health changes occurring.

The suggestions in ULI's report should be carefully considered for inclusion. Thank you again for the opportunity to participate in the Virtual Advisory Services Panel's historical policy knowledge interview. I look forward to working with the Board and staff as you continue to refine this policy.

Thank you.

Melissa McKenna

PS - Not enough time during oral testimony.

**4.16 Utilization Premium Payments.** Don't bring back the School Facility Fee by another name. Also, starting when a school is 120% over capacity is too late, please start at 105%.

The School Facilities Payment was eliminated in 2016 for two reasons.

1. It didn't raise enough revenue. In an October 15, 2016 memo Council President Nancy Floreen noted that the PHED Committee was informed that "over the past six years, a bit less than \$5M had been collected" from these payments. Amounts

ranged from \$6,000 in one year to \$1M another year, with varied amounts throughout.”

2. It was complex, trapped money from general use, and subject to County Council Placeholder projects bypassing this revenue stream.

**Critical question: would these funds be applied county wide or earmarked for the impacted school(s)?** The latter was part of the downfall of the facility fee, too little money to do anything meaningful. The ability of the County Council to insert placeholder projects created minimal phantom capacity, decreasing the amount due and allowing developers to delay for a year until planning funding would arrive in the out years of the budget, negating any additional fee.

Additionally, **municipalities will not receive any UPP** to support schools within their boundaries because of lack of land for sizeable development/redevelopment. It is because of this municipal black hole that School Impact Taxes are applied throughout the County.

Ideally, revenues are used towards schools and areas with the greatest need FIRST.

**From:** [Sean Conlan](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Thursday, June 18, 2020 8:54:01 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. **I'm also asking, in this time of tremendous unrest, that you ensure resources are allocated to benefit all children, regardless of race, socio-economic status or neighborhood.**

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. **My son is riding a wave of maximum overcrowding right now and I don't want other families to have that same experience. His elementary school that was recently rebuilt is already overcrowded and using portables.** I appreciate the opportunity to participate in this democratic process and your listening to my voice.

Thank you,  
Sean Conlan  
10926 Clermont Ave  
Garrett Park, MD 20896

**From:** [Jen](#)  
**To:** [MCP-Chair](#)  
**Subject:** Ensure Montgomery County Schools Have Adequate Capacity  
**Date:** Thursday, June 18, 2020 7:46:27 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.

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Thank you,

Jennifer and Eric Eskandari

**From:** [Lisa Welsien](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Friday, June 19, 2020 8:28:23 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.*

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*Thank you,  
Lisa Welsien, Kensington*



**From:** [Kara Blond](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Friday, June 19, 2020 9:10:11 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.

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Thank you,  
Kara Blond

**From:** [David Beck](#)  
**To:** [MCP-Chair](#)  
**Subject:** Regarding Moratorium and SSP  
**Date:** Friday, June 19, 2020 9:10:53 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.

Best regards,

David T. Beck

**From:** [Michael Lehmann](#)  
**To:** [MCP-Chair](#)  
**Subject:** School capacity issues  
**Date:** Friday, June 19, 2020 9:28:47 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,

Michael Lehmann

Kesington, MD

**From:** [Michael Lehmann](#)  
**To:** [MCP-Chair](#)  
**Subject:** The moratorium Development  
**Date:** Friday, June 19, 2020 9:41:43 AM

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*Dear Planning Chair Casey Anderson and Committee Members,*

The moratorium should energize development interests in favor of school construction. The Planing Board itself has said that adequate public facilities are not its concern, and MCPS doesn't think that adequate classrooms are its problem either. The county as a whole is overcapacity, a problem that will not be entirely resolved by school construction projects that are already approved. *Having areas go into moratorium is a bad policy outcome, but the moratorium law itself is not bad policy.* The problem is that our planners have no interest in making sure that facilities come online to meet anticipated demand.

There should be some incentive to offer to developers, planning board members or county councilmembers to force them to suffer the overcrowded schools that result from their policies. From my viewpoint, it looks as if the developers just call the shots, and continue to build ugly boxy condos and apartments, and pretend that there's no impact on schools. The school quality is suffering greatly. Does anyone care?

The moratorium is supposed to be the incentive. As the Chair of the Planning Board you have made it very clear that there is no interest in public facilities (actual planning work), so now you are looking to get rid of a policy that requires you to care about school overcrowding and replace it with a discretionary power that likely you will ignore. In a time when we need actual leaders, we get less and less.

Sincerely,

Michael Lehmann PhD

Kensington, MD

**From:** [Matthew Gordon](#)  
**To:** [MCP-Chair](#)  
**Cc:** [C. Robert \(Bob\) Dalrymple](#); [Wright, Gwen](#); [Sartori, Jason](#); [Grave, Eric](#)  
**Subject:** Selzer Gurvitch Land Use/Zoning Practice Comments for Growth Policy Public Hearing Record  
**Date:** Friday, June 19, 2020 1:45:38 PM  
**Attachments:** [image001.png](#)  
[Letter to Planning Board \(Growth Policy Public Hearing\).pdf](#)

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Chair Anderson and Members of the Planning Board,

Please find our written comments for the public hearing draft of the Growth Policy attached. We look forward to participating in the upcoming work sessions and remaining review processes that will follow.

Thanks,

Matt

**Matthew Gordon | Attorney At Law**

[mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)

**Direct: 301-634-3150 | Office: 301-986-9600 | Fax: 301-986-1301**



**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

**4416 East West Highway, Fourth Floor, Bethesda, MD 20814**

[www.selzergurvitch.com](http://www.selzergurvitch.com)

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**C. Robert Dalrymple**  
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**Matthew M. Gordon**  
[Mgordon@sgrwlaw.com](mailto:Mgordon@sgrwlaw.com)  
\_\_\_Direct Dial: (301) 634-3150

June 19, 2020

**Via Email - [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)**

Mr. Casey Anderson, Chair  
And Members of the Planning Board  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 2020 – 2024 Subdivision Staging Policy (SSP) (the “Growth Policy”); Selzer Gurvitch’s Written Comments for the Planning Board Public Hearing

Dear Chair Anderson,

On behalf of the Land Use/Zoning practice group at Selzer Gurvitch, we offer these written comments to the County Growth Policy Public Hearing Draft (the “Public Hearing Draft”). Please accept these written comments as a supplement to our initial feedback provided to the working draft. We largely support the recommendations included in the school’s element and have generally focused these comments on several of the transportation element recommendations. However, we have several additional comments relating to the proposed dark red policy areas and the necessity for adequate grandfathering language relative to pending subdivision applications.

