

**MCP-Chair**

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**From:** Nina DiSandro <ninadisandro5@gmail.com>  
**Sent:** Tuesday, July 28, 2020 5:33 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

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Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.
- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Nina DiSandro

6432 Windermere Circle

North Bethesda, MD 20852

## MCP-Chair

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**From:** Tom Dailey <tdailey@pcs-gc.com>  
**Sent:** Tuesday, July 28, 2020 5:44 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of the maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however, the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over two hours to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- **We support the use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of

monitoring falling on the neighborhood's shoulders.

- **The proposed fines are inadequate and should begin at \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or more so, than the school's.

Thank you.

Sincerely yours,

Tom Dailey

6432 Windermere Circle

Rockville, MD 20852

## MCP-Chair

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**From:** michael@michaeljstrauss.com  
**Sent:** Tuesday, July 28, 2020 6:34 PM  
**To:** MCP-Chair  
**Cc:** Freer, Walker  
**Subject:** submission for Alef Bet Montessori School Requested Student Population Increase from 39 to 90 -- APF202001  
**Attachments:** Traffic Management Plan - Proposed Changes - Concerns about the School - Hearing 7-30-20.pdf; Presentation - Michael Strauss - Concerns about the School - Hearing 7-30-20.pdf  
**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Chairman Anderson,

I am submitting attached documents regarding the Planning Board hearing on July 30<sup>th</sup> when you will review Alef Bet Montessori School's Requested Student Population Increase from 39 to 90 -- APF202001.

One document is the PDF version of the PowerPoint presentation I will use during my testimony. The other document is an edited version of the Traffic Management Plan with changes proposed by our group – Concerned about the School.

Thank you.

Michael J Strauss  
[michael@michaeljstrauss.com](mailto:michael@michaeljstrauss.com)

ALEF BET MONTESSORI SCHOOL  
TRANSPORTATION MANAGEMENT PLAN AGREEMENT

**NOTE:**     *Italics* indicate staff-recommended revisions to conditions in staff report.  
              We agree with all of the staff-recommended changes.

**Bold underlining** indicates revisions requested by community

THIS TRANSPORTATION MANAGEMENT AGREEMENT (“Agreement”) is made this \_\_\_ day of \_\_\_\_\_, 2020, by and between ALEF BET MONTESSORI SCHOOL, INC. (“Alef Bet”), and THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (the “Planning Board”).

**RECITALS**

A.     The subject property is Lot 19, Luxmanor subdivision, a 26,245 square feet site zoned R-200 located approximately 800 feet west of Old Georgetown Road and approximately 120 feet west of Rosemont Drive in Montgomery County, Maryland (the “Property”). The Property is improved with a former single-family house that has been renovated and has been operating as a faith-based private educational institution since January 2019 for 39 students, for early care, toddlers, pre-K, Kindergarten through Elementary age, and before and after school care.

B.     Alef Bet filed an Adequate Public Facilities review APF No. 202001 to expand the allowable student occupancy by 51 students, up to a total of 90 students, within the existing facility (“APF Approval”). The Planning Board approved the APF Approval on \_\_\_\_\_, ~~April 23~~, 2020.

C. Condition No. 3 of the APF Approval requires Alef Bet, prior to the issuance of the Use and Occupancy Certificate for the additional 51 students, up to a total of 90, to enter into the subject Transportation Management Plan Agreement ~~for a period of five (5) years from the date of the APF Approval~~ which shall demonstrate compliance with the transportation related conditions of the APF Approval and require annual reporting with respect to: i) current and projected enrollment, ii) efforts to promote student family carpooling and teacher/staff carpooling; iii) student pick-up and drop-off data, iv) on-site and adjacent street queuing trends and any operational changes to address potential queuing on Tuckerman Lane, v) any transportation related issues observed on the Property within the previous 12 months and vi) off- site parking agreements.

NOW THEREFORE, in consideration of the above Recitals, each of which is made a part of this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which each of the parties acknowledges, the parties agree to the following Transportation Management Program:

1. *Maximum daily student enrollment is limited to 90 students, including early care, toddlers, preschool children, and elementary age children, and 12 staff members, for a total of 102 people.*
2. Prior to issuance of the Use and Occupancy Certificate for the additional 51 students, ~~for a maximum daily enrollment of 90 students total of 90 students~~, and continuing on all days the school is in session throughout the five years following APF approval, the Applicant must have an onsite certified traffic manager to direct traffic operations during the morning drop-off period (7:30 – 9:30 ~~9:00~~ a.m.). The certified traffic manager shall have received certification as a “Temporary Traffic Control Traffic Manager” or equivalent accepted by the Maryland State Highway Administration, or may be an off-duty police officer. A copy of this certification or off-duty police officer contract must be filed with the

Planning Department, the Montgomery County Department of Permitting Services, and the Montgomery County Department of Transportation.

3. Prior to issuance of the Use and Occupancy Certificate for the additional 51 students, for a *maximum daily enrollment of 90 students*, the Applicant must enter into a binding agreement with the Planning Board to perform a Transportation Management Plan (TMP). ~~for five years~~ **[Note: Deletion for consistency with revised Para. 12(b)]**; The TMP must be updated and filed annually with the Montgomery County Department of Permitting Services and the Montgomery County Department of Transportation. This TMP must be submitted within one month of the start of each school year. The Applicant must also hold an annual meeting with community members prior to the submittal of the TMP to present and discuss findings from the TMP. The TMP must meet the following requirements:

- A) Outline the responsibilities of the onsite certified traffic manager. The onsite certified traffic manager must direct traffic operations during the morning drop-off period (7:30 – ~~9:30~~ **9:00** a.m.) and prohibit queuing onto Tuckerman Lane.
- B) The Applicant must ~~daily~~ record in **“Daily Reports”** (a) the number of vehicle *trips* entering the site during the morning period (7:30-~~9:30~~ **8:30** a.m.) using automated vehicle counting technology; **and (b) video record of the morning drop-off and afternoon pick-up periods for eastbound and westbound queuing on Tuckerman Lane approaching the site “Daily Reports”.** **The Daily Reports Vehicle counts** must be uploaded to a publicly accessible website for review by Planning Department staff and community members. This website must be maintained by a traffic or monitoring consultant contracted by the Applicant **and selected by the community.**
  - I. The Applicant will be fined \$100 in the following amounts for **(a) each vehicle trip exceeding 18 vehicle trips during each of the first and second half hour of each hour, or (b) each time a staff member parks on the street between 7:30 – 9:30** ~~50 vehicle trips accessing the site during the morning peak period (7:30-8:30 a.m.):~~

<b><u>Violations during each semester and the fines</u></b>	
<b><u>Violation Number</u></b>	<b><u>Fine</u></b>
1	<b><u>\$750</u></b>



<u>2</u>	<u>\$1,000</u>
<u>3</u>	<u>\$1,250</u>
<u>4</u>	<u>\$1,500</u>
<u>5</u>	<u>\$1,750</u>
<u>Each additional</u>	<u>\$1,750</u>
<b><u>Fines are automatic, and due within 30 days of any report that indicates violation</u></b>	

II. The Applicant must share daily vehicle count data with the Planning Department’s Development Applications and Regulatory Coordination (DARC) Division once per month (**“Monthly Report”**). If the **vehicles limits set in Paragraph 3.B.I are 50 vehicle trip threshold is exceeded during the morning peak period (7:30-8:30 a.m.), the per vehicle applicable fine set forth in Paragraph 3.B.I (\$100)** must be paid to the DARC Division.

C) The TMP **Monthly Report** must include the following information:

- I. Current and projected student enrollment
  - II. **A statement that the maximum daily enrollment was not exceeded during the month, or, if it was exceeded, how many students exceeded the maximum on any day during the month**
  - III. Daily AM vehicle counts onto the site, as recorded by the automated vehicle counting technology
  - IV. Efforts to promote student family carpooling and teacher/staff carpooling
  - V. Student pick-up/drop-off data
  - VI. On-site and adjacent street queuing trends and any operational changes to address potential queuing on Tuckerman Lane
  - VII. Any transportation issues observed on the property within the previous 12 months
  - VIII. Off-site parking agreements
4. No vehicles may queue within the public right-of-way on Tuckerman Lane while accessing the Site. As with all traffic regulations, vehicle queuing in the public right-of-way where prohibited may be subject to enforcement.
5. The Applicant must limit vehicle drop-offs during the morning hours

(7:30-9:30 ~~8:30~~a.m.) to **18 vehicle trips during each of the first and second half hour of each hour** .

6. Prior to issuance of the Use and Occupancy Certificate for the additional 51 students, for a *maximum daily enrollment of 90 students*; the Applicant must contribute \$1,200 to the Montgomery County Department of Transportation's CIP 507154 to support intersection improvements at Old Georgetown Road and Tuckerman Lane.
7. Prior to issuance of the Use and Occupancy Certificate for the additional 51 students, *for a maximum daily enrollment of 90 students*, the Applicant must provide two (2) short-term bicycle parking spaces on-site, either inverted u-racks or an acceptable alternative.
8. The Applicant must maintain off-site parking agreements to provide parking during special events. The off-site parking agreements must be included and updated annually in the Transportation Management Plan.
9. Prior to issuance of the Use and Occupancy Certificate for the additional 51 students, for a *maximum daily enrollment of 90 students*, the Applicant must construct a second ADA accessible entrance, per request of the Department of Permitting Services. This entrance must include a wheelchair ramp, a 5-foot by 5-foot landing pad, and a 5-foot access aisle.
10. All Alef Bet staff members are required to park on site in one of the 12 designated staff parking spaces **as shown on Exhibit A "Stacking Plan." Within 15 days of issuance of any revised Use and Occupancy Permit issued by the Montgomery County Department of Permitting Services, Alef Bet shall deliver an updated "Exhibit A" that includes the Stacking Plan and the DPS-approved Site Plan to the DARC Division and record them in the Land Records as an amendment to the TMP.**
11. Annual Reporting. Each year Alef Bet shall complete the Annual Reporting Form attached as Exhibit "B", which shall be submitted annually between September 1 and October 30.
12. General Provisions
  - a. Recordation. This Agreement shall be recorded in the Land Records of

Montgomery County within thirty (30) days of execution.

