

Item 10 - Correspondence

From: [Matteo](#)
To: [MCP-Chair](#)
Subject: Thrive Montgomery 2050 Feedback - Soccer
Date: Thursday, December 10, 2020 2:07:24 AM
Attachments: [MontgomeryCounty_SoccerCourt.pdf](#)

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

Hello,

I'd like to urge the county to consider developing more purpose-built facilities for playing soccer on hard courts in urban areas. While soccer is traditionally played on grass, in many urban environments, soccer is played on any flat open surface available, most often on concrete. In fact, globally, a specific form of soccer has even been formalized and called "Futsal" due to the prevalence of playing the game on concrete. Here in Montgomery County, because of the availability of lights and the low barriers to entry (no permitting necessary), soccer is often played on tennis courts throughout the county. I'd propose the county take two routes:

1. Convert underutilized tennis courts into soccer courts
2. Develop shared, multi-purpose facilities that include concrete spaces for soccer

Note: For option 2, it has been suggested by MC Parks Department Officials that that basketball and soccer share facilities. I believe this suggestion is restrictive because it groups together the two most popular sports at the youth level, thus increasing competition for space in two sports traditionally played by low-income communities. Multi-purpose facilities should be equitable and reflect the demand of the community.

Some key benefits of converting underutilized tennis courts into soccer courts may be highlighted below:

- Increased utilization of facilities (often 10 people playing at a time with teams waiting to rotate in)
- Decreased dependency on weather conditions
- Safe, recreational fun that keeps youth active and engaging in positive activities during the day and at night
- Increased opportunities for recreational programming
- More inclusive facilities being built for a changing demographic population

Additional information may be found in the attached presentation.

Thanks,
- Matteo



Proposal: Montgomery County Soccer Court

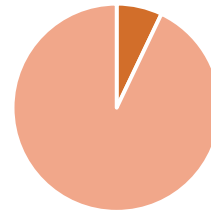
Jonas Tizabi
8/6/2019

Demand

The DMV is a hub for soccer talent nationally. Montgomery county has the opportunity to set a national precedent and play a major role in the development of USA soccer.

220+

people signed a [petition](#)
supporting this idea in less
than 1 week



7.6%

of the entire US population
plays soccer at some level [3];
24.5 million total [1]



3,055,148

players registered with
US Youth Soccer in 2014 [2]



National rankings for D1 college
soccer recruits from HS [4]:

#1 for Boys - 3.7%

#4 for Girls - 4.3%

Sources (see appendix for more details):

[1] <https://www.nbcnews.com/storyline/fifa-corruption-scandal/soccer-numbers-look-game-u-s-n365601> (2015)

[1] https://www.fifa.com/mm/document/fifafacts/bcoffsurv/emaga_9384_10704.pdf

[2] http://www.usyouthsoccer.org/media_kit/keystatistics/ (2014)

[3] <https://www.census.gov/popclock/> (2015)

[4] http://www.msya.org/maryland_high_school_soccer_players_among_most_sought_after_by_di_schools/ (2017)

Need for space

Although there are plenty of athletic spaces available in Montgomery county, those reserved for soccer do not meet the same standards reserved for other sports.

	<u>Number of facilities available</u>	<u>Permit Required?</u>	<u>Lights?</u>
	215 basketball court locations *Parks only [1]		
	302 outdoor tennis court locations +20 indoor courts *Parks and schools [1]		
	340 locations (includes baseball) +7 turf fields *Parks and schools [2]		

Permits prevent impromptu activities

- “Please note that field time at many sites is assigned directly to sports leagues and organizations”
- All high school fields require school permission
- All 7 turf fields require a permit

Sources (see appendix for more details):

[1] Montgomery County Parks [301-495-2580]

[2] CUPF [240-777-2725]

Benefits

While soccer is traditionally played on grass, advantages of playing on concrete include...