Given our experience with representing applicant’s for several mixed-use development projects that were required to fix or fund all ADA non-compliance issues within a 500-foot radius of site boundaries (under the 2016-2020 SSP), we have significant concerns relative to the Public Hearing Draft’s recommendation that the pedestrian, transit, and bicycle system adequacy tests apply to any development generating five (5) peak peak-hour trips. As explained in greater detail below, we are most alarmed by the recommend changes to the pedestrian adequacy system test. However, we first want to take the opportunity to highlight the challenges encountered in satisfying the ADA non-compliance requirements.

#### **ADA Non-Compliance Test**

While the Montgomery County Department of Transportation (MCDOT) has issued technical guidance that is helpful, fixing or funding ADA non-compliance issues within a 500-foot radius

of site boundaries has proven to be onerous and disproportionate to the impact of the developments triggering this requirement. The engineering survey work covering a 500-foot radius of site boundaries has alone cost upwards of \$100,000. Moreover, the survey work has often identified ADA non-compliance issues that are partially located on private property. In these instances, an applicant is unable to remedy the off-site, non-compliant streetscape without impacting private property rights. The ADA non-compliance surveys have also identified deficiencies in the public right-of-way where improvements were made in the last several years thereby raising the question of how other public or private entities were permitted to construct pedestrian infrastructure that did not satisfy ADA standards. These are just a few examples of challenges that we have encountered with the overall cost magnitude (not inclusive of engineering and other consulting/design professional costs) resulting in a minimum cost of \$150,000 to the development project.

In lieu of requiring such an expansive survey that is disproportionate to the project's impact on pedestrian facilities and often identifies deficiencies that cannot legally be fixed, we suggest that the Growth Policy establish a fee-in-lieu for projects that generate 50 or more peak-hour pedestrian trips. Montgomery County has already established a CIP item for fixing ADA non-compliance; thus, the fee-in-lieu payments can be directed to the County more efficiently. It is important to note that MCDOT is in a better position than a private party to make off-site upgrades to ADA non-compliance given the governmental authority and powers that private parties do not share.

For development projects generating 50 or more peak-hour pedestrian trips, the fee-in-lieu should be commensurate with the number of the peak-hour pedestrian trips generated. By way of example, a development project that generates 51 peak-hour pedestrian trips should not pay the same fee-in-lieu as a development project that generates 100 peak-hour pedestrian trips. If the fee-in-lieu is not proportionate to the impact of peak-hour pedestrian trips generated, this requirement for the funding of off-site improvements: (a) runs in violation to constitutional mandates necessitating a "nexus" and "rough proportionality"; and (b) serves as a barrier to economic development in Montgomery County, placing the County at a competitive disadvantage with its neighboring jurisdictions. Given that there have only been several development projects (e.g., Marriott International Headquarters, Avocet Tower, and 8787 Georgia Avenue) that required fixing or funding of off-site ADA non-compliance, we recommend that the fee-in-lieu be based upon the average peak-hour pedestrian trips generated by these projects ( $\pm 360$  pedestrian peak-hour trips) relative to their obligation to contribute \$150,000 toward ADA non-compliance. With this background in mind, the fee-in-lieu could reasonably be established at approximately \$416.00 per peak-hour pedestrian trips for development projects that generate 50 or more pedestrian peak-hour trips. Such a change would ensure that the ADA non-compliance requirements are not disproportionate to the impact of development projects subject to this requirement.

### Recommended Thresholds for Pedestrian System, Transit System, and Bicycle System Adequacy Tests

As noted above, we have significant concerns with the Public Hearing Draft's recommendation that the threshold for the pedestrian system, transit system, and bicycle system adequacy tests be reduced to five (5) peak-hour trips in these respective mode shares. This proposed change would require smaller development projects in metro station policy areas (*e.g., a multi-family building with less than 49 dwelling units or an office building with less than 4,000 square feet*) to expend considerable resources satisfying these new regulatory mandates that involve off-site improvements. The current SSP appropriately established the threshold for these tests at 50 peak-hour trips because that level of transportation impact is rationally related to the additional analyses and potential mitigation. In addition to the need to fairly balance regulatory requirements against a development's proportionate impact on transportation infrastructure, it is important to recognize the contribution of Development Impact Tax for Transportation Improvements (the "Impact Tax") funds by new development projects. In accordance with Section 52-50 of the Montgomery County Code, Impact Tax revenues can be utilized for pedestrian, bicycle, and transit improvements. Therefore, it is critical that the Public Hearing Draft strike an appropriate balance between public and private responsibilities for upgrades to transportation infrastructure. To the extent that the pedestrian, transit, and bicycle system adequacy tests are revised to apply to any project that generates 5 or more peak-hour trips in these modes, the Growth Policy will serve as a barrier and impediment to important redevelopment opportunities in the County.