- b. Commencement Date and Term of Agreement. Prior to the issuance of the first Use and Occupancy Permit for the additional 51 students, Alef Bet shall commence the obligations and requirements set forth in this Agreement. **This Agreement remains in effect until modified or rescinded by the Planning Board following a duly noticed public hearing. The obligations of Alef Bet under this Agreement expire automatically five (5) years from the date of approval of APF2020001.**
- c. Amendments/Modifications. This Agreement may only be modified in writing signed by the parties hereto, their heirs, successors and assigns. Any Amendments or Modifications must be approved by the Planning Board prior to execution.
- d. Enforcement. In the event that the Planning Board finds after a public hearing that Alef Bet is not in compliance with this Agreement, the Planning Board may modify the conditions of the APF Approval, including **a reduction of the permitted enrollment effective the academic year following a violation of the TMP. The Board shall hold a “show cause” hearing on compliance if (a) monitoring confirms more than 3 violations of the maximum number of vehicles in a semester; or (b) a prima facie showing of other operational violations (e.g., site changes that deviate from Exhibit A, queuing on Tuckerman Lane, exceeding the maximum daily enrollment, episodes of staff parking on the street, etc.). Any adjoining or confronting property owner and any**

**civic/homeowner's association registered with the Planning Board within ¼ mile of the Alef Bet property, shall have standing to request a show cause hearing.**

- e. Interpretation. This Agreement will be interpreted according to the laws of the State of Maryland.
- f. Alef Bet's Obligations. The obligations of Alef Bet under this Agreement shall apply only during the period when Alef Bet is either the fee simple owner of the Property or has a leasehold interest in the Property. At such time as Alef Bet ceases to own a fee simple interest in the Property or any part thereof or ceases to be a lessee, the obligations and liabilities thereafter accruing (but not any accrued and unperformed obligations and liabilities) shall be the obligations of Alef Bet's successors and assigns, to the extent permitted by law.
- g. Assignment. This Agreement is assignable, in whole or in part, by Alef Bet, to any entity that takes ownership of the Property for the purpose of operating a school on the Property, without the consent of the Planning Board. Alef Bet will notify the Planning Board of any such assignment.
- h. Binding Agreement. This Agreement shall be binding upon the heirs, successors, and assigns of all parties hereto and shall be recorded in the land records of Montgomery County, Maryland.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on \_\_\_\_\_  
the day and year indicated above. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

WITNESS:

ALEF BET MONTESSORI  
SCHOOL, INC.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

WITNESS:

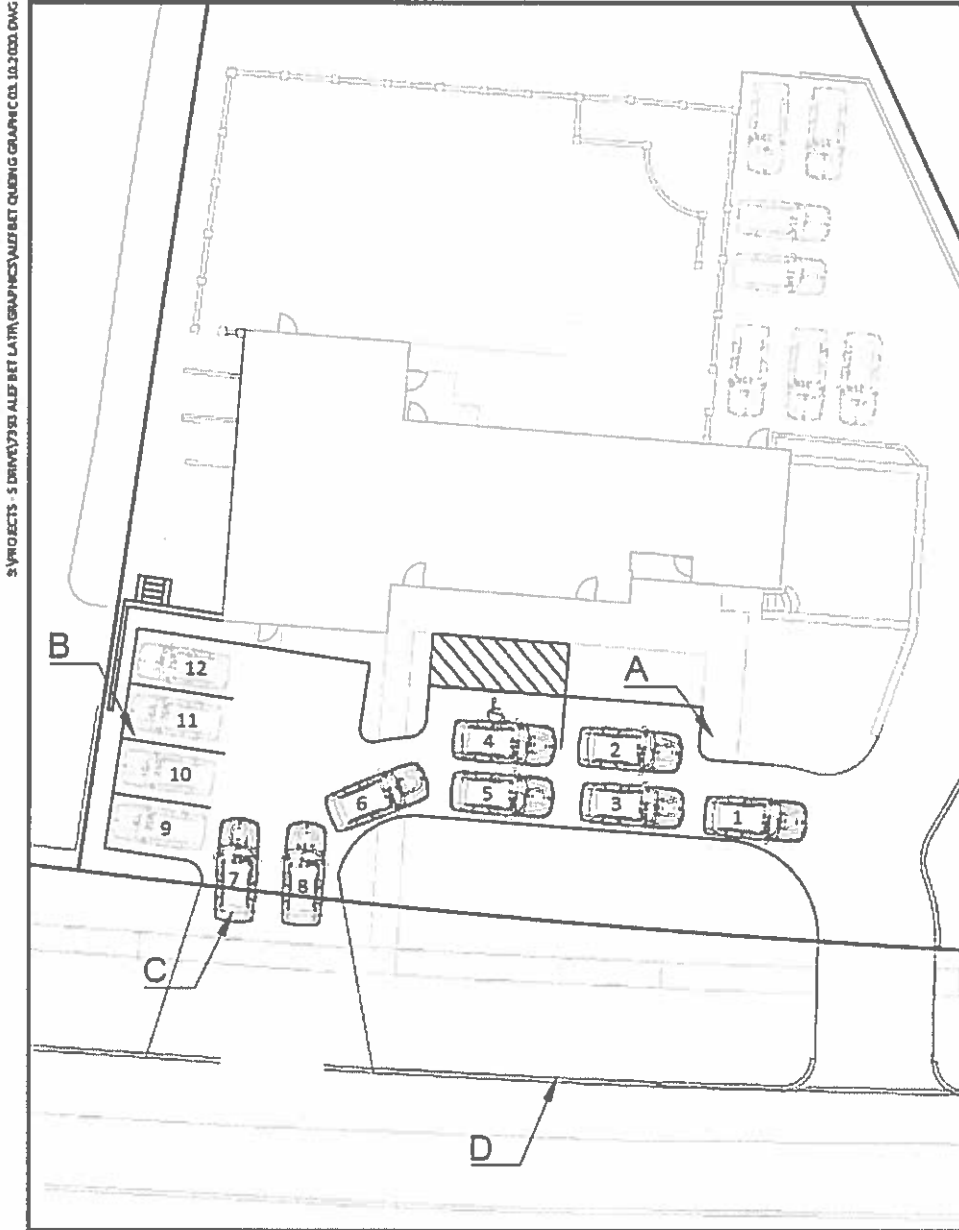
MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING  
COMMISSION

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# EXHIBIT "A" Stacking Plan



SYNOPSIS - S DRIVE/7350 ALEF BET MONT/GRAPHICS/ALF/BET/CLUBING GRAPHIC CL 10.2.000.DWG

Drop-off and Pick-up  
Stacking Lanes

- A. Drop Off Spot - Staff assists children in and out of car.
- B. 4 spaces used for pick up and drop off. No staff parking during those times.
- C. 2 carpool lanes, clockwise flow. Students do not exit car until in front of school.
- D. No parking between driveways.



Alef Bet Montessori School  
Montgomery County, MD



APF2020001

ALEF BET  
MONTESSORI  
SCHOOL  
ANNUAL  
REPORTING  
FALL 20\_\_\_\_

1. **Occu  
pancy**

	Current School Year	Projected for Year
Student Enrollment		
Staff		

2. **Current Hours**

<u>A</u> <u>g</u> <u>e</u> <u>G</u> <u>r</u> <u>o</u> <u>u</u> <u>p</u>	<u>Hours</u>	<u>Projec</u> <u>Stude</u>
Early School Care	__ A.M.-__ P.M.	
Elementary	__ A.M.-__ P.M.	
Pre-Kindergarten, Kindergarten	__ A.M.-__ P.M.	
Toddler	__ A.M.-__ P.M.	
APF2020001 After school care and enrichment	____ - ____ <sup>7</sup> Monday-Thursday ____ - ____ on Friday	



**3. Carpooling Promotion Efforts to Staff and Students**

**4. Queuing Trends on Tuckerman Lane**

		<u>A</u> <u>M</u>	
Tuckerman Lane			

Operational changes to address queuing trends on Tuckerman Lane:

**5. General Comments or Observations of Transportation Issues in previous 12 months**

**6. Off-site parking agreements for special events**

# ATTACHMENT D



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

March 26, 2020

Mr. Walker Freer, Transportation Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Alef Bet Montessori School  
Traffic Impact Study Review

Dear Mr. Freer:

We have completed our review of the revised Local Area Transportation Review and Transportation Policy Area Review (TIS) report for the proposed Alef Bet Montessori School. This study, dated February 10, 2020, was prepared by Wells + Associates. Total development evaluated by the report and analysis includes replacement of an existing single-family detached unit with 90 students.

We offer the following comments:

### **Adequacy Determination**

1. The study (page-18) indicates that the subject development will generate at least 50 total weekday peak hour person trips; therefore, the Motor Vehicle Adequacy test is required.
2. The study indicates that the analysis for pedestrian, transit and bicycle system adequacy is not required since the proposed development does not generate more than 50 trips for any of the tests. We accept this conclusion.

### **Motor Vehicles System Adequacy** 9

APF2020001

1. The TIS indicates this study was prepared in accordance with the Fall 2017 Local Area Transportation Review (LATR) guidelines.
2. The site is located in the North Bethesda Policy Area. This policy area has an overall delay of 71 seconds per vehicle for the congestion standard.
3. All the studied intersections, with the exception of Old Georgetown Road and Tuckerman Lane intersection, will operate within the congestion standard for the North Bethesda Policy Area. The consultant has proposed to stagger the school times and remove the split phasing of this

Office of the Director

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101 Monroe Street, 10<sup>th</sup> Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax  
[www.montgomerycountymd.gov/medot](http://www.montgomerycountymd.gov/medot)





Mr. Walker Freer  
Alef Bet Montessori School  
March 26, 2020  
Page 2

intersection in order to reduce the delay. MCDOT is requesting a payment to be made for the removal of the split-phase of this traffic signal. The payment of \$1200 (CIP 507154) will be made to MCDOT prior to issuance of the use and occupancy permit. .

**Pedestrian and Bicycle Impact Statement**

1. The consultant provided an evaluation of the pedestrian and bicycle access and circulation in the vicinity of the site and the transit and other non-automotive operations in the study area. The consultant provided the location of sidewalks, pedestrian signal heads, accessible ramps and bus stops and routes within the study area.
2. The consultant determined that the off-site study intersection of Old Georgetown Road and Tuckerman Lane provided sufficient timing for pedestrians to cross the respective road at a walking speed of 3.5 feet per second.
3. The applicant provided the locations of bus stops and the routes; however, no amenities at the stops were identified.