Practical advantages



Decreased maintenance costs



Lights available at night



Does not require special footwear



Increased utilization of space



Fewer serious injuries*



Increased programming

Developmental advantages



Accelerated learning and skilled development



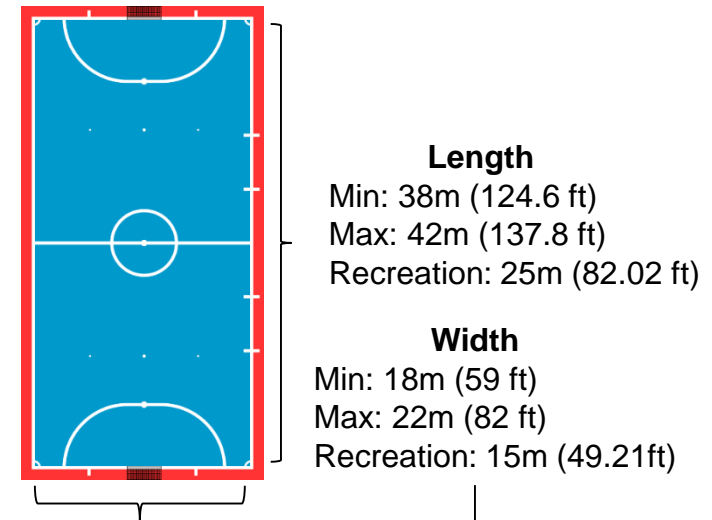
Faster speed of play

Concept

The purpose of this request is to create or repurpose an existing free athletic space to allow for people to play soccer all year in a well-lit area.



**Futsal Court Dimensions
(international)**



- Run-off enclosed pitches should be minimum 2m x 2m but recommended is 3m x 3m
- Mark the pitch with lines that should be 8cm wide and preferably white or yellow.
- The penalty area for each goal is defined as a quarter circle with a radius of 6m centered on the outside of each goal post.
- Goals should measure 2.0m high by 3.0m wide.

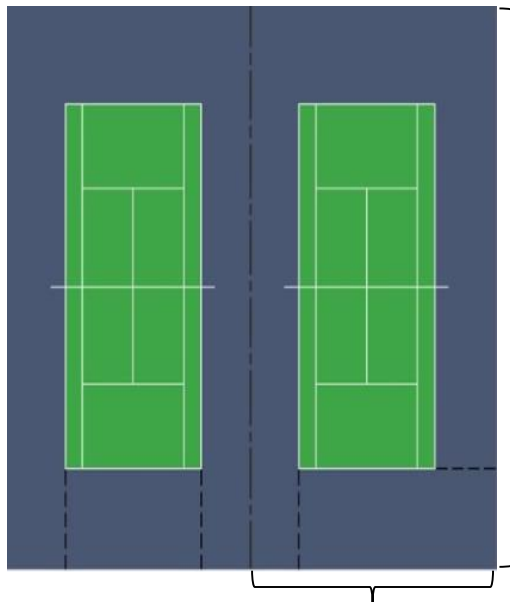
*Dimensions above adhere to international futsal standards

*See appendix for sources

Dimensions: Tennis/Basketball Courts

Either court has dimensions that would allow it to be repurposed for soccer.

Tennis Court Dimensions
(international) [1]



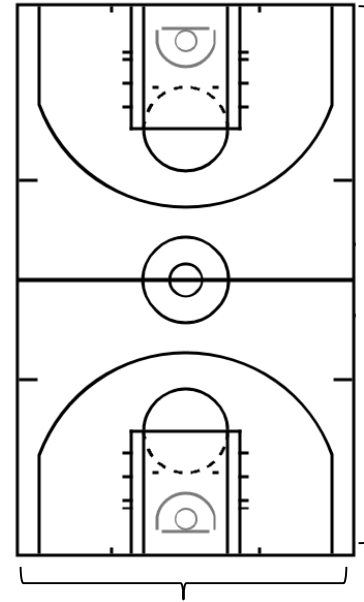
Length

Min: 36.57m (119.98 ft)
Max: 40.17m (131.79 ft)
Recreation: 34.75m (114 ft)

Width

Min: 18.29m (60 ft)
Max: 20.11m (65.97 ft)
Recreation: 17.07m (56 ft)

Basketball Court Dimensions
(high school) [2]



Length

Standard: 25.6m (84 ft)
*With runoff: 28.65m (94 ft)

Width

Standard: 15.24m (50 ft)
*With runoff: 18.28m (60ft)

*Recommended 5 ft
unobstructed space on all
sides for runoff

Source (see appendix for more details):

[1] <http://www.itftennis.com/technical/facilities/facilities-guide/site-plan.aspx>

[2] <https://www.sportscourtdimensions.com/basketball/>



Pricing estimates

There are two different options that could turn this vision into a reality:

Option 1: Build a brand new court

Costs to build brand new court: \$50,000 to \$80,000

Cost for goals: \$2,500

Total: \$52,500 - \$82,500

Option 2: Repurpose an existing space

Cost to resurface existing space: \$4,000 and \$8,000

Cost for goals: \$2,500

Total: \$6,500 - \$10,500

Examples

See Appendix

Other municipalities across the US have already started repurposing existing athletic spaces to meet the growing demand for soccer.