### Pedestrian System Adequacy Standards

In addition to the need to continue to apply the pedestrian system adequacy standards to projects that generate 50 or more peak-hour pedestrian trips, it is equally important that the Public Hearing Draft establish clear standards so that applicants for redevelopment can understand their obligations for mitigation (if applicable). The Public Hearing Draft establishes broad and undefined standards for the assessment that will be required of an applicant subject to this new test. More specifically, the Public Hearing Draft seems to require an applicant to demonstrate that there is "the ability to travel via somewhat comfortable or very comfortable routes based on the Pedestrian Level of Comfort (PLOC) to destinations within 500 feet of a development site boundary – including commercial centers, transit stations, schools, parks, libraries, recreation centers, medical facilities, among other things – or transit stops within 1,000 feet of the development site boundary." (Public Hearing Draft, p. 65). This standard would require small to modest size development projects to go up to 1,000 feet beyond site boundaries without discrete standards relative to what constitutes "somewhat comfortable" or "very comfortable" routes. This problem is only exacerbated by the Public Hearing Draft recommendation that this test apply to any project that generates 5 or more peak-hour pedestrian trips.

The Public Hearing Draft also recommends that this pedestrian adequacy test "include an evaluation of existing street lighting ... along roadways or paths from the development to destinations within 500 feet of the development site boundary or to transit stops within 1,000 feet



of the development site boundary.” Significantly, the Public Hearing Draft states “[where standards are not met, street lighting shall be upgraded to meet the applicable standards.” Requiring development projects with as little as 4,000 square feet of office uses or 49 multi-family dwelling units to upgrade off-site streetlights that are up to 1,000 feet beyond the development site boundary lacks any reasonable nexus to such a development’s impact on transportation infrastructure. The addition of these standards to the Growth Policy will significantly discourage reinvestment and revitalization of underutilized properties in Montgomery County. We ask the Planning Board to use its judgment and expertise to maintain the current standard of 50 peak-hour pedestrian trips for this requirement, and to further come up with a fee-in-lieu for projects that are required to satisfy this test. Off-site improvements to sidewalks and streetlighting in the public right-of-way are more appropriately addressed by the MCDOT. To the extent that the private sector is required to participate in these upgrades, it is vital that the Planning Board acknowledge the substantial Impact Tax contributions and real property tax revenues that are generated from redevelopment to cover upgrades to transportation infrastructure. Moreover, these development projects are already required to make ADA upgrades within 500 feet of site boundaries. If a fee-in-lieu is established for ADA non-compliance, that same fee should factor into this requirement relative to “comfortable routes” and streetlight upgrades as well.

We have highlighted two other comments relating to the purple line station areas and grandfathering of pending subdivision applications.

Recommendation 5.8: Place the three Purple Line Station policy areas in a new dark red policy area category (Figure 29).

While we fully support the Public Hearing Draft’s recommendation to create a new dark red policy area for the Long Branch, Takoma/Langley Park, and Chevy Chase Lake Purple Line Station areas, we request that the Planning Board also place the Lyttonsville Purple Line Station area in this new dark red policy area. The Greater Lyttonsville Sector Plan (approved and adopted in May of 2017) established an overarching objective of expanding “the housing opportunities for low and moderate income households in transit-convenient locations.” In order to stimulate low and moderate income housing, the creation of market-rate housing must be economically viable. The placement of the Lyttonsville Purple Line Station area into a new dark red policy (instead of the existing orange policy area) will help to encourage market-rate and affordable housing that is necessary to accomplish the Greater Lyttonsville Sector Plan vision.

In addition to the Purple Line Station areas, we encourage the Planning Board to consider placing policy areas (or portions thereof) that are proximate to future Bus Rapid Transit (BRT) stations into the new dark red policy area. By way of example, this would be particularly appropriate for the Veirs Mill Corridor and US 29 Corridor.

Grandfathering of Pending Subdivision Applications

In addition to the foregoing technical comments, we ask that the Planning Board recommend grandfathering for any preliminary plan of subdivision (or other subdivision application) that is formally accepted for review prior to the effective date of the Growth Policy. It is important that the Planning Board recognize development projects that have been filed based upon assumptions tied to the current SSP. Absent grandfathering, the application of new regulatory standards in the Growth Policy will undermine and impair redevelopment projects under review by M-NCPPC staff and other regulatory bodies. It is critical that a pending subdivision application, as of the effective date of the Growth Policy, continue to be reviewed and evaluated under the standards in the current SSP.

We thank you for the opportunity to provide these comments and look forward to continuing to work with all stakeholders through the remainder of the public review process. It is our goal to ensure that the Growth Policy fairly balances public and private sector obligations for infrastructure improvements in manner that enhances the public welfare and increases the County's tax base.

Very truly yours,

**Selzer Gurvitch Rabin Wertheimer  
& Polott, P.C.**

*C. Robert Dalrymple*  
C. Robert Dalrymple

*Matthew Gordon*  
Matthew M. Gordon

cc: Gwen Wright  
Jason Sartori  
Eric Graye

**From:** [Emily Beckman](#)  
**To:** [MCP-Chair](#)  
**Subject:** SSP Revisions  
**Date:** Friday, June 19, 2020 8:54:07 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,  
Emily Beckman  
Kensington, MD

**From:** [Andrew Ewalt](#)  
**To:** [MCP-Chair](#)  
**Subject:** REJECT Staff Recommendation 4.5  
**Date:** Friday, June 19, 2020 9:31:12 PM

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Dear Planning Chair Anderson and Commissioners,

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

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,  
Andrew Ewalt  
4310 Westbrook Lane  
Kensington, MD 20895

**From:** [Steve Hurvitz](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Kimberly Hurvitz](#)  
**Subject:** Re: Subdivision Staging Policy  
**Date:** Saturday, June 20, 2020 1:05:13 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*We are 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 our 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.*

*One of the main reasons we purchased our home in Montgomery County and in Kensington nearly 4 1/2 years ago is because of the exceptional public schools. 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. We appreciate the opportunity to participate in this important process and your listening to our voices.*

*Thank you,*

*Steve and Kimberly Hurvitz*

*-parents of soon to be Kensington-Parkwood kindergarten student as well as another one in about 4 years*

Get [Outlook for Android](#)