**SUMMARY**

1. The motor vehicle delay will not exceed the North Bethesda CBD policy threshold with the exception of the Old Georgetown Road and Tuckerman Lane intersection. The applicant has proposed mitigation at this intersection and they will make a payment of \$1,200 to MCDOT (CIP 507154) prior to issuance of the use and occupancy permit.
2. We concur with the consultant's conclusion regarding the pedestrian, transit and bicycle system adequacy.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact myself for this project, at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov) or at (240) 777-2118.

Sincerely,

*Rebecca Torma*

Rebecca Torma, Manager  
Development Review Team  
Office of Transportation Policy

APF2020001

[sharepoint/transportation/director's office/development review/Rebecca/developments/north Bethesda/alef bet Montessori revised TIS.docx](#)

cc: Letters notebook

cc-e: Christopher L. Kabatt, Wells + Associates, Inc.



**Presentation to  
Montgomery County Planning Board  
Regarding APF 202001**

**July 30, 2020**

**by**

**Michael J. Strauss**

**Representing**

**Concerns About the School**

# Summary



**Alef Bet submission, even combined with draft conditions in the TMP, does not assure that there will be “adequate access and loading capacity, so people are not backed up on the streets.”\***

\* Quote from Chairman Anderson, April 23, 2020.

## Summary – cont'd

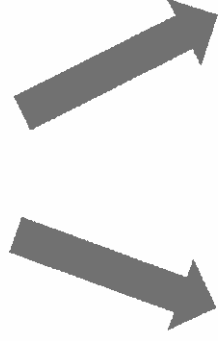


- DPS has not approved key parts of site plan, including parking plan and driveway widening. Acting now is premature
- If approved, conditions of approval need revisions -
  - see edited TMP document we submitted.
- Key to final approval: provide staff and community ability to hold school accountable to conditions. Need to allow for a show-cause hearing.

➔ Planning Board should defer action again.

**The site plan under review has not been submitted to or approved by DPS**

Key Issues



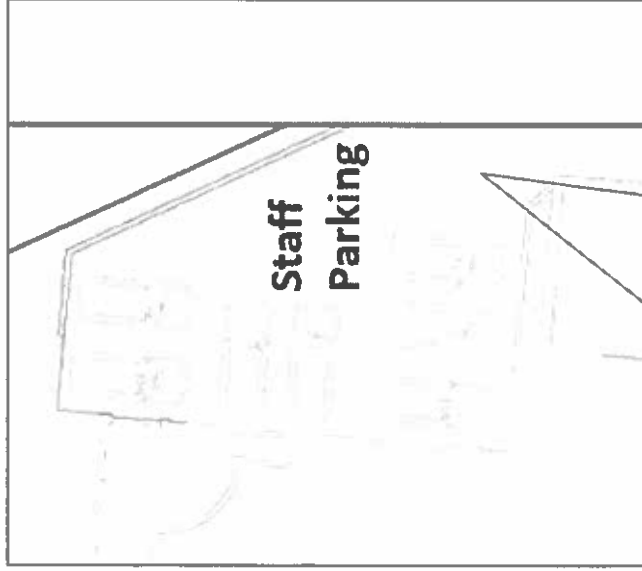
Parking

Driveway  
Expansion



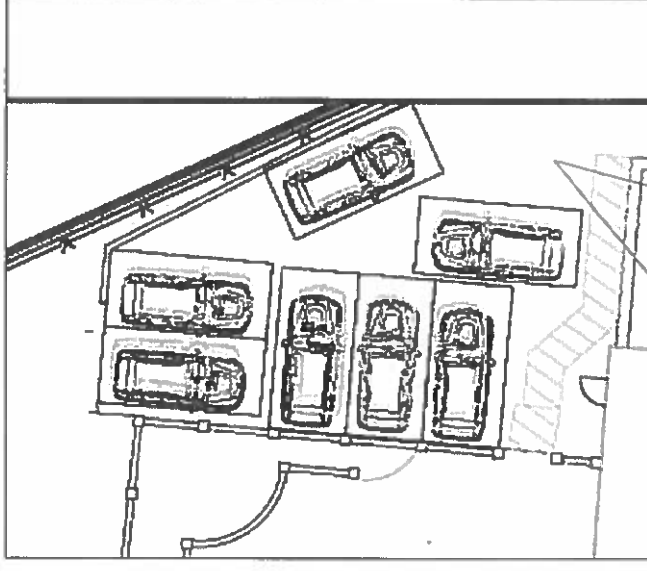
# School changed proposed parking in the rear between April and July hearings

April



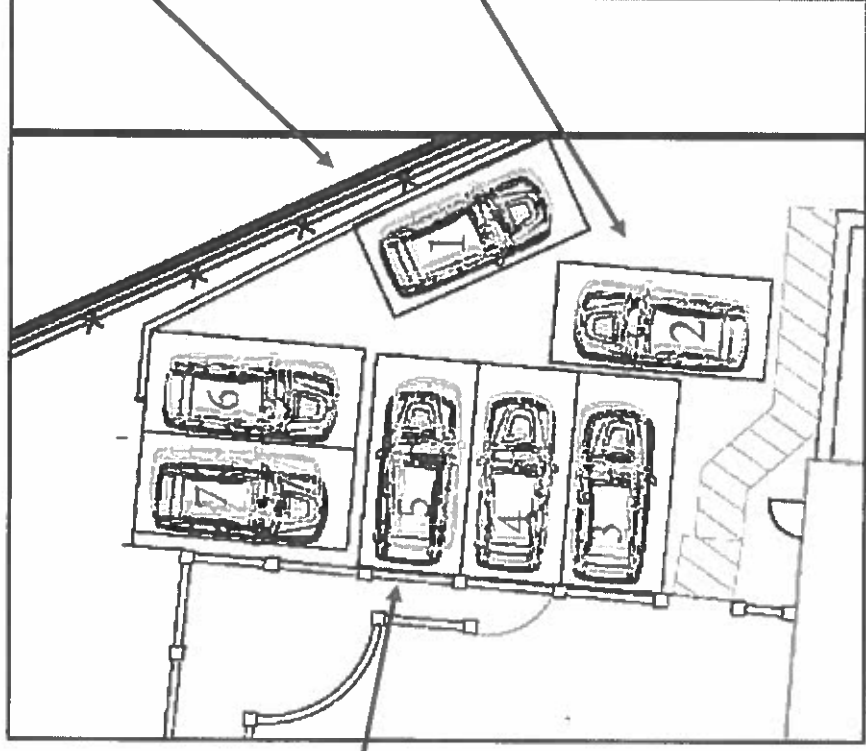
Site Plan Labeled  
"Tandem  
Car Parking"

July



Site Plan Labeled  
"Valet/Tandem  
Parking Spaces"

# Does Anyone Really Believe There Will be Valet Parking throughout the Day with 90 Students and 12 Staff?



Car 1 must move  
for any car to exit

Car 2 must  
move for Car 3  
or 4 to exit

Car 5 must  
move for Car 6  
or 7 to exit



Without adherence to onsite parking, staff will park  
on Tuckerman and increase likelihood of accidents. 6

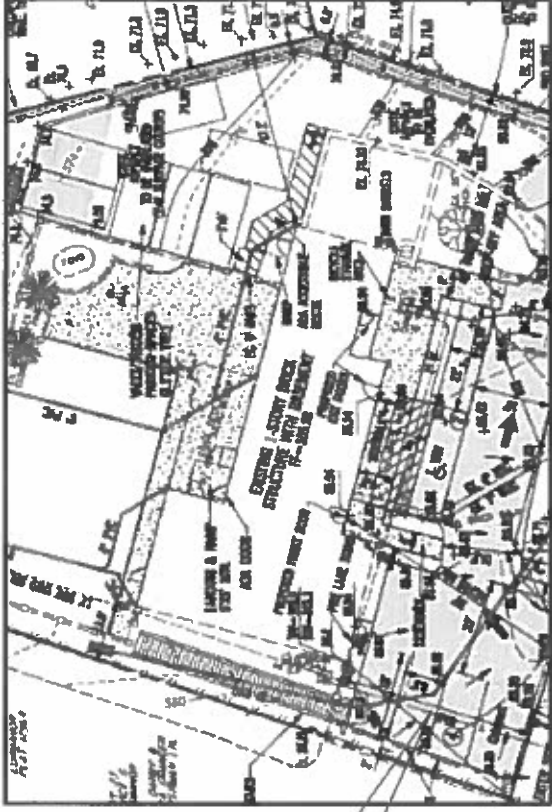
**We strongly support new Planning Board staff condition from staff:**

**“All Alef Bet staff members are required to park on site in one of the 12 designated staff parking spaces.”**

**However . . .**

# What happens during morning drop-off?

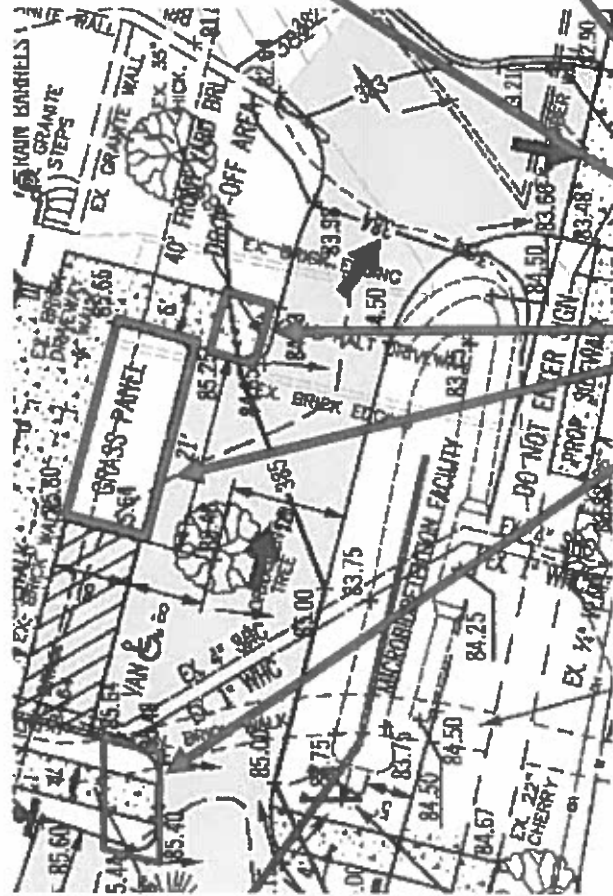
4 parking spaces in front are used for parents during drop-off.