- 1. Legion Park (Owensboro, Kentucky)**
- 2. Lincoln Park (Milwaukee, Wisconsin)**
- 3. Dempsey Park at East Price Hill (Cincinnati, Ohio)**
- 4. Petworth Park Recreation Center (Washington D.C.)**
- 5. Parks in Florida, California, Texas, Kansas, New York ...**

Example 1: Legion Park (Owensboro, Kentucky)

Before



After



Sources:

- <https://www.14news.com/story/34505029/city-looks-at-legion-park-for-possible-street-soccer-court-location/>
- <https://wbkr.com/new-owensboro-street-soccer-court-at-legion-park-first-in-kentucky-video/>

Example 2: Lincoln Park (Milwaukee, Wisconsin)

Before



After



Sources:

- <https://www.facebook.com/wisconsinsportsgroup/photos/a.376507002551702/428181400717595/?type=3&theater>
- http://wisconsinsportsgroup.com/?fbclid=IwAR1mmdlI326uAw7yP45porFubkd5ZKCCcnVZSxmBeQjZALyWj4pYyE_2G4

Example 3: Dempsey Park (Cincinnati, Ohio)

Before



After

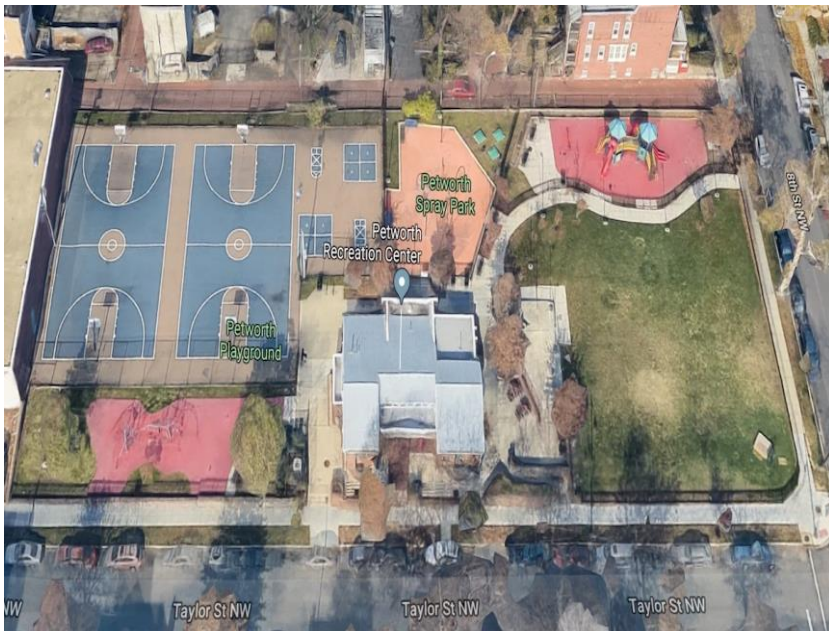


Sources:

- <https://www.cincinnati.com/story/sports/soccer/fc-cincinnati/2017/05/05/fc-cincinnati-bringing-futsal-court-east-price-hill/101328990/>
- <https://www.facebook.com/TheInclineDistrict/photos/a.559443167516095/1174810982645974/?type=3&theater>
- <https://twitter.com/fccincinnati/status/972275852825251840>

Example 4: Petworth Park (Washington, DC)

Before



After



Sources:

- <http://www.musco.com/musco-news/press-petworth/>
- https://www.youtube.com/watch?v=EF_8pzv35Ec
- <https://www.petworthnews.org/blog/petworth-park-upgrades-1>



Sources

Slide 2: Demand

Figures:

- [1] <https://www.nbcnews.com/storyline/fifa-corruption-scandal/soccer-numbers-look-game-u-s-n365601> (2015)
- [1] https://www.fifa.com/mm/document/fifafacts/bcoffsurv/emaga_9384_10704.pdf
- [2] http://www.usyouthsoccer.org/media_kit/keystatistics/ (2014)
- [3] <https://www.census.gov/popclock/> (2015)
- [4] http://www.msusa.org/maryland_high_school_soccer_players_among_most_sought_after_by_di_schools/ (2017)

Slide 3: Need for space

- [1] Montgomery County Parks [301-495-2580]
- [2] CUPF [240-777-2725]
 - www.montgomerycountymd.gov/cupf
 - http://www9.montgomerycountymd.gov/Apps/CUPF/fields/search/listall_new.asp

Slide 5: Concept

Court Dimensions:

- <http://ace-surfaces.com/futsal-court-flooring/>

Slide 6: Dimensions: Tennis/Basketball Courts

Court Dimensions (Tennis):

- [1] <http://www.itftennis.com/technical/facilities/facilities-guide/site-plan.aspx>