**From:** [debby@cagley.com](mailto:debby@cagley.com)  
**To:** [MCP-Chair](#)  
**Subject:** SSP (Growth Policy) & Schools  
**Date:** Saturday, June 20, 2020 4:51:37 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,*

*David Orsak  
Rockville, MD*

**From:** [Anne Marie Cardoni](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Saturday, June 20, 2020 7:51:45 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,

Anne Marie Cardoni

**From:** [Candice Lietzke](#)  
**To:** [MCP-Chair](#)  
**Subject:** No construction unless there is room!  
**Date:** Sunday, June 21, 2020 7:44:53 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Very Sincerely,  
Candice Lietzke*



**From:** [Daniel Garrellick](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 7:52:21 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

Daniel Garrellick  
Everett street, Kensington MD

**From:** [Jason Gerson](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Amanda Vogel](#)  
**Subject:** Grave concern about Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 8:01:38 AM

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Dear Planning Chair Casey Anderson and Commissioners,

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

Consistent with the position of the MCCPTA, we strongly oppose Staff Recommendation 4.5 and find it disturbing and worrisome that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 our sincere hope that you 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.

We appreciate the opportunity to participate in this democratic process and your listening to the voices of concerned parents.

Best,

Jason Gerson and Amanda Vogel  
Parents of KP 3rd grader

**From:** [Sarah Engle](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Nate Engle](#)  
**Subject:** Voicing opposition to Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 8:28:25 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Sarah Engle  
Kensington resident and parent to two children at KPES*

Sent from my iPhone

**From:** [Deborah Eckert](#)  
**To:** [MCP-Chair](#)  
**Subject:** Concerns about Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 8:41:06 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

Best,  
Deborah Eckert  
Kensington, MD

**From:** [Dori Matalia](#)  
**To:** [MCP-Chair](#)  
**Subject:** overcrowded schools!  
**Date:** Sunday, June 21, 2020 9:04:29 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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 for your consideration,

Dori Matalia  
Kensington MD

**From:** [Whitney Moore](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 9:05:33 AM

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I'm writing to let you know that my family adamantly opposes Staff Recommendation 4.5 and that we are frankly stunned that you would consider abandoning the moratoria approach at this time without putting in place some other measure to ensure adequate funding for schools in overcrowded areas. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Whitney Moore  
Kensington, MD

**From:** [Jodi Basner](#)  
**To:** [MCP-Chair](#)  
**Subject:** Voice of the community  
**Date:** Sunday, June 21, 2020 9:19:30 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*There is so much potential for our community to progress if development is guided to actual support the community. Why are schools not a fundamental requirement of any development guidelines? Schools are the foundation of our society! We should be leading the way toward improving the school ecosystem in diversity, nutrition, teacher support, and appropriate classroom sizes. Instead we are clearly being dominated by bottom line motivations that could benefit our community if coupled with all the other pieces that contribute to making a great community.*

*Thank you,  
Jodi Basner  
Kensington, MD*

**From:** [james.cooper](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff Recommendation 4.5 -eliminating the automatic moratoria  
**Date:** Sunday, June 21, 2020 9:23:38 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

James Cooper



**From:** [Ayse Caglayan Ustundag](#)  
**To:** [MCP-Chair](#)  
**Subject:** outrageous that the Board's staff has recommended eliminating the automatic moratoria  
**Date:** Sunday, June 21, 2020 9:25:42 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Ayse Caglayan Ustundag*

Sent from my iPhone

**From:** [Margaret Horton](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Sunday, June 21, 2020 9:45:09 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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% Subdivision Staging Policy 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.

*Margaret*  
*Gender pronouns: she, her, hers*  
*Sent from my iPhone*

**From:** [F.L. Dammann](#)  
**To:** [MCP-Chair](#)  
**Subject:** Adequate capacity  
**Date:** Sunday, June 21, 2020 9:49:17 AM

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[-mc.org](#)

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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

F.L. Dammann  
Silver Spring, MD

**From:** [Tara Mansare](#)  
**To:** [MCP-Chair](#)  
**Subject:** MCPS school planning and facilities  
**Date:** Sunday, June 21, 2020 9:49:25 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Kindest Regards,*

*Tara Mansare*

**From:** [Tammy Schultz](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowding  
**Date:** Sunday, June 21, 2020 9:54:46 AM

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Dear Planning Chair Casey Anderson and Commissioners,

Despite the fact that our county's schools have grown, there has been little or no consideration given to increasing facilities - especially crazy given the need for social distancing to keep our kids safe. And this COVID issue is not going away anytime soon.

Consistent with the position of the MCCPTA, Staff Recommendation 4.5 should not be supported, and it is unfathomable to me that it is even being given serious consideration.

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.

My children both attend Montgomery County schools, one of which (Eastern) has not had its facilities meaningfully updated for about fifty years. Fifty years! Would that be acceptable if this were your child?

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 look forward to seeing where this conversation goes as I become increasingly involved in this year's election, to include for school boards and the like.

Thank you,  
Tammy S. Schultz

--

Dr. Tammy S. Schultz, Director  
National Security  
Marine Corps War College

Adjunct Professor,  
Georgetown Security Studies Program  
202-550-3921

**From:** [Ileana Benitez](#)  
**To:** [MCP-Chair](#)  
**Subject:** Ensure adequate school infrastructure  
**Date:** Sunday, June 21, 2020 9:59:40 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Regards,

Ileana Benitez  
Kensington Parkwood.

**From:** [Shoshana Eisenberg](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 10:12:35 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am a resident of Kensington and have three children currently in the public school system. I writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Sincerely,

Shoshana Eisenberg

**From:** [Ruth Hoffman](#)  
**To:** [MCP-Chair](#)  
**Subject:** When there are NO seats left in classes!  
**Date:** Sunday, June 21, 2020 10:36:29 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 a mother of 3 teens who attend WJ - two who just graduated I can strongly state that the overcrowding is impacting our children's education. My son who just completed his senior year, did a half day internship first semester. When signing up for classes for second semester he learned that there were literally no seats available for him in any classes! Students are not able to get the classes that they are interested in taking which impacts their future. ... and there remains too many families who abuse the system and wrongly use relative or employer addresses to get into school districts where they don't live.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and honestly I find it appalling, outrageous and irresponsible to the future of our children that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Please ensure the same opportunity for an education for all children in Montgomery county - as you would for your own children.