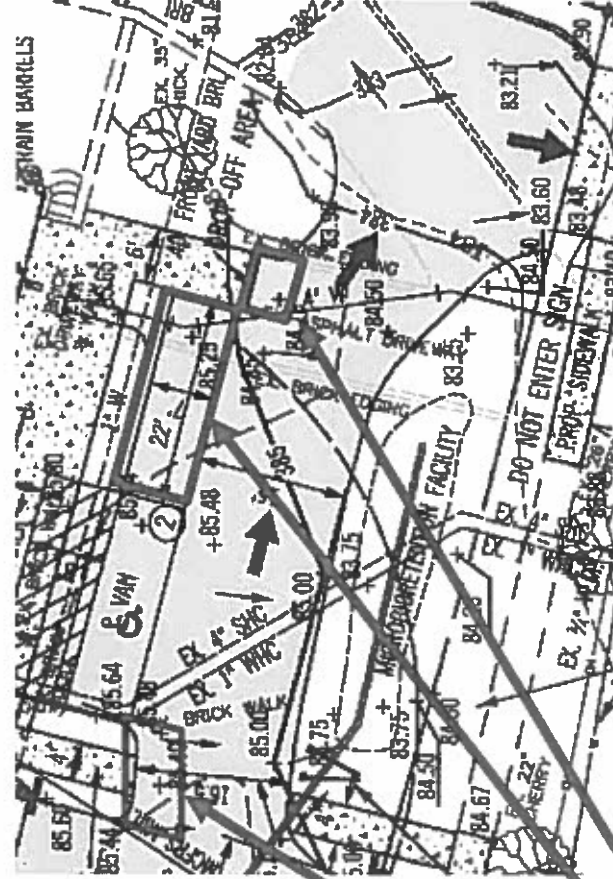
# Where will staff park during drop-off?

# Site Plan now proposes expansion of driveway – but without DPS review or approval.

## Site Plan for April Hearing



## Site Plan for July Hearing



# Expanded pavement

## **We strongly oppose any more impervious surfaces on the site.**

- Since initiation of school construction, stormwater runoff has dramatically increased onto our properties.
- Need for additional pavement shows once again that the lot is simply too small for 90 students.
- We oppose any further impervious surfaces.

**Planning Board staff agrees that any approved number of students should be an absolute aggregate daily limit.**



**We strongly support  
new conditions from  
staff that say:**

**“Maximum daily student enrollment is limited to 90 students.”**

## **TMP should NOT end in 5 years.**

The problems with 90 students will persist well beyond 5 years.

### Our proposed language:

*This Agreement remains in effect until modified or rescinded by the Planning Board following a duly noticed public hearing.*



## **We support proposed use of automated vehicle counting.**

### **However:**

- Community should choose vendor and school should pay vendor. (Per Planning Board staff suggestion.)
- Need additional camera (not just counting technology) to document whether backup on Tuckerman.
  - Cannot rely on traffic manager employed by school to report backup
  - When neighbors have photographed violations in the past, school called the police, even after neighbor explained photo.

## **Limitations on a.m. vehicles should require the following:**

- Time period should be 7:30 – 9:30 a.m. (not 7:30-8:30). The 2-hour period reflects the drop-off time.
- Limitations should be in 30-minute time periods – NOT 60-minute time periods. For 3 years school has stated drop-offs will be staggered in 30-minute periods. Need to hold them to that!
- School should be limited to 18 vehicles per 30-minute period.\* If, over time, there is no backup on Tuckerman, school can apply for higher limit.

\*Note: 90 students from 7:30-9:30 would translate into 22.5 students per 30-minute period if no carpooling.

Proposed fine of \$100 is inadequate to discourage violation. The following fine amounts are more likely to ensure compliance:

Violations during each semester and the fines	
Violation Number	Fine
1	\$750
2	\$1,000
3	\$1,250
4	\$1,500
5	\$1,750
Each additional	\$1,750
Fines are automatic, and due within 30 days of any report that indicates violation	

# **Regardless of when Board approves application, it must include community's ability to request a show-cause hearing if:**

- More than 3 violations of maximum number of vehicles in a semester, or
- Other operational violations, including
  - More than 90 students on any day
  - Unauthorized changes to site plan
  - Staff parking on the street
  - Changes to parking plan
  - Queuing on Tuckerman

Without our ability to request a hearing, how will community be able to seek enforcement?

## A Reminder

**Emails sent prior to the April 23<sup>rd</sup> hearing showed that 89% originating from Luxmanor neighbors opposed school expansion.**

Emails Sent to Planning Board:					
Support vs. Opposition and Whether Senders Live in Luxmanor					
	Live in Luxmanor		Live Outside Luxmanor		Grand Total
	Number	Percent of All Luxmanor Emails	Number	Percent of Non-Luxmanor Emails	
Support	11	11%	20	80%	31
Opposition	87	89%	5	20%	92
Column Total	98	100%	25	100%	123

## Summary

**Draft conditions do not assure that there will be “adequate access and loading capacity, so people are not backed up on the streets.”\***

- DPS has not approved key parts of site plan for parking plan and driveway widening.
- Submission needs additional important conditions.
- Key to final approval: provide staff and community ability to hold school accountable to conditions. Need to allow for a show-cause hearing.

**➔** Planning Board should defer action again.  
Alternatively, we ask the Board to adopt the conditions as revised in our proposed TMP.

## MCP-Chair

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**From:** KAREN QUINN <karenquinn@verizon.net>  
**Sent:** Tuesday, July 28, 2020 7:07 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**Categories:** Tracked To Dynamics 365

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

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Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

\* The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.

\* The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as at a point in time and not in the aggregate.

\* The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am <x-apple-data-detectors://17>. The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.

\* We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

\* Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and

enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

\* The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

\* The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement. Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Karen J Quinn  
25 Windermere Court  
Rockville, MD 20852



## MCP-Chair

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**From:** Marvin Simon. Payment Change account <rosiemarv@icloud.com>  
**Sent:** Tuesday, July 28, 2020 8:06 PM  
**To:** Freer, Walker; MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This

will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

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- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

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Thank you.

Sincerely yours,

Rosalie Simon  
6548 Windermere Circle  
North Bethesda, MD 20852

## MCP-Chair

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**From:** Zytnick Home <zytnick.home@verizon.net>  
**Sent:** Tuesday, July 28, 2020 8:21 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer -

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.

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The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

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Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

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Thank you.

Sincerely yours,

Joseph Zytnick

6 Windermere Ct

Rockville, MD 20852

## MCP-Chair

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**From:** Hannah Zytnick <hzytnick@gmail.com>  
**Sent:** Tuesday, July 28, 2020 8:27 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Re: Alef Bet Planning Board Hearing on July 30, 2020

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

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Thank you.

Sincerely yours,

P. Hannah Zytneck

6 Windermere Ct

Rockville, MD 20852

## MCP-Chair

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**From:** Paul Eder <paul.s.eder@gmail.com>  
**Sent:** Tuesday, July 28, 2020 9:09 PM  
**To:** MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer:

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Thank you.

Paul S. Eder, Ph.D.  
10 Windermere Ct.  
Rockville, MD 20852-3535  
301-956-6273  
[paul.s.eder@gmail.com](mailto:paul.s.eder@gmail.com)



## MCP-Chair

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**From:** Shaalini R. Stone <shaalinir@gmail.com>  
**Sent:** Tuesday, July 28, 2020 9:17 PM  
**To:** MCP-Chair  
**Subject:** Alef Bet Montessori School: Requested Student Population Increase from 39 to 90

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

I live in Luxmanor and I'm writing to express my concerns about the impact Alef Bet School is having on our neighborhood. Especially concerning is the proposed increase in the number of students they would be able to enroll--from 39 to 90, plus 12 staff members. As one who walks the neighborhood every morning, as do many of my neighbors, the increased traffic and congestion has been noticeable since they opened, and it will only get worse if they are allowed to house 90 students in what is essentially a renovated home in a residential neighborhood, at a point where the street bottlenecks. The intersection of Rosemont and Tuckerman is increasingly dangerous. Tuckerman Lane narrows from two lanes into one right at Rosemont Drive, right about the same place where people are trying to pull into the school. It is, frankly, a mess. Driving out of the neighborhood at that intersection has become even more difficult. There has also already been noticeable parking on the neighboring streets, which impacts those of us who live here and walk on a daily basis. With cars parked on both sides of Rosemont, it is also tricky to navigate when driving between them. If these impacts are noticeable now, they will be even more so if Alef Bet is allowed to increase enrollment.

Below are the main points I'm hoping you will take into consideration.

- 1. The TMP should be enforceable until and unless a further Planning Board action is undertaken.** The current TMP is only enforceable for five years. This is much too short as there are elements of the TMP that will always be important to the neighborhood, such as an aggregate cap on the number of students, prohibition of parking on Tuckerman Lane. The County's duty to protecting the neighborhood should not end at five years.
- 2. The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement to prohibit parking of school staff vehicles on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- 3. The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement that the student cap is an aggregate daily cap. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- 4. The ultimate / revised Alef Bet siteplan approved by DPS should be attached to the TMP as an exhibit.** This will ensure there is no question as to the site specific modifications and ramifications required by DPS for increased Use of Occupancy.
- 5. The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- 6. We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the

school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

**7. Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

**8. The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

**9. The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Thank you for your time.

Sincerely,  
Shaalini Stone  
11209 Stephalee Lane

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Shaalini Stone  
301.461.9198

## MCP-Chair

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**From:** Mary Tarbutton <tarbmar@aol.com>  
**Sent:** Tuesday, July 28, 2020 9:29 PM  
**To:** Freer, Walker  
**Cc:** MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing. July 30, 2020

**Categories:** Tracked To Dynamics 365

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**Dear Planning Board Chair Casey Anderson and Planner Freer**

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Thank you.

Sincerely yours

Mary Tarbutton  
6113 Calwood Way.