Court Dimensions (Basketball):

- [2] <https://www.sportscourtdimensions.com/basketball/>

Sources

Slide 7: Pricing

Tennis Court construction prices:

- <http://www.qualitycourt.com/index.php/faq>
- <http://www.homeadvisor.com/cost/outdoor-living/build-or-resurface-a-tennis-court/>
- <http://www.improvenet.com/r/costs-and-prices/cost-of-tennis-court>
- <https://www.concretenetwork.com/tennis-court/cost.html>
- <http://www.sportcourt.com/sport-futsal-soccer>

Goal prices:

- <https://www.amazon.com/Kwik-Goal-2P201-Official-Futsal/dp/B00165XPL4>

Slide 9-12: Examples

Legion Park (Owensboro, Kentucky)

- <https://www.14news.com/story/34505029/city-looks-at-legion-park-for-possible-street-soccer-court-location/>
- <https://wbkr.com/new-owensboro-street-soccer-court-at-legion-park-first-in-kentucky-video/>

Lincoln Park (Milwaukee, Wisconsin)

- <https://www.facebook.com/wisconsinsportsgroup/photos/a.376507002551702/428181400717595/?type=3&theater>
- http://wisconsinsportsgroup.com/?fbclid=IwAR1mmdlI326uAw7yP45porFubkd5ZKCcCcnVZSxmBeQjZALyWj4pYyE_2G4

Dempsey Park (Cincinnati, Ohio)

- <https://www.cincinnati.com/story/sports/soccer/fc-cincinnati/2017/05/05/fc-cincinnati-bringing-futsal-court-east-price-hill/101328990/>
- <https://www.facebook.com/TheInclineDistrict/photos/a.559443167516095/1174810982645974/?type=3&theater>
- <https://twitter.com/fccincinnati/status/972275852825251840>

Petworth Park (Washington, D.C.)

- https://www.youtube.com/watch?v=EF_8pzv35Ec
- <https://www.petworthnews.org/blog/petworth-soccer-futsal>
- <http://www.musco.com/musco-news/press-petworth/>

From: [Ginny Bunke](#)
To: [MCP-Chair](#)
Cc: cloverly+verizon.net@ccsend.com
Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing Draft, November 19, 2020 Item #7
Date: Thursday, December 10, 2020 9:26:50 AM
Attachments: [Thrive2050.pdf](#)

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

Good Morning,

Attached is a letter stating my opposition.

Thank you for your attention.

Virginia Bunke

Chairperson Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

December 10, 2020

Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing Draft, November 19, 2020 Item #7

I am opposed to the Thrive Montgomery 2050 Public Hearing Draft because it will fundamentally change the county from diverse neighborhoods to majority urban areas. This transformation is not welcomed by me and residents who expect choice in where and how to live.

The planning board has not properly informed all county residents of the Thrive Montgomery 2050 Plan (Plan). Residents have the right to know about this unbalanced plan that will affect their lives and their children's lives going forward.

I only learned about the Plan through the Cloverly Civic Association. Please slow down and take the time to inform and listen to the residents of Montgomery County.

The Plan assumes that residents want urbanization. If residents desire urbanization they can choose to live in downtown Silver Spring, Gaithersburg, Rockville, Bethesda. These areas have worked hard to have nice neighborhoods with services, employment, and transportation within walking distance.

There are many residents (now and in the future) that will desire a bit more space and having an option to choose a single-family home should be provided, not discouraged. Please do not discriminate against residents who choose to live in single family homes and choose to own automobiles.

Montgomery County is one of the most diverse areas in the United States of America now. Just pick up any county high school yearbook and leaf through it and you will see the extraordinary diversity of ethnicities, races and global representation.

The Cloverly neighborhood is very diverse now with families of all ethnicities, all races and all religions. All of us like our neighborhood and do not want it destroyed by the Thrive Montgomery 2050 unbalanced plan.

Thank you for your attention.

Signed: *Virginia Bunke*

Address: 2525 Link Road, Silver Spring, MD 20905

From: [Thomas, Patricia](#)
To: [MCP-Chair](#)
Subject: Thrive Montgomery Plan
Date: Thursday, December 10, 2020 9:46:21 AM
Attachments: [Thrive Montgomery Plan.pdf](#)

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

Please see the attached letter in opposition to the Thrive Montgomery Plan and include it in the record. Thank you.

Sincerely,

Patricia A. Thomas
15510 Holly Grove Road
Silver Spring, Maryland 20905

December 10, 2020

Mr. Casey Anderson, Chair
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, Maryland 20902

Dear Mr. Anderson,

I write in opposition to the proposed thrive Montgomery Plan; the entire county does not and should not become an entire metropolis. Farmland, watershed and forested areas must be protected; the plan should provide for all land uses in the county.