Best,

Ruth Hoffman

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**Ruth I Hoffman MPH**  
CEO, American Childhood Cancer Organization  
202-262-9949  
[rhoffman@acco.org](mailto:rhoffman@acco.org)

President, Childhood Cancer International™  
[www.childhoodcancerinternational.org](http://www.childhoodcancerinternational.org)

Co-Founder, ACCESS initiative  
<https://accessentials.org/>

Member, World Health Organization's Global Childhood Cancer Initiative Working Group





CONFIDENTIALITY NOTICE

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**From:** [Juhi Schaner](#)  
**To:** [MCP-Chair](#)  
**Subject:** Re: Proposed Changes to County Development Policy  
**Date:** Sunday, June 21, 2020 10:43:28 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing because I am very concerned that it does not seem as though you are taking the steps necessary to ensure our schools have adequate facilities and capacity as our county grows. I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

As you review the Subdivision Staging Policy (Growth Policy) in the coming weeks, it is your job to ensure that there are essential mechanisms in place 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.

Thank you for your attention, Juhi Schaner (Kensington Parkwood Elementary School parent)

**From:** [mark.ruminski](#)  
**To:** [MCP-Chair](#)  
**Subject:** Development moratorium  
**Date:** Sunday, June 21, 2020 12:08:53 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Mark Ruminski  
Kensington*

**From:** [Eric Greynolds](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Sunday, June 21, 2020 1:12:46 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*I am a parent of two MCPS students. One at Tilden Middle School and one at Garrett Park Elementary.*

*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.*

*Our county is a great place to live primarily because of our wonderful schools. Well funded schools and school construction always pays off.*

*Thank you,*

*Eric Greynolds*

*4932 Cloister Drive, 20852*

[Sent from Yahoo Mail for iPhone](#)

**From:** [Sarah Beck](#)  
**To:** [MCP-Chair](#)  
**Subject:** Oppose Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 1:38:51 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Sarah Beck  
Kensington, MD

**From:** [Asha Subramanian](#)  
**To:** [MCP-Chair](#)  
**Subject:** need proper capacity and facilities for MCPS now!  
**Date:** Sunday, June 21, 2020 1:51:20 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Thanks,  
Asha Subramanian  
4514 Clearbrook Lane  
Kensington MD 20895*

**From:** [Amy Rauscher](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff recommendation 4.5  
**Date:** Sunday, June 21, 2020 2:31:03 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Amy McAlvanah*

Sent from my iPhone

**From:** [Elizabeth Ready](#)  
**To:** [MCP-Chair](#)  
**Date:** Sunday, June 21, 2020 4:08:24 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

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Thank you,  
Elizabeth Ready

[Sent from Yahoo Mail for iPhone](#)



**From:** [Regan Kelly](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowded school clusters  
**Date:** Sunday, June 21, 2020 5:23:02 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Sincerely,  
Regan Kelly*

**From:** [Alison Durland](#)  
**To:** [MCP-Chair](#)  
**Subject:** No School overcrowding  
**Date:** Sunday, June 21, 2020 6:40:26 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 Durland, mother of MCPS 8th and 5th graders

**From:** [Alonzo Chisolm](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Sunday, June 21, 2020 8:02:32 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.

Consistent with the position of the MCCPTA, I oppose Staff Recommendation 4.5 and disagree with the Board's staff recommendation eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,

Alonzo Chisolm

**From:** [Andrea Chisolm](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Sunday, June 21, 2020 8:03:41 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.

Consistent with the position of the MCCPTA, I oppose Staff Recommendation 4.5 and disagree with the Board's staff recommendation eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,

Andrea Chisolm

**From:** [Kendall Watson](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposed to Staff Recommendation 4.5  
**Date:** Sunday, June 21, 2020 9:40:23 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Kind Regards,  
Kendall Watson

**From:** [Renee Hodos](#)  
**To:** [MCP-Chair](#)  
**Subject:** MCPS overcrowding  
**Date:** Sunday, June 21, 2020 10:21:41 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,  
Renee Hodos

**From:** [Carla Rodriguez](#)  
**To:** [MCP-Chair](#)  
**Subject:** Oppose staff recommendation 4.5  
**Date:** Sunday, June 21, 2020 10:54:52 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Best,  
Carla Rodriguez  
Kensington*

[Sent from Yahoo Mail for iPhone](#)

**From:** [Katie Burke](#)  
**To:** [MCP-Chair](#)  
**Subject:** County Planning Board  
**Date:** Monday, June 22, 2020 9:40:43 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Sincerely,  
Katie Moylan*

Sent from my iPhone



**From:** [Jessica Ryckman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Moratorium  
**Date:** Monday, June 22, 2020 10:00:02 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,  
Jessica Ryckman*

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Jessica Ryckman (née Keefe)  
[jlryckman@gmail.com](mailto:jlryckman@gmail.com)

**From:** [Amanda Vierling](#)  
**To:** [MCP-Chair](#)  
**Subject:** Development and Overcrowding  
**Date:** Monday, June 22, 2020 10:58:54 AM

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Dear Planning Chair and Commissioners,

I have come to understand that the Board is recommending eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure.

At the moment, there is no boundary change that will not prevent more children in my child's school - at least 100 more any way you slice it. Our schools are consistently overcrowded, underfunded, and under supported, especially in areas of growth. Failure to take into consideration the impact of a new development is only going to make those problems worse. My child's school has been shoved off the CIP list for decades. It is not the only one. Northwood HS is another school that has been over capacity for years. Don't just be taken by surprise that there is overcrowding - plan for it, mitigate it, and take care of our kids. Please put our children, the teachers, and their school community ahead of business interests for once.