Rockville, MD 20852

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## MCP-Chair

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**From:** Mary Tarbutton <tarbmar@aol.com>  
**Sent:** Tuesday, July 28, 2020 9:31 PM  
**To:** Freer, Walker  
**Cc:** MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing. July 30, 2020

**Categories:** Tracked To Dynamics 365

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**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

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- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.
- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours

Daniel D Tarbutton  
6113 Calwood Way.





## MCP-Chair

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**From:** Maria Cornelius <mariagcornelius@gmail.com>  
**Sent:** Tuesday, July 28, 2020 9:49 PM  
**To:** MCP-Chair  
**Cc:** Concerns About the School  
**Subject:** Alef Bet Hearing

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

To: Planning Board Chair Casey Anderson

From: Maria Cornelius

Re: Increasing the student count at Alef Bet school

We have lived on Rosemont Drive since 2006 and it is a wonderful, family oriented neighborhood. We are quite worried about the possibility that the school will be adding 60 students to their school. We watched the 4-5 hour long hearing that was held several months ago, and were very proud of our neighbors who had put so much time and thought into their arguments. It appeared that the council members could see that this was an unreasonable request by the school, and for that reason, they wanted the school to agree to some enforceable measures, but they did not seem to be willing to do this.

There are some very real safety concerns with adding 60 more students to a school that is located on Tuckerman lane, right as it narrows from two lanes to one. Our opposition to this is purely on the basis of neighborhood safety. The intersection at Tuckerman and old Georgetown Road is very often stacked up with many vehicles that will stretch back toward the school. The cars actually moving from old Georgetown Road toward the school, are staggered in such a way it is already very difficult to exit Rosemont Drive onto Tuckerman Lane as there is very seldom a break in the traffic during peak hours when the school would be accepting students in the morning were letting students go in the afternoon. Additional traffic queuing up on Tuckerman Lane will only exacerbate this problem. People accelerate to the intersection at old Georgetown Road and Tuckerman in order to make the light before it turns red this creates a very dangerous situation and again the school will add to that danger. We need to use good judgement here because it will be hard to reduce the numbers if we find it is not a sustainable situation.

Here is a list of recommendations for the planning board.

- The TMP should be enforceable until and unless a further Planning Board action is undertaken. The current TMP is only enforceable for five years. This is much too short as there are elements of the TMP that will always be important to the neighborhood, such as an aggregate cap on the number of students, prohibition of parking on Tuckerman Lane. The County's duty to protecting the neighborhood should not end at five years.
- The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement to prohibit parking of school staff vehicles on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.

- The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit. We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement that the student cap is an aggregate daily cap. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as at a point in time and not in the aggregate.
- The ultimate / revised Alef Bet siteplan approved by DPS should be attached to the TMP as an exhibit. This will ensure there is no question as to the site specific modifications and ramifications required by DPS for increased Use of Occupancy.
- The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am. The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.
- The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement. Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Thank you in advance for your thoughtful consideration of these recommendations.

**Maria Cornelius**

## MCP-Chair

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**From:** Brian Stone <briancstone@gmail.com>  
**Sent:** Tuesday, July 28, 2020 9:58 PM  
**To:** MCP-Chair  
**Subject:** alef bet school

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson,

I am writing to renew my concerns about the proposed alef bet school expansion. I live in Luxmanor. The school is in a house in a residential neighborhood. It is already plenty disruptive and undermines the safety of our neighborhood in its current state. I feel that trying to more than double the size through this expansion is disrespectful to the surrounding neighborhoods and continue to think it's a bad idea. Query whether we'd be in the same place if the school was transparent about it's intended size and scope from the beginning? I'd like to think it wouldn't have been approved in the first place.

I know many of us in the neighborhoods around the school share the same concerns. We have compiled the below list of minimal requirements for consideration by the board. Of course the board can propose additional requirements or enforcement mechanisms, or larger, escalating fines for violations, and I would support those as well. There were other locations they could have chosen as the location for a school of the proposed size that wouldn't have raised the same concerns and so I do not see reasonable grounds for the school to object.to any requirements posed by the planning board to preserve the safety and character of the surrounding neighborhoods, including Luxmanor.

- **The TMP should be enforceable until and unless a further Planning Board action is undertaken.** The current TMP is only enforceable for five years. This is much too short as there are elements of the TMP that will always be important to the neighborhood, such as an aggregate cap on the number of students, prohibition of parking on Tuckerman Lane. The County's duty to protecting the neighborhood should not end at five years.
- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement to prohibit parking of school staff vehicles on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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- **The ultimate / revised Alef Bet siteplan approved by DPS should be attached to the TMP as an exhibit.** This will ensure there is no question as to the site specific modifications and ramifications required by DPS for increased Use of Occupancy.
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- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Best,  
Brian Stone

## MCP-Chair

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**From:** Clark, Rob <Rob.Clark@transunion.com>  
**Sent:** Tuesday, July 28, 2020 10:13 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair Casey Anderson and Planner Freer,

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Rob & Jen Clark  
21 Windermere Court  
Rockville, MD 20852

Rob Clark  
Senior Business Development Executive  
TransUnion Public Sector  
M: 301-525-5220  
Email: [rpclark@transunion.com](mailto:rpclark@transunion.com)

1775 Tysons Blvd  
Tysons, VA 22102  
[transunion.com/government](http://transunion.com/government)

TransUnion 

## MCP-Chair

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**From:** Emma Eder <emmaeder2021@u.northwestern.edu>  
**Sent:** Tuesday, July 28, 2020 10:32 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair Casey Anderson and Planner Freer,

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Emma Eder  
10 Windermere Ct.  
Rockville, MD 20852



## MCP-Chair

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**From:** Grace Eder <margareteder2020@u.northwestern.edu>  
**Sent:** Tuesday, July 28, 2020 10:41 PM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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monitoring falling on the neighborhood's shoulders.

- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a “show cause hearing” if there are multiple violations of the agreement.** Without “show cause hearing” language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Grace Eder  
10 Windermere Ct.

## MCP-Chair

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**From:** Trina Leonard <marykatrinal@gmail.com>  
**Sent:** Wednesday, July 29, 2020 12:53 AM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Opposition to Alef Bet School's Proposal to Expand Enrollment

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Anderson, Board members and Planner Freer,

I am writing to express my concerns about the proposal by Alef Bet School to expand its enrollment to 90 students. The Planning Board's website says that the Board "works to maintain and improve quality of life in our community." I hope that the Board takes that responsibility to the community to heart when considering this proposal because our longstanding communities, including the 200 plus homeowners in Heritage Walk/Windermere, are depending upon you to protect our quality of life, not just to support a new school which chose to locate in a residential neighborhood.

I have met twice over the years with the director of Alef Bet School to discuss plans for the school with her on behalf of the Board of Directors of Windermere's HOA.

At our first meeting in 2017, when planning for the school was underway, I expressed our concerns about traffic and parking on Tuckerman Lane, cut through traffic in our neighborhood and how we could work to be "good neighbors."

After our second meeting, I wrote to the director on September 2, 2018, to summarize the results of our most recent meeting. Following are excerpts from the summary:

"We discussed the importance of parents and teachers parking on your school grounds or in the parking lot you plan to use at the church, but that they absolutely must not park on neighborhood streets, which is an issue important to us and to many of the owners in Luxmanor, too.

As we discussed, to prevent parking on neighborhood streets when you have school events, you will need to have a parking shuttle or valet parking because we do not think that the parents will all walk from the church parking lot to the school, particularly if the weather is inclement. In any case, they must not park in the neighborhoods.

We also discussed your timing your student arrivals and departures so that they do not coincide with the public school buses stopping and taking on or disgorging students on Tuckerman Lane. We believe that parents trying to get in and out of your school while students are crossing Tuckerman to get on and off the public school buses will make an already dangerous situation worse. At our last meeting, I was delighted when you committed to checking the schedules and adjusting yours if necessary to ensure that they do not coincide. You said at the time that our meeting was the first time you had heard that the MCPS busses stop on Tuckerman. I have recently heard that this concern also was expressed to you by other people, too.

Traffic on Tuckerman, possibly worsened by cars turning in and out of the school, is another major concern, as is cut-through traffic in our neighborhood."

Unfortunately, all of these remain issues today.

Despite our discussions, cars and trucks are often parked in front of the school (even now, when there is little other activity). Despite promises that there would be adequate parking for staff, we now know that it is likely that parking will not be adequate during peak times.

There simply aren't enough spaces. More spaces should be required to meet the need.

And traffic on Tuckerman Lane remains a real safety concern for our neighborhood and for everyone who travels that road.

Imagine cars backed up to turn in. Will the traffic manager for the school move out onto Tuckerman to tell cars to turn around? And isn't that dangerous? We have been told by the school's attorney that parents may be told to go down Tuckerman to the park to turn around – what will that do to traffic? And will impatient parents who need to get to work comply with directions from a traffic manager? It takes time to get children in and out of car seats and to collect or stow their belongings, so traffic in the driveway cannot be expected to move very quickly. With so many cars in and out, back ups seem inevitable.

In a recent call with the school's attorney, I raised the issue about County school buses that stop on Tuckerman to take on and disgorge students and restated the importance of timing the school's traffic to avoid coinciding with the buses – for the safety of students walking out across Tuckerman.

The school's attorney said that she had never heard of this issue, but as you can see from the above, the school's director agreed in our meeting to check the bus schedules and be sure to avoid those times.

How can we be sure that any promises, including that one, will be kept?

The school must face large fines for any violations. Small fines could simply be considered "a cost of doing business" and not a disincentive to violate or to anger parents by forcing them to comply. We must have an objective system that tracks the traffic and real fines if violations incur.

If the school is planning to comply, they should not be worried about the cost of the fines. As I said recently to the school's attorney, I don't worry about the penalties for armed robbery because I am never going to commit an armed robbery. If the school isn't going to violate the rules, they shouldn't be worried about consequences, either.

Please do not allow Alef Bet's interest in expanding its student body lead to dangerous traffic, disruptions in our neighborhoods and damage to the quality of life in our neighborhood.