While the plan as written addresses affordable housing, the needs and desires of residents in terms of providing options other than "city living" are largely ignored.

The thrive Montgomery plan does not take into consideration residents who rely on automobiles for transport to their jobs. While improved commuter transportation is of value, commuter options are not a one size fits all alternative. For example, I often work late hours at my job in Washington, D.C.; I am not comfortable using mass transit late at night and prefer to use my own automobile. The plan reduces parking options and limits the use of automobiles for residents who rely on them for a variety of activity.

I urge the Planning Board to respect community master plans and consider the needs and desires of residents as opposed to developers and businesses. You indicated earlier in October that the plan is not ready and that changes needed to be made. There is no evidence that this plan would result in more affordable housing.

The thrive Montgomery plan as written now is bad for Montgomery County. Thank you.

Sincerely,



Patricia A. Thomas
15510 Holly Grove Road
Silver Spring, Maryland 20905

From: [Brandon Bedford](#)
To: [MCP-Chair](#)
Subject: Written Testimony from MCEDC on Thrive 2050
Date: Thursday, December 10, 2020 10:03:30 AM
Attachments: [Outlook-o0n4yuv5.png](#)
[Outlook-uymvazw4.png](#)
[Outlook-h4rpqtl2.png](#)
[Outlook-l5hxedqt.png](#)
[Outlook-bugeucix.png](#)
[Written Testimony on the Thrive Montgomery 2050 Plan.pdf](#)

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

Hello Casey Anderson and Planning Board,

Attached is Montgomery County Economic Development Corporation's Written Testimony on Thrive Montgomery 2050. Please reach out with any comments or questions. We thank you and the planning department staff for all the hard work to produce Thrive 2050.

Best,

Brandon

Brandon Bedford

Research & Policy Manager

Montgomery County Economic Development Corporation

1801 Rockville Pike, Suite 320

Rockville, MD 20852

240.641.6717

202.805.3246 mobile

thinkmoco.com

Pronouns: he, him, his





December 10, 2020

Casey Anderson
Chair, Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902

Written Testimony on the Draft Thrive Montgomery 2050 Plan

Dear Chair Anderson and Planning Board Commissioners,

The Montgomery County Economic Development Corporation (MCEDC) appreciates the Planning Board's creation of the draft Thrive Montgomery 2050 plan to update Montgomery County's General Plan that seeks to guide future land use and growth for the next 30 years.

MCEDC supports the draft plan's vision to work toward a more competitive, inclusive, and resilient economy in Montgomery County. MCEDC shares in the plan's Economic Health priority to ensure a vibrant, strong and competitive economy by attracting and maintaining major employers, continuing to enhance our Federal campuses, supporting small businesses and innovation, and attracting and retaining a high-quality, diverse workforce.

The draft Thrive Montgomery 2050 plan acknowledges the foundation of the 1964 Wedges and Corridors Plan and builds on those concepts that helped the County become a top-tier community nationally. Like Wedges and Corridors, the goals and policies described in Thrive 2050 will only help the County succeed if they are implemented. MCEDC recognizes implementation of such a plan is not a simple task. It requires a wide network of partners and long-term thinking. MCEDC is committed to working with the Planning Board in the advancement of the plan so that we can all be collectively synchronized in the development of the best corridors for our Montgomery County attraction, retention, and expansion efforts.

In the Thrive 2050 Resilient Economy section, MCEDC aligns with Goal 3.7 to create a culture of regionalism. We agree that regional initiatives can play a crucial role to ensure that Montgomery County and the region continue to be globally competitive. MCEDC is focusing an increasing amount of its efforts on promoting regionalism within the Greater Washington and Maryland National Capital area. MCEDC is a founding member of the Maryland National Capital Regional Economic Development Alliance (MNCREDA), a partnership of six Maryland counties (Anne Arundel, Charles, Frederick, Howard, Montgomery, and Prince George's) designed to collectively address regional economic development

challenges and opportunities. In addition, MCEDC is also playing a leadership role with ConnectedDMV, a public-private regional collaboration of executives in the District, Maryland, and Virginia. ConnectedDMV is creating initiatives to support regional economic development initiatives such as: a Regional Economic Development Strategy; a Global Pandemic Prevention & Biodefense Center; a Quantum Innovation Center; and a Regional Cybersecurity Initiative, among others. These efforts can further the plan's Goal 3.7.