Amanda Vierling  
Current Eastern MS Parent  
Former Northwood HS Parent  
Former Einstein HS Parent  
Former Lee MS Parent  
Former Kemp Mill ES Parent

**From:** [Elizabeth Cummings](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Al Carr](#); [jeff.waldstreicher@senate.state.md.us](mailto:jeff.waldstreicher@senate.state.md.us); [councilmember.friedson@montgomerycountymd.gov](mailto:councilmember.friedson@montgomerycountymd.gov); [councilmember.albornoz@montgomerycountymd.gov](mailto:councilmember.albornoz@montgomerycountymd.gov); [Councilmember.Riemer@montgomerycountymd.gov](mailto:Councilmember.Riemer@montgomerycountymd.gov); "[Kira Lueders](#)"  
**Subject:** building moratorium needed for schools and roads  
**Date:** Monday, June 22, 2020 11:00:06 AM

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Dear Planning Chair Casey Anderson and Commissioners,

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

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it deeply disturbing that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 our roads even more clogged. 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 roads. 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,

Liz Brennan  
4324 Dresden St.  
Kensington MD 20895

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**From:** [Erin Mathis](#)  
**To:** [MCP-Chair](#)  
**Subject:** Oppose Staff Recommendation 4.5  
**Date:** Monday, June 22, 2020 11:01:48 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Erin Mathis  
10005 Thornwood Rd*

**From:** [Sandra CEPAITIS](#)  
**To:** [MCP-Chair](#)  
**Subject:** Development Plans  
**Date:** Monday, June 22, 2020 11:02:56 AM

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Dear Planning Chair and Commissioners

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

I am opposed to Staff Recommendation 4.5. Please make sure there are mechanisms to prevent our schools from being overwhelmed. This is vitally important. Any new development should cover 100% of the costs impact.

I appreciate the opportunity to express my opinion.

Sandra Cepaitis  
Kensington, MD.

Get [Outlook for iOS](#)

**From:** [RubenMarilyn Serafini](#)  
**To:** [MCP-Chair](#)  
**Subject:** Protect our Schools and Students  
**Date:** Monday, June 22, 2020 11:29:13 AM

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*Dear Planning Chair Casey Anderson and Commissioners,*

*As an MCPS teacher and county resident, I am writing to ask that you ensure our schools have adequate facilities and capacity as our county grows.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

Respectfully,  
Ruben Serafini

**From:** [Laurel Fioravanti](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Monday, June 22, 2020 11:31:48 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Kind Regards,

Laurel Fioravanti  
Bethesda, MD

**From:** [John Mesirow](#)  
**To:** [MCP-Chair](#)  
**Subject:** I'm fine with Staff Recommendation 4.5  
**Date:** Monday, June 22, 2020 11:48:56 AM

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*Areas grow, and populations change. I support eliminating the automatic building moratoria. If people want to move to an area, at least partly due to the schools, isn't that a good thing?*

John Mesirow  
10212 Parkwood Drive



**From:** [Kabir Archuletta](#)  
**To:** [MCP-Chair](#)  
**Subject:** School Capacity  
**Date:** Monday, June 22, 2020 12:07:03 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 Montgomery County continues to develop.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it concerning that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Sincerely,

Kabir Archuletta  
Kensington Parkwood Parent of 2

**From:** [Dana Hartz](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to staff Recommendation 4.5  
**Date:** Monday, June 22, 2020 12:17:02 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 for your consideration. As a family that moved to that county solely for the schools, any move that drastically impacts our schools will greatly impact our desire to continue to live here and the attractiveness of this county as a place to raise a family. This would put it at a disadvantage from other counties in Northern Virginia.

Dana Hartz  
Kensington, MD

Sent from my iPhone

**From:** [Rakhi Arndt](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy  
**Date:** Monday, June 22, 2020 12:27:40 PM

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Dear Planning Chair Casey Anderson and Commissioners,

We are 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 our 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.

One of the main reasons we purchased our home in Montgomery County and in Kensington nearly 4 years ago is because of the exceptional public schools. 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. We appreciate the opportunity to participate in this important process and your listening to our voices.

Thank you,

Rakhi Arndt

-Parent of a soon to be Kensington-Parkwood kindergarten student

**From:** [Maureen Heim](#)  
**To:** [MCP-Chair](#)  
**Subject:** WJ Cluster -- Overcrowding  
**Date:** Monday, June 22, 2020 12:42:47 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

Best regards,

- Maureen

Maureen Heim  
4500 Dresden Street  
Kensington 20895  
240-888-1238

**From:** [khansel2@aol.com](mailto:khansel2@aol.com)  
**To:** [MCP-Chair](#)  
**Subject:** school capacity and developments  
**Date:** Monday, June 22, 2020 2:34:50 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

Sincerely,  
Karen Hansel

Sent from [Mail](#) for Windows 10

**From:** [Darren Raue](#)  
**To:** [MCP-Chair](#)  
**Subject:** Concerns about school capacity  
**Date:** Monday, June 22, 2020 2:50:03 PM

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Dear Planning Chair Casey Anderson and Commissioners,

I am writing to request your assistance in making sure our schools have the appropriate facilities and sufficient capacity to accommodate the student population as our county continues grow.

As such, I am strongly opposed to the recommendation that would eliminate the current moratorium, particularly considering that no means to ensure the necessary funding to address the above have been identified. I feel this course of action is a direct abdication of the Planning Commission's stewardship.

It is not unreasonable to assume that the residents of these communities should expect that our leaders to devise a plan that both enables growth and safeguards the quality of our school system.

Thank you for consideration.