Sincerely,

Mary K. (Trina) Leonard  
11001 Arroyo Drive  
North Bethesda, MD 20952  
301-351-2336  
301-351-2336

## MCP-Chair

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**From:** peterhowardhebert@verizon.net  
**Sent:** Wednesday, July 29, 2020 1:14 AM  
**To:** Freer, Walker; MCP-Chair  
**Subject:** Alef Bet Montessori School – Adequate Public Facilities Ordinance Review, APF202001

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Peter Hebert  
6305 Windermere Circle  
North Bethesda, MD 20852

Re: Alef Bet, Enrollment, and Cut Through Traffic into Windermere

Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Chair Casey Anderson, Walker Freer, and others:

I am writing to object to increased enrollment and self monitoring at Alef Bet. Alef Bet's directors created a problem for themselves thinking that they could transform a residential lot with a single family residence into a school campus. That was short sighted. Alef Bet on Tuckerman Lane will never be like the nearby Manor Montessori School with ample parking in a safe campus like setting. And, that Tuckerman Lane location will never be like its previous location and suitable campus setting at Whitman High School. Alef Bet's directors more importantly created a nuisance and a problem for many of the residents and walkers of Windermere.

Approval of such a consideration from this school at that location would socialize the negative ramifications due to increased traffic along Tuckerman Lane and cut through traffic into Windermere, who choose to walk our community because of Windermere Circle and its tree canopy.

Windermere was designed as a scaled down version of estate homes without the huge sized lots. As estate style homes, we do not have sidewalks. And, the overwhelming majority of the residents here do not want sidewalks in our community, because we want to preserve our sub urban community as it was planned and delivered to us by the developers. The very idea of sidewalks here, as recently proposed and rejected, produced tensions, controversies, and many hard feelings as many here felt threatened.

Windermere is along Tuckerman Lane, and as you already know, cut through traffic is diverted into our community via Arroyo Drive, Ralston Road, Lux Lane, and Rosemont Drive onto Windermere Circle and Wayside Drive. You have already seen the maps. You are already familiar with smart phone technology used to navigate short cuts in real time when traffic is backed up or begins to slow. That is exactly what happens when Alef Bet opens for business in the morning, and then closes for business at the close of the school day.

The self monitoring for the number of cars at Alef Bet places an unfair burden and causes a nuisance onto both the directly impacted residents living on the above referenced streets and onto our HOA, the Heritage Walk Homeowners Association, because no doubt, our HOA board of directors will be demanded to take action regarding the negative consequences to the residents of Windermere as a result of Alef Bet, increased enrollment, increased traffic on Tuckerman Lane, and especially cut through traffic into our community.

Should the Montgomery County Planning Board just roll over and grant Alef Bet what it would like while holding its nose, know this: only a few would benefit. No parent with children in a school wants increased enrollment and over crowding. Increased enrollment is a financially driven consideration by a school administration, not parents with kids in school. All of the negative ramifications stemming from traffic flow would be socialized onto the many residents and walkers in

Windermere. That is unacceptable. And, it is for these reasons that you should reject considerations for increased enrollment and self monitoring at Alef Bet.

Peter Hebert

## MCP-Chair

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**From:** Deena Zytnick <dzytnick@gmail.com>  
**Sent:** Wednesday, July 29, 2020 7:23 AM  
**To:** Freer, Walker; MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of

monitoring falling on the neighborhood's shoulders.

- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a “show cause hearing” if there are multiple violations of the agreement.** Without “show cause hearing” language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Best,  
Deena Zytnick  
6 Windermere Ct.  
Rockville, MD 20852



## MCP-Chair

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**From:** Anne Eder <anne.eder.10@gmail.com>  
**Sent:** Wednesday, July 29, 2020 7:29 AM  
**To:** MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
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- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman

Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a “show cause hearing” if there are multiple violations of the agreement.** Without “show cause hearing” language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Anne F. Eder, MD, PhD  
10 Windermere Ct.  
Rockville, MD 20852-3535  
301-956-4228  
[anne.eder.10@gmail.com](mailto:anne.eder.10@gmail.com)

## MCP-Chair

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**From:** Shaun Eshraghi <shaun.eshraghi@gmail.com>  
**Sent:** Wednesday, July 29, 2020 8:36 AM  
**To:** Freer, Walker; MCP-Chair  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer -

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.

The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.

The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 AM to 9:30 AM. The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.

We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service. Chairman Anderson in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement. Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning

Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or more so, than the school's.

Best regards,

Shaun Eshraghi

6 Windermere Ct

Rockville, MD 20852

## MCP-Chair

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**From:** Caroline Quinn <cquinn1400@gmail.com>  
**Sent:** Wednesday, July 29, 2020 8:42 AM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
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- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.
- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Caroline Quinn

25 Windemere Court Rockville MD 20852

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On Tue, Jul 28, 2020 at 5:23 PM Quinn, Mark <[mark.quinn@willistowerswatson.com](mailto:mark.quinn@willistowerswatson.com)> wrote:

Hi Karen and Caroline,

Can you please send the email below to the County by 12 noon on Wednesday, July 29, 2020.

Like last time, we ask that everyone in a household sends in a separate letter because the total number of letters sent counts. Our letter made a huge difference last time and will make a difference this time. All you need to do is cut and paste the email below to Chair Anderson and Planner Freer:

**Please make sure you put your name and address at the bottom of your mail!**

Please send me a blind copy or separate copy at [quinnmark@gmail.com](mailto:quinnmark@gmail.com) so I can track responses.

Thank you.

Mark

[quinnmark@gmail.com](mailto:quinnmark@gmail.com)

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Planning Board Chair Casey Anderson

([mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org))

Transportation Planner Walker Freer

[walker.freer@montgomeryplanning.org](mailto:walker.freer@montgomeryplanning.org)

**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**Dear Planning Board Chair Casey Anderson and Planner Freer**

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

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Thank you.

Sincerely yours,

[Name]

[Address]

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## MCP-Chair

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**From:** Lori Whelan (lgentile) <lgentile@cisco.com>  
**Sent:** Wednesday, July 29, 2020 8:49 AM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing: July 30, 2020

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair Casey Anderson and Planner Freer,

As a resident of the LCA/ Luxmanor HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Lori Whelan  
11009 Luxmanor Rd  
North Bethesda, MD 20852

## MCP-Chair

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**From:** Quinn, Mark <mark.quinn@WillisTowersWatson.com>  
**Sent:** Wednesday, July 29, 2020 9:14 AM  
**To:** Freer, Walker; MCP-Chair  
**Cc:** Trina Leonard; Dan Darnell; Michael Strauss  
**Subject:** RE: Heritage Walk HOA : Concerns re: Alef Bet Montessori Development

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Hello Chairman Anderson and Planner Freer,

Trina Leonard and I are writing again and the President and Vice President of the Heritage Walk Home Corporation (Windermere) HOA, a 202 home community association that is located directly across Tuckerman Lane from Alef Bet.

This email is a follow up to our last email (below). We have read the letter to Chairman Anderson from Concerns about the School and support all positions in that letter. The neighborhood's comments have been resounding in their support for the concerns raised. We also endorse and support the elements requested by the neighborhood in the submitted TMP as critical to the neighborhood.

We ask that the Planning Board votes to support these concerns during the hearing on July 30.

Sincerely,

Heritage Walk Home Corporation (Windermere) HOA

**Mark Quinn**  
President  
Heritage Walk Home Corporation (Windermere) HOA  
301.346.8500  
[quinnmark@gmail.com](mailto:quinnmark@gmail.com)

**Trina Leonard**  
Vice President  
Heritage Walk Home Corporation (Windermere) HOA  
[marykatrinal@gmail.com](mailto:marykatrinal@gmail.com)

### About Heritage Walk Home Corporation (Windermere) HOA

The Windermere HOA community is located between Tuckerman Lane, Old Georgetown Road and I-270 in North Bethesda. Our community is comprised of 202 homeowners, some of whom have lived in the community since its inception in the early 1970s and some of whom have purchased their homes recently. These 202 homes represent ~\$225 million in property value, ~\$2 million per year in property tax revenue and ~300 registered voters.

Many children attend Luxmanor Elementary School, Tilden Middle School and Walter Johnson High School by bus, which requires some of the older children to cross Tuckerman Lane to get on and off the busses while they are stopped on Tuckerman. All of that combines to make us very invested in our community and in what happens on Tuckerman Lane directly outside our community.

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**From:** Freer, Walker <Walker.Freer@montgomeryplanning.org>  
**Sent:** Monday, July 27, 2020 6:01 PM  
**To:** Quinn, Mark <mark.quinn@WillisTowersWatson.com>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Cc: Trina Leonard <marykatrinal@gmail.com>; Dan Darnell <danielj.darnell@gmail.com>; Michael Strauss <michael@michaeljstrauss.com>  
Subject: RE: Heritage Walk HOA : Concerns re: Alef Bet Montessori Development

Mark,

I'm confirming receipt of your letter; it will be distributed to the Planning Board.

Best,  
Walker



**Walker M. Freer**  
Transportation Planner Coordinator

Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, MD 20910  
[walker.freer@montgomeryplanning.org](mailto:walker.freer@montgomeryplanning.org)  
o: 301.495.4651



Let's Plan Our Future. Together. THRIVE  
THRIVEMONTGOMERY.COM

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**From:** Quinn, Mark <[mark.quinn@WillisTowersWatson.com](mailto:mark.quinn@WillisTowersWatson.com)>  
**Sent:** Thursday, July 23, 2020 8:44 PM  
**To:** Freer, Walker <[Walker.Freer@montgomeryplanning.org](mailto:Walker.Freer@montgomeryplanning.org)>; Butler, Patrick <[patrick.butler@montgomeryplanning.org](mailto:patrick.butler@montgomeryplanning.org)>; Sanders, Carrie <[carrie.sanders@montgomeryplanning.org](mailto:carrie.sanders@montgomeryplanning.org)>  
**Cc:** Trina Leonard <[marykatrinal@gmail.com](mailto:marykatrinal@gmail.com)>; Dan Darnell <[danielj.darnell@gmail.com](mailto:danielj.darnell@gmail.com)>; Michael Strauss <[michael@michaeljstrauss.com](mailto:michael@michaeljstrauss.com)>  
**Subject:** FW: Heritage Walk HOA : Concerns re: Alef Bet Montessori Development

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Walker/Patrick/Carrie,

Trina Leonard and I send the attached letter to DPS today and we (Trina, Dan, Michael and I) wanted the Planning Board to have a copy.