Becoming a leader in innovation and entrepreneurship, as described in Goal 3.5, has also been an increasingly large focus of MCEDC. Home to nearly 40 federal laboratories—more than any other county in the nation—federal technology transfer presents immense opportunities for entrepreneurship locally. Further collaborations with the County Executive's team regarding a potential university research presence at White Flint, as well as ongoing conversations with the University System of Maryland, the Universities at Shady Grove, and Montgomery College, will support technology and workforce development with our local academic institutions. We continue to seek new methods to leverage our Montgomery County federal and university assets to promote increased local innovation and entrepreneurship.

Goal 3.2, to grow vibrant commercial centers that are attractive to our business recruitment targets, is also a focus of MCEDC. Although we do not directly develop land use policy, MCEDC can serve as a key connection to relay feedback from the business community to entities like the Montgomery Planning Board, the County Executive, and the County Council. Through these continued collaborations, we can grow communities that meet the needs of future business prospects.

Thank you for your consideration of MCEDC's comments. We welcome the opportunity to help promote a more diverse, inclusive, and stronger economy in Montgomery County. We look forward to further discussion and collaboration regarding Thrive Montgomery 2050 and its implementation.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin H. Wu".

Benjamin H. Wu
President and CEO

From: [Mark Quinn](#)
To: [MCP-Chair](#)
Cc: [Trina Leonard](#)
Subject: Heritage Walk HOA : Concerns about Montgomery County Thrive 2050
Date: Thursday, December 10, 2020 10:04:26 AM

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

Hello Chairman Anderson and the Planning Board and Staff,

Trina Leonard and I are writing as the President and Vice President of the Heritage Walk Home Corporation (Windermere) HOA, a 202 home community association at the corner of Tuckerman Lane and Old Georgetown Road in North Bethesda, MD.

We are submitting a comment in respect of the Montgomery County Thrive 2050 initiative. We support a thoughtful approach to the issues outlined in the plan, but we represent a single family HOA community where people have invested themselves and their money in the belief that the commitment to that style of housing for our neighborhood was clear and absolute. Thus, we expect that any County honor that commitment to us and respect the community's status and authority as an HOA.

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.

Can you please confirm receipt of this comment and that it will be submitted into the official record of comments?

Thank you and kind regards,

Heritage Walk Home Corporation (Windermere) HOA

Mark Quinn

President, Heritage Walk Home Corporation (Windermere) HOA
301.346.8500
quinnmark@gmail.com

Trina Leonard

Vice President, Heritage Walk Home Corporation (Windermere) HOA
marykatrinal@gmail.com

From: [Nathalie Peter](#)
To: [MCP-Chair](#)
Subject: TPMEC Written Comments on Thrive Montgomery 2050 Public Hearing Draft Plan
Date: Thursday, December 10, 2020 10:19:34 AM
Attachments: [1220TPMECThrive2050Comments.docx](#)

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

Chairman Anderson -
Attached please find the Takoma Park Mobilization Environment Committee Written Comments on Thrive Montgomery 2050 Public Hearing Draft Plan. Thank you very much for your consideration.
Nathalie Peter
TPMEC

Takoma Park Mobilization Environment Committee
Written Comments on the
THRIVE MONTGOMERY 2050 Public Hearing Draft Plan

Thank you for the opportunity to comment on the THRIVE MONTGOMERY 2050 Public Hearing Draft Plan. The Takoma Park Mobilization Environment Committee (TPMEC) is an all-volunteer grassroots organization of nearly 200 community members working to address the climate emergency at all levels of government. We offer the following thoughts and recommendations.

Our chief recommendation is that future efforts in the Thrive 2050 planning process be closely coordinated with the pending draft Montgomery County Climate Action and Resilience Plan (CARP). In order to fully address the climate emergency that the Montgomery County Council recognized in December 2017 with Resolution 18-974, the Thrive Plan needs to incorporate the climate targets and goals of the CARP into its vision, high level goals and proposed actions. This integration will likely cut across the various sections of the Thrive Plan and will not fit only under the “Healthy and Sustainable Environment” section of the document.

To this end, we strongly recommend that Montgomery Planning extend the current December 10, 2020 comment period deadline for a reasonable period of time after the draft CARP becomes available for public comment so that both plans can be considered.

We recommend that Montgomery Planning and the County schedule a joint public meeting in January 2021 to discuss the relationship between the two documents and changes in either or both of the documents to bring them into alignment.

TPMEC is excited by the prospect of Montgomery Planning setting a vision of climate positive planning. To meet the County’s goals to reduce Greenhouse Gas (GHG) emissions by 80% by 2027 and 100% by 2035 will require a positive transformation in the County’s economy and way of life that achieves the goals of Thrive Montgomery. With a visionary approach, Montgomery County has the opportunity to become a world model demonstrating constructive approaches to climate action.