Best Regards,  
Darren

**From:** [Karen Richardson](#)  
**To:** [MCP-Chair](#)  
**Date:** Monday, June 22, 2020 3:32:20 PM

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

*I oppose Staff Recommendation 4.5. Please do not eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*While reviewing Subdivision Staging Policy, please make sure that there are mechanisms to prevent our schools from being overwhelmed.*

*Impact taxes should cove all 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.*

*Thank you for giving me a chance to speak up.*

*Sincerely,*

*Karen Richardson*

*4404 Dresden Street*

*Kensington, MD*

**From:** [Mary](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff Recommendation 4.5  
**Date:** Monday, June 22, 2020 4:58:15 PM

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*Dear Planning Chair Casey Anderson and Commissioners,*

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

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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 Brown  
4514 Woodfield Rd  
Kensington MD 20895

--

Sent from my iPhone



**From:** [Debra Egan](#)  
**To:** [MCP-Chair](#)  
**Subject:** Please don't lift moratoria  
**Date:** Monday, June 22, 2020 7:01:01 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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 your constituents*

I have attended several board meetings and am stunned that this is under consideration. Schools are crowded, no parkland is allotted, and school budgets may be cut due to covid. I have been a pta president and witnessed the overcrowding and increased building that continues to occur.

Enough is enough.

Thank you for hearing our voices. The developers only benefit the developers at the cost of our schools and neighborhoods and traffic.

Thank you

Debra Egan and John Burklow

Sent from my iPhone



**From:** [Corry Hoffeditz](#)  
**To:** [MCP-Chair](#)  
**Subject:** Oppose Staff Recommendation 4.5  
**Date:** Monday, June 22, 2020 9:05:12 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.*

*Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.

Corry Hoffeditz  
[corryhoffeditz@gmail.com](mailto:corryhoffeditz@gmail.com)

**From:** [Courtney Krutoy](#)  
**To:** [MCP-Chair](#)  
**Cc:** [juliettesearight@gmail.com](mailto:juliettesearight@gmail.com)  
**Subject:** Subdivision Staging Policy Input  
**Date:** Monday, June 22, 2020 10:00:57 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,

Courtney Krutoy  
(Cabin John 20818, Bannockburn ES)

**From:** [Annelise Hafer](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth Policy  
**Date:** Monday, June 22, 2020 10:08:15 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.*

*Consistent with the position of the MCCPTA, I strongly oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.*

*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.*

*Sincerely,  
Annelise Hafer  
4512 Amherst Lane  
Bethesda, MD. 20814*

**From:** [Erika Cogliani](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Staff Recommendation 4.5  
**Date:** Tuesday, June 23, 2020 1:20:52 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,  
**Erika Cogliani**

**From:** [Greg Schaner](#)  
**To:** [MCP-Chair](#)  
**Subject:** Staff Recommendation 4.5  
**Date:** Tuesday, June 23, 2020 7:30:17 AM

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Dear Planning Chair Casey Anderson and Commissioners,

Thank you for the opportunity to write to you about an issue of concern to my family. It is critical that you help ensure our schools have adequate facilities and capacity as our county grows.

Consistent with the position of the MCCPTA, I oppose Staff Recommendation 4.5 and do not understand why the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy does not acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 and for you taking the time to read my email and taking it into consideration.

Sincerely, Greg Schaner  
Bethesda, MD (parent of children in Kensington Parkwood ES and Walt Whitman HS)

**From:** [Matthew Weber](#)  
**To:** [MCP-Chair](#)  
**Subject:** Please Ensure Our Schools Have Adequate Facilities  
**Date:** Tuesday, June 23, 2020 2:27:40 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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.

-Matthew  
Town of Kensington



**From:** [Julius Kuru](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowded schools  
**Date:** Wednesday, June 24, 2020 9:22:33 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Julius

**From:** [Kelly Oipari](#)  
**To:** [MCP-Chair](#)  
**Subject:** Don't overcrowd our schools  
**Date:** Wednesday, June 24, 2020 9:25:13 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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.

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. Thanks for considering my requests.

Thank you,  
Kelly Oipari  
11204 Farmland Dr.  
Rockville, MD 20852

Sent from my iPhone

**From:** [Inbar Lipsitz](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowded Farmland Elementary School  
**Date:** Wednesday, June 24, 2020 9:27:42 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Inbar Lipsitz (mother of Ethan 4th grade and Mika 1st grade)

**From:** [Gerald Okwuchi Onyedika](#)  
**To:** [MCP-Chair](#)  
**Date:** Wednesday, June 24, 2020 9:29:35 AM

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## Moratorium Policy

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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Gerald Onyedika

--

Onyedika Gerald O. (B.Tech; M.Sc, Ph.D)  
Materials & Mineral Processing Unit  
Department of Chemistry  
Federal University of Technology, Owerri  
Nigeria  
Tel: +234 803 3398 074

**From:** [Rachel Frank Lanman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowded schools  
**Date:** Wednesday, June 24, 2020 9:31:40 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Rachel Lanman

**From:** [Александра Горначёва](#)  
**To:** [MCP-Chair](#)  
**Subject:** Planning  
**Date:** Wednesday, June 24, 2020 9:33:43 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Aleksandra Hornacheva

**From:** [Martinich, Jeremy](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Eliminating Moratorium  
**Date:** Wednesday, June 24, 2020 9:34:03 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Jeremy Martinich  
North Bethesda

**From:** [Alissa S](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth policy - comment letter  
**Date:** Wednesday, June 24, 2020 9:38:26 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. This can only be accomplished by monitoring growth and stopping it when the schools are at max capacity. The growth can continue only if developers fund new schools, and appropriate traffic and road changes necessary to accommodate the additional residents.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Alissa Sagri

Sent from my iPhone



**From:** [Robyn Strauss](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overcrowded schools fail our students and our future  
**Date:** Wednesday, June 24, 2020 9:42:18 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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.

My children attend an elementary school with over 800 students and I work at an elementary school with over 950 students. I know first hand the impact that overcrowding has had on education from my 20 years of educational experience. Thanks for considering my requests.