Could you kindly confirm receipt and ensure this letter gets distributed appropriately to the Planning Board and Staff?

Thank you.

Mark Quinn

President, Board of Directors

Heritage Walk Homes Corporation (Windermere HOA)

M: +1 301 346 8500

[quinmark@gmail.com](mailto:quinmark@gmail.com)

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**From:** Quinn, Mark  
**Sent:** Thursday, July 23, 2020 2:09 PM  
**To:** Pedoeem, Mitra <[mitra.pedoeem@montgomerycountymd.gov](mailto:mitra.pedoeem@montgomerycountymd.gov)>  
**Cc:** [Hadi.Mansouri@montgomerycountymd.gov](mailto:Hadi.Mansouri@montgomerycountymd.gov); Trina Leonard <[marykatrinal@gmail.com](mailto:marykatrinal@gmail.com)>; [danielj.darnell@gmail.com](mailto:danielj.darnell@gmail.com);  
[michael@michaeljstrauss.com](mailto:michael@michaeljstrauss.com)  
**Subject:** Heritage Walk HOA : Concerns re: Alef Bet Montessori Development

Hello Ms. Pedoeem,

Please find attached a letter from the Heritage Walk Homes Corporation (Windermere) HOA in respect of the expanded development of the Alef Bet school on Tuckerman Lane.

We are also copying Hadi Mansouri of Park and Planning Staff, along with Dan Darnell and Michael Strauss.

Would you kindly confirm receipt of this letter?

We look forward to your response.

Thank you.

Mark Quinn

President, Board of Directors

**Heritage Walk Homes Corporation (Windermere HOA)**

M: +1 301 346 8500

[quinmark@gmail.com](mailto:quinmark@gmail.com)

Trina Leonard

Vice President, Board of Directors

**Heritage Walk Homes Corporation (Windermere HOA)**

M: +1 301 351 2336

[marykatrinal@gmail.com](mailto:marykatrinal@gmail.com)

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## MCP-Chair

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**From:** Barbara Gold <gold.bs@gmail.com>  
**Sent:** Wednesday, July 29, 2020 9:15 AM  
**To:** MCP-Chair  
**Cc:** Freer, Walker  
**Subject:** Fwd: Update -- Opposition to Alef Bet Expansion

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

By this email I am adding yet another reason in support of my opposition to the Alef Bet Expansion, which occurred to me as I was driving on Tuckerman Lane yesterday. And that is this: if the expansion results in insufficient parking space on school property, and cars related to Alef Bet park on Tuckerman, these cars will block the access to the equipment in this area (e.g., power lines and communication boxes) that public utility vehicles (e.g, those of Pepco and Verizon) need for maintenance and repair. From my personal experience driving almost daily on Tuckerman, at all times of the day and night, I can say that public utility vehicles are frequently parked on Tuckerman near my house -- and Alef Bet, which is .2 miles away -- doing maintenance and repair work.

Thank you again.

Sincerely yours,

Barbara S. Gold  
10912 Ralston Road, Rockville, MD 20852

----- Forwarded message -----

**From:** Barbara Gold <gold.bs@gmail.com>  
**Date:** Mon, Jul 27, 2020 at 11:21 AM  
**Subject:** Opposition to Alef Bet Expansion



To: MCP-Chair <[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)>

Cc: <[walker.freer@montgomeryplanning.org](mailto:walker.freer@montgomeryplanning.org)>

Dear Messrs. Anderson and Freer:

As a resident of the Heritage Walk/Windermere HOA, living .2 miles from Alef Bet and off of Tuckerman Lane, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder. It also presents an extremely dangerous situation for the many persons, such as my husband and myself, who walk on Tuckerman Lane throughout the day and for the numerous cyclists on that road.

The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as at a point in time and not in the aggregate.

The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am. The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.

We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing

violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement. Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Barbara S. Gold, 10912 Ralston Road, Rockville, MD 20852

## MCP-Chair

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**From:** Ellen Paul <ellenpaul2@gmail.com>  
**Sent:** Wednesday, July 29, 2020 9:45 AM  
**To:** MCP-Chair  
**Cc:** Freer, Walker  
**Subject:** Alef Bet

**Categories:** Tracked To Dynamics 365

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.

The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as at a point in time and not in the aggregate.

The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am. The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid

queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.

We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.

Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods. Chairman Anderson, in the April 23rd Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

The proposed fines are inadequate and should begin with \$750 for a first violation. The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.

The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement. Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's

decision and expect you to consider our interests equally, or more so,  
than the school's.

Thank you.

Sincerely yours,

Ellen Paul  
11004 Roundtable Court  
North Bethesda, MD 20852

## MCP-Chair

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**From:** Flora <flora.milans@earthlink.net>  
**Sent:** Wednesday, July 29, 2020 9:58 AM  
**To:** MCP-Chair  
**Cc:** 'Concerns About the School'  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020 @ 6:00PM

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Chair Casey Anderson:

We moved to Luxmanor in the mid-80's from Olney, Maryland for the excellent public schools from which our children have benefitted. We are not opposed to Montessori schools. In fact, our children took advantage of the before and after-school program at Manor Montessori while they attended Luxmanor Elementary. As you know, parking is ample at the Lutheran church that houses Manor Montessori and access to the school does not involve drop-off and pick-up from a congested street.

Our concern is that converting a single-family home on a half-acre lot with on a highly congested two-lane street is simply not safe to drop off and pick up 90 students during rush hour. This application has gotten to the approval stage only because of its exemption to zoning requirements, which should not supersede safety! Additionally, we have the following comments:

- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan. Please note the school received \$650,000+ in private donations and State and Federal aid in 2018 alone, they surely can afford a modest fine vs. the proposed \$100 fine which is nothing more than a nuisance fee to the school.
- **The Traffic Management Plan (TMP) should be enforceable until and unless a further Planning Board action is undertaken.** The current TMP is only enforceable for five years. This is much too short as there are elements of the TMP that will always be important to the neighborhood, such as an aggregate cap on the number of students, prohibition of parking on Tuckerman Lane. The County's duty to protecting the neighborhood should not end at five years.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement to prohibit parking of school staff vehicles on Tuckerman Lane. Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** We have made progress on this point with Planning Staff. We endorse Planning Staff's requirement that the student cap is an aggregate daily cap. The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The ultimate / revised Alef Bet siteplan approved by DPS should be attached to the TMP as an exhibit.** This will ensure there is no question as to the site specific modifications and ramifications required by DPS for increased Use of Occupancy.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.
- **Use automated vehicle counting technology. The community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the

neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.

- **The TMP should allow for a “show cause hearing” if there are multiple violations of the agreement.** Without “show cause hearing” language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Thank you,

Flora and Cal Milans  
11009 Huntover Drive



## MCP-Chair

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**From:** Dan's Kitchen <dleonard21326@gmail.com>  
**Sent:** Wednesday, July 29, 2020 10:26 AM  
**Subject:** Neighborhood concerns regarding 6125 Tuckerman Lane, Alef Bet revised site layout

**Importance:** High

**Categories:** Yellow Category

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Ms. Mitra Pedoeem  
Department of Permitting  
Services  
255 Rockville Pike 2 nd Floor  
Rockville, MD 20850

Re: Neighborhood concerns regarding 6125 Tuckerman Lane, Alef Bet revised site layout

Dear Ms. Pedoeem,

We are writing as President and Vice President of the Board of Directors of the Heritage Walk/Windermere Homeowners Association.

We are requesting a thorough investigation of the application by Alef Bet school to ensure that all issues and problems are identified.

As representatives of a neighborhood of more than 200 homes whose owners did not expect to have a privately owned and run school so close by, we are very concerned about the school's impact on the quality of life, traffic and safety of our area.

As we understand it, Case 423078 is still open for investigation and the final course of action has not been approved by DPS nor relayed to the community in its ultimate resolution.

We know that you have received detailed communications from residents of the Luxmanor neighborhood outlining their concerns and will not recite all of the specifics of those concerns again here, but please know that we are very concerned about stormwater management (including how additional paving of areas intended to be part of the stormwater management plan may cause adverse impacts), adequate on site parking and the school's plan to manage parking and neighborhood green space, as well as the inconsistencies in Alef Bet submissions to DPS and the Park and Planning Commission.

If Alef Bet is allowed to pave a greater area, including an area intended for stormwater management, how will that impact the watershed? And will it cause more run off into adjoining properties and the street? And how will the way this looks impact the aesthetics of a residential neighborhood?

Parking is a major concern for us. We met with representatives from Alef Bet years ago, when the building was still in the planning stages, and expressed concerns about both daily and event parking. We emphasized the need to avoid parking in our neighborhood and on Tuckerman Lane, for safety and other reasons, so our concerns are not new to Alef Bet. We were assured that adequate parking for staff and parents would be provided and that the school would stagger arrival and departure times and avoid creating safety and other traffic problems. Now that we know what is in the plans, we remain very concerned that the plans are inadequate in size and number. And we worry that the traffic management plans are inadequate, too. These are cars

that are dropping off and picking up children who are in car seats and as any parent knows, getting children in and out of cars safety takes longer than getting adults in and out. If parents want to enter school to talk to a teacher, drop something off with a child, etc., will there be adequate parking for them and for staff on site?

Will cars entering and exiting parking spaces be able to move safely with cars in the driveway? If the school's staff requires twelve spaces, twelve spaces must be available, unless we are to assume the school may be understaffed at certain times.

In its submission to M-NCPPC, the school asserts as a condition of approval that the front four parking spaces will not be occupied by staff members during the AM and PM drop-off periods, however, for the purposes of Use of Occupancy requirements the school has indicated to DPS the school has 12 parking spaces on site that are openly available at all times for staff usage. How can the school claim that it has twelve fully available parking spaces for staff use to comply with occupancy rules, but then tell the Planning Board that it will keep the front parking spaces unoccupied by school staff during critical drop-off period? These two claims are incongruous and the school should not be permitted to claim both.

Parking will be an issue at all times, but if the school is allowed to expand its enrollment, the increased activity in the driveway will make adequate parking even more important. Without it, delays and safety issues caused by parents are likely. Staff must be available to assist outside as well as manage children inside. Where will they park?