More specifically, TPMEC recommends the following:

- Promote climate friendly policies, goals and actions that serve Montgomery County’s diverse communities in an equitable and socially just manner.
- Adopt a county net POSITIVE forest policy goal that includes actions to protect and increase both native forest cover and overall tree canopy. By increasing forest cover, Montgomery County can improve air quality, sequester carbon, protect biodiversity, reduce the urban heat island effect and improve the physical and mental health of county residents.
- TPMEC supports Montgomery Planning’s commitment to compact urban development. Adopt a strong goal to reduce the additional impacts of compact urban development, e.g., stormwater management.
- Plan for higher and more variable water tables that reflect increased precipitation (with more and more intense storms) and drought conditions and the increased use of infiltration best management practices.

- Adopt a stronger building GHG reduction policy goal. Buildings are the top sources of emissions in the county. Efficiency is the cheapest way to reduce GHGs while saving money for building owners and occupants by reducing energy costs. In the case of new buildings, TPMEC recommends instituting high standards for insulation and the use of electric and renewable resources for heating, cooking, and hot water. Where feasible, we recommend new buildings and buildings undergoing major renovations install renewable energy generation equipment, e.g., solar and wind.
- Provide guidance on siting renewable energy projects, prioritizing placement on developed land, rooftops, parking lots, brownfields, and appropriate county properties (including public schools) rather than undeveloped spaces such as the Agricultural Reserve and green spaces.
- Promote adaptable infrastructure that mitigates the negative impacts of climate change. For example, using green infrastructure – landscaping, bioswales, rain gardens and other nature-based solutions – will accomplish multiple social and environmental goals better than engineered approaches to manage stormwater.
- Plan for and support alternative modes of transportation that significantly reduce and ultimately eliminate transportation related emissions. Plan for and support an increase in zero emission vehicles and the phase-out of non-electric vehicles, e.g., building sufficient infrastructure such as charging stations.

Thank you very much for your consideration.

Nathalie Peter

TPMEC

December 10, 2020

Thrive Montgomery Plan

Linda Mullings lindamullings@yahoo.com

To MCP-Chair

Thu 12/10

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

We have been a resident of Cloverly for over 35 years. We built our home on 2 acres and raised our family in this area. We are very much opposed to changing the zoning in our area from single family homes.

Attached is our letter of opposition
to this plan.

Linda and Gary Mullings

Sent from my iPhone

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing Draft, November 19, 2020 Item #7

I am opposed to the Thrive Montgomery 2050 Public Hearing Draft for the following reasons:

- Changing the plan for development into an urban county does not recognize the single-family land uses, small business and commercial land use, the agricultural land uses, and the open space spaces land uses. The plan needs to provide for all land uses in Montgomery County.
- Rezoning the single-family zones in the entire county to allow market-rate townhouses, duplexes, triplexes, and apartment buildings by right throughout the single-family neighborhoods does not give residents the diversity to live in neighborhoods of their choice. When purchasing a home residents consider many factors including schools, commuting distance to employment, nearness to shopping, living close to friends and family, and many other issues. They also may be for complete communities and 15-minute living, but with a large number of options, this needs to be left as the choice of the resident. The Planning Board has no proof that allowing other land uses would result in more affordable housing in the County.
- The Thrive Montgomery Plan recommending reduced usage of automobiles does not recognize the transportation needs and importance of the automobile. We do need to provide for better commuter transportation, but people still need to use cars for shopping, visiting friends, attending evening and weekend activities, and activities in nearby communities not served by public transportation. Many residents, especially low-income residents, have jobs that require them to work in the evenings and night, at locations not served by public transportation. Also they have service jobs that require them to travel to different locations during the day, or need tools and materials that need to be taken to the worksite. The plan disadvantages them by limiting their use of cars and access to parking.
- The plan does not provide that the infrastructure enhancements are completed before the plan is enacted. Public transportation, adequate public facilities, and schools need to be in place before the plan is enacted. The Council recently approved legislation that allows new development to proceed without needed infrastructure improvements. We need this infrastructure to be completed first!

The Thrive Plan as written is too long and has many redundant statements. There are pages of proposals for affordable housing that need to be condensed. As Chairman Anderson said in the October 1 Board Meeting the plan is not ready. I would like to see the changes he proposes. As the plan is now I am opposed to the thrive Montgomery Plan. Thank you.