Thank you,  
Robyn Strauss

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Robyn Strauss

240-888-5039

**From:** [Michelle Marquardt](#)  
**To:** [MCP-Chair](#)  
**Subject:** New Housing  
**Date:** Wednesday, June 24, 2020 9:50:53 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Michelle Bortnick Marquardt

**From:** [Beth Weinman](#)  
**To:** [MCP-Chair](#)  
**Cc:** [Abba](#)  
**Subject:** School Capacity  
**Date:** Wednesday, June 24, 2020 9:53:26 AM

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Dear Planning Chair Casey Anderson and Commissioners,

I am a Montgomery County parent writing to ask that you make it a priority to ensure our schools have adequate facilities and capacity as our county grows.

I strongly oppose the recommended elimination of the automatic moratorium on development in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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 overcrowded. 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.

Thank you in advance for your consideration.

Sincerely,

Beth Weinman

Sent from my iPhone

**From:** [Kosalai Lewis](#)  
**To:** [MCP-Chair](#)  
**Subject:** Moratorium  
**Date:** Wednesday, June 24, 2020 9:57:07 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Kosalai Lewis

**From:** [Elizabeth Martinich](#)  
**To:** [MCP-Chair](#)  
**Subject:** Oppose elimination of automatic moratorium  
**Date:** Wednesday, June 24, 2020 10:04:20 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Elizabeth Martinich

**From:** [Mindy Aguirre](#)  
**To:** [MCP-Chair](#)  
**Subject:** Growth policy  
**Date:** Wednesday, June 24, 2020 10:09:27 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,

Mindy

**Mindy Aguirre**, Agent/Owner  
Mindy Aguirre State Farm Agency

10400 Connecticut Ave, Suite 402  
Kensington, MD 20895  
Office: [240.704.8400](tel:240.704.8400)  
[www.insurewithmindy.com](http://www.insurewithmindy.com)



**From:** [Kristen Connolly](#)  
**To:** [MCP-Chair](#)  
**Subject:** Overdevelopment leads to overcrowded schools  
**Date:** Wednesday, June 24, 2020 10:14:23 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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.

Let's not overwhelm our schools and teachers with class sizes that greatly exceed the target and now regularly push the limits. We would be setting ourselves up for failure. Thanks for considering my requests.

Thank you,  
Kristen Connolly McCullough  
(mother to 2 children at Farmland Elementary School)



**From:** [B Fogel](#)  
**To:** [MCP-Chair](#)  
**Subject:** Subdivision Staging Policy (Growth Policy)  
**Date:** Wednesday, June 24, 2020 10:15:18 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

**Please confirm receipt of this email.**

Thank you,  
Brenda Fogel

**From:** [Jeffrey Karton](#)  
**To:** [MCP-Chair](#)  
**Subject:** Development Moratorium Policy  
**Date:** Wednesday, June 24, 2020 10:23:56 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoriums have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,

Jeff Karton

**From:** [Rachel Newman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Development Moratorium Policy  
**Date:** Wednesday, June 24, 2020 10:30:32 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoriums have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,

Rachel Newman Karton

**From:** [Jennifer Cassell](#)  
**To:** [MCP-Chair](#)  
**Subject:** SSP review  
**Date:** Wednesday, June 24, 2020 10:41:15 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that these kinds of development moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Jennifer Cassell  
Parent of 2 students at Farmland ES

**From:** [C Wong](#)  
**To:** [MCP-Chair](#)  
**Subject:** No elimination of the automatic moratorium  
**Date:** Wednesday, June 24, 2020 10:42:09 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Best,  
C Wong  
Parent of MCPS Students

**From:** [Tina Won Sherman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Opposition to Eliminating Automatic Moratoria  
**Date:** Wednesday, June 24, 2020 10:42:52 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.

Consistent with the position of the MCCPTA, I vehemently oppose Staff Recommendation 4.5 and find it outrageous that the Board's staff has recommended eliminating the automatic moratoria in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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,

Tina Sherman

**From:** [Kate Dugan](#)  
**To:** [MCP-Chair](#)  
**Subject:** Must Ensure Adequate School Infrastructure  
**Date:** Wednesday, June 24, 2020 11:04:07 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoriums have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Kate Dugan  
1 Whippoorwill Ct  
917-699-8913

**From:** [Anne Mandeville](#)  
**To:** [MCP-Chair](#)  
**Subject:** SSP and School Overcrowding  
**Date:** Wednesday, June 24, 2020 11:05:29 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Anne Mandeville



**From:** [Ricke, Marilyn A](#)  
**To:** [MCP-Chair](#)  
**Subject:** Planning  
**Date:** Wednesday, June 24, 2020 11:09:09 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratorium have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,

Ms. Ricke

*FarmLand ES*

marilyn\_a\_ricke@mcpsmd.org

**From:** [Mark Eldridge](#)  
**To:** [MCP-Chair](#)  
**Subject:** Please enact policy to prevent school overcrowding  
**Date:** Wednesday, June 24, 2020 11:18:21 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoria have almost always resulted in funding for affected schools in areas of desired growth.

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. Thanks for considering my requests.

Thank you,  
Mark Eldridge  
381 Congressional Lane  
Rockville  
MD 20852

**From:** [Monica Herman](#)  
**To:** [MCP-Chair](#)  
**Subject:** Please ensure our schools are cared for  
**Date:** Wednesday, June 24, 2020 11:26:19 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.

I oppose the recommended elimination of the automatic moratorium in most of the county without including any new mechanisms to ensure adequate school infrastructure. The proposed policy fails to acknowledge that moratoriums have almost always resulted in funding for affected schools in areas of desired growth.

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.** Thanks for considering my requests.

Thank you,  
Monica Herman  
Parent of a rising first grader in MCPS

**From:** [Kosalai Rasanayagam](#)  
**To:** [MCP-Chair](#)  
**Subject:** Adequate Public Facilities  
**Date:** Wednesday, June 24, 2020 11:58:37 AM

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Thank you,  
D. Rasanayagam