We believe that the needs and concerns of our communities have been subjugated to the school in many parts of the review process, but we hope that DPS will thoroughly investigate the situation and ensure that all needs are assessed. We will be forced to live with the consequences if they are not.

Thank you for your attention to this issue. We know that you are asked to attend to a wide variety of matters, so we appreciate your attention to our concerns.

Sincerely,

Daniel Leonard

## MCP-Chair

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**From:** Daniel Leonard <dleona000@gmail.com>  
**Sent:** Wednesday, July 29, 2020 10:28 AM  
**Subject:** Neighborhood concerns regarding 6125 Tuckerman Lane, Alef Bet revised site layout

**Importance:** High

**Categories:** Yellow Category

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Ms. Mitra Pedoeem  
Department of Permitting  
Services  
255 Rockville Pike 2 nd Floor  
Rockville, MD 20850

Re: Neighborhood concerns regarding 6125 Tuckerman Lane, Alef Bet revised site layout

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We know that you have received detailed communications from residents of the Luxmanor neighborhood outlining their concerns and will not recite all of the specifics of those concerns again here, but please know that we are very concerned about stormwater management (including how additional paving of areas intended to be part of the stormwater management plan may cause adverse impacts), adequate on site parking and the school's plan to manage parking and neighborhood green space, as well as the inconsistencies in Alef Bet submissions to DPS and the Park and Planning Commission.

If Alef Bet is allowed to pave a greater area, including an area intended for stormwater management, how will that impact the watershed? And will it cause more run off into adjoining properties and the street? And how will the way this looks impact the aesthetics of a residential neighborhood?

Parking is a major concern for us. We met with representatives from Alef Bet years ago, when the building was still in the planning stages, and expressed concerns about both daily and event parking. We emphasized the need to avoid parking in our neighborhood and on Tuckerman Lane, for safety and other reasons, so our concerns are not new to Alef Bet. We were assured that adequate parking for staff and parents would be provided and that the school would stagger arrival and departure times and avoid creating safety and other traffic problems. Now that we know what is in the plans, we remain very concerned that the plans are inadequate in size and number. And we worry that the traffic management plans are inadequate, too. These are cars

that are dropping off and picking up children who are in car seats and as any parent knows, getting children in and out of cars safety takes longer than getting adults in and out. If parents want to enter school to talk to a teacher, drop something off with a child, etc., will there be adequate parking for them and for staff on site?

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We believe that the needs and concerns of our communities have been subjugated to the school in many parts of the review process, but we hope that DPS will thoroughly investigate the situation and ensure that all needs are assessed. We will be forced to live with the consequences if they are not.

Thank you for your attention to this issue. We know that you are asked to attend to a wide variety of matters, so we appreciate your attention to our concerns.

Sincerely,

Daniel Leonard

## MCP-Chair

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**From:** Anton Cohen <Anton.Cohen@CohnReznick.com>  
**Sent:** Wednesday, July 29, 2020 10:30 AM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet Planning Board Hearing on July 30, 2020

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

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Dear Planning Board Chair Casey Anderson and Planner Freer

As a resident of the Heritage Walk/Windermere HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
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Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,

Debra and Anton Cohen  
18 Windermere Court  
Rockville MD 20852

**Anton Cohen, CPA**  
Partner  
Renewable Energy Industry Leader  
Tel: 301-280-1822  
Fax: 301-280-2721  
[Anton.Cohen@CohnReznick.com](mailto:Anton.Cohen@CohnReznick.com)  
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CohnReznick LLP

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## MCP-Chair

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**From:** Greg <gregory.maydan@comcast.net>  
**Sent:** Wednesday, July 29, 2020 11:15 AM  
**To:** Freer, Walker; MCP-Chair  
**Cc:** Anne Nicotera  
**Subject:** Opposition to Expansion of Student Enrollment at Alef Bet - Alef Bet Planning Board Hearing  
**Attachments:** Alef Bet July 2020.docx  
**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

July 29, 2020

Dear Chairman Anderson, and Mr. Freer:

Re: Opposition to Expansion of Student Enrollment at Alef Bet

My wife commutes to Fairfax every day and waits for several minutes at the intersection of Rosemont and Tuckerman because of heavy traffic in both directions. Often, there are 2-3 other cars waiting as well. The wait time is significant enough that if she leaves at peak time, which coincides with the student morning dropoff, she must calculate the additional time into her commute. Peak drive time to her job in Fairfax is 45 minutes. She adds 10-15 to sit at that intersection. With the current and proposed Alef Bet activity how long will that wait time be? She has a daily observation going back 13 years of the morning traffic pattern at that intersection. Our biggest concern is that traffic will wait, actually blocking the exit from the neighborhood from Rosemont onto Tuckerman.

Moreover, we are deeply concerned about the safety of a patrol officer or traffic/crossing guard in front of the school, as well as that of bicyclists and pedestrians on Tuckerman Lane. The school is located near a crest with limited visibility. Today as the school is in operation I noted the shoulders on both side of Tuckerman are populated with either police or other cars creating a gauntlet in the 35MPH road. This is especially dangerous coming from Potomac direction up hill and losing access to both shoulders simultaneously, rendering the walking and bicycle lanes useless. Photo below 7/29/20 Tuckerman lane facing east what cars at 35mph see. Imagine cresting that rise at 35 MPH to suddenly see someone in the roadway, with both shoulders blocked. We should not be putting our safety officers into situations with this level of risk.



The next photo below of Tuckerman facing west this morning showing cars cresting the hill at speed, with the blocked shoulders on both sides and the policeman on the sidewalk in front of the Alef Bet school. There is currently traffic and increased risk at the Alef Bet site today, in the summer, with fewer people commuting. Looking at the current photos it seems daunting to think how vehicles entering and exiting the lot and attempt to turn into the lot with increased commuter traffic would be approved. On a typical (non-Covid) traffic would be backed up to Cabin John on Tuckerman. This is an unacceptably unsafe situation to impose on our neighborhood.





The spirit of the zoning exception seems to be to enhance the community which in this sense is the geographical neighborhood the facility is located. Thus when attendees come from other communities by transport (car) they are in conflict with the reason the zoning exception exists.

Additionally, there is substantial evidence that the proposed use is incompatible with the neighborhood, disruptive of neighbors quiet enjoyment, detrimental to property values; will cause traffic that would exceed the capacity of existing infrastructure and that the proposal is an inappropriate use of a single family home.

*Please strongly consider my opposition as your decision will directly impact the lives of many Montgomery County citizens*

Greg Maydan and Anne Nicotera  
6205 Meadow Ct, (Luxmanor)  
North Bethesda, 20852

Mr. Walker Freer ([walker.freer@montgomeryplanning.org](mailto:walker.freer@montgomeryplanning.org)) and Chairman Casey Anderson ([MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org))

July 29, 2020

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*Please strongly consider my opposition as your decision will directly impact the lives of many Montgomery County citizens*

Greg Maydan and Anne Nicotera  
6205 Meadow Ct, (Luxmanor)  
North Bethesda, 20852

## MCP-Chair

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**From:** Jennifer Gentile <jennynix75@hotmail.com>  
**Sent:** Wednesday, July 29, 2020 11:38 AM  
**To:** MCP-Chair; Freer, Walker  
**Subject:** Alef Bet School Issues

**Categories:** Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

**Dear Planning Board Chair Casey Anderson and Planner Freer,**

As a resident of the LCA/ Luxmanor HOA, I write to submit the following comments about the staff recommendation to approve the enrollment increase with revised operating conditions that Alef Bet would be required to follow, including penalties for noncompliance.

- **The school should be required to fill all parking spots on the property before anyone (Staff or Parents) park on Tuckerman Lane.** Currently, many school staff park on Tuckerman Lane instead of utilizing the school parking lot, despite representing to Planning Staff that parents and staff only park on school property. The parking on Tuckerman Lane presents a dangerous situation where neighborhood members have difficulty safely pulling out of their driveway or adjoining street because of the obstruction presented by cars parked on the shoulder.
- **The revised conditions should clearly state that the total number of maximum permitted students is an absolute aggregate daily limit.** The school should not be allowed to replace students in the afternoon that had left in the morning. The Traffic Study commissioned by the school is based upon enrolled students measured in aggregate throughout the day, however the school has attempted to define the maximum permitted students as *at a point in time* and not in the aggregate.
- **The school should be limited to 18 vehicles per 30-minute time segment in the hours of 7:30 am to 9:30 am.** The school has represented to the Planning Staff and Board their ability to spread parent and student arrivals over a two-hour period so as to avoid queuing on Tuckerman Lane. A limit of 18 vehicles per 30 minutes accomplishes this.

- **We support use of automated vehicle counting technology and the community should choose the vendor and the school should pay for the monitoring service.** Chairman Anderson, in the April 23 Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of an automated vehicle counting technology chosen by the neighborhood, paid for by the school. This will allow the neighborhood to know school compliance is monitored without the burden falling on the neighborhood's shoulders.
- **Traffic approaching the driveway entrance on Tuckerman Lane should be captured by a camera during the morning drop-off and afternoon pickup periods.** Chairman Anderson, in the April 23<sup>rd</sup> Board Hearing, insisted the monitoring and enforcement of the school should not fall on the neighborhood or Planning Staff. We support and encourage the use of camera technology chosen by the neighborhood, and paid for by the school that will allow the neighborhood to know that Tuckerman Lane is monitored for queuing violations during morning drop-off and afternoon pickup periods, without the burden of monitoring falling on the neighborhood's shoulders.
- **The proposed fines are inadequate and should begin with \$750 for a first violation.** The school had proposed \$100 per infraction. We view this as too low and not at all adequate to ensure compliance with the Traffic Management Plan.
- **The TMP should allow for a "show cause hearing" if there are multiple violations of the agreement.** Without "show cause hearing" language in the Traffic Management Plan, the neighborhood will not have any standing with the Planning Board or the school in order for the neighborhood to cite specific incidents of non-compliance, and to cause a Planning Board enforcement action.

Please take these comments into account when considering this application. We oppose this increase in the first place, but if the Planning Board is going to approve anyway with conditions, then the conditions must ensure the integrity of the community is maintained. We have to live with the consequences of the Board's decision and expect you to consider our interests equally, or moreso, than the school's.

Thank you.

Sincerely yours,  
Jennifer Gentile  
11013 Luxmanor Rd  
Rockville, MD 20852