Signed:

Kinda Mullings Day Mullings

Address:

*710 Bryants Nursery Rd.
Silver Spring, MD 20905*

From: ebarallon@juno.com
To: [MCP-Chair](#)
Subject: Moco Thrive Plan 2020
Date: Thursday, December 10, 2020 11:10:26 AM

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

Dear sir,

I am a resident of Germantown, I settled in the USA in the late 1990's. We had our home built at 19235 Wheatfield dr and raised our family. Every cent we earned went into our property. We paid the high property taxes dutifully every year. It has been really hard for us, but we are so proud and will have a home for our grown children and their children to belong. This is all we have, we are not rich to be able get up and move somewhere else. We have no other family in the States, but we thought through hard work we can achieve our little dream home. So on these grounds I want it submitted that I do not agree to the plans for apartments and high speed traffic in our surrounding neighborhood and preserved woodlands. We have precious little left of Seneca park, we should be protecting it, not endangering it.

Elisabeth Barallon,
19235 Wheatfield dr,
Germantown, Md 20876

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From: [Francis Koh](#)
To: [MCP-Chair](#); [Thrive2050](#); 13014951320@myfax.com
Subject: Thrive Montgomery 2050 Comments Submission
Date: Thursday, December 10, 2020 11:40:15 AM
Attachments: [Comments to Park and Planning Thrive 2050.pdf](#)

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

Hi Mr. Chair,

Please find the attached letter in response to the Thrive Montgomery 2050 comments open call for comments. The letter repeats the comments in this email as follows:

My family owns the approximately 5.6 acres tract of land across from the WSSC on River Road, in Potomac, Maryland, having the tax id address of 12219 River Road, Potomac, MD 20854. This property lies directly across from the WSSC, which is considered a major water filtration and processing plant that has large dump trucks and tractor trailer size vehicles coming and going at all hours of the night and day, carrying waste sediments. Additionally, one can frequently hear loud piercing air discharge noises from the holding tanks that each look like nuclear reactor chambers from the street. The WSSC site is a major industrial operation to say the least in terms of sheer scale and scope.

In almost every community, properties that have been across the street from a major water filtration plant, such as the one on River Road, have been designated either commercial, institutional, or multi-unit dwellings, serving as a transitional buffer to the surrounding residential communities. Example, the Washington Aqueduct plant has Sibley Hospital across from it. However, oddly, P-270 is still designated as RE-2.

We believe the long-term plan should designate the P-270 as suitable for commercial, institutional use, light industrial, multi-unit living, senior/residential care facility, assisted living center, schools, day care facilities, or other similar uses. The aforementioned uses will not only function as a transitional buffer, but also fill a valuable need as this region is lacking in such commercial or multi-unit facilities. If you have any questions or concerns, please feel free to contact me. Many thanks.

Francis

Francis H. Koh
Attorney At Law
Koh Law Firm, LLC.
4800 Hampden Lane, Suite 200
Bethesda, MD 20814

www.kohlawfirm.com

tel. 301-881-3600
fax 1-888-252-6616

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KOH LAW FIRM, LLC.



4800 HAMPDEN LANE, SUITE 200
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FAX: 1-888-252-6616



WRITER'S DIRECT NUMBER
(301) 881-3600

WWW.KOHLAWFIRM.COM

WRITER'S E-MAIL ADDRESS
fkoh@kohlawfirm.com

December 10, 2020

Casey Anderson
Planning Board Chair
MNCPPC

BY E-MAIL
Mcp-chair@mncppc-mc.org
CONFIRMED BY MAIL

RE: Thrive Montgomery 2050 - Long-term Growth Plan Through 2050
(River Road P-270 Property Across from the WSSC)

Dear Mr. Anderson,

My family owns the approximately 5.6 acres tract of land across from the WSSC on River Road, in Potomac, Maryland, having the tax id address of 12219 River Road, Potomac, MD 20854. This property lies directly across from the WSSC, which is considered a major water filtration and processing plant that has large dump trucks and tractor trailer size vehicles coming and going at all hours of the night and day, carrying waste sediments. Additionally, one can frequently hear loud piercing air discharge noises from the holding tanks that each look like nuclear reactor chambers from the street. The WSSC site is a major industrial operation to say the least in terms of sheer scale and scope.

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December 10, 2020
Page 2

Very Truly Yours,
Koh Law Firm

/S/ /Francis Koh/

Francis Koh
Attorney At Law

FK/

From: [Galen Tromble](#)
To: [MCP-Chair](#)
Subject: Montgomery County/Thrive 2050 Plan - public comment
Date: Thursday, December 10, 2020 1:07:54 PM

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

Planning Director,

Thank you and your staff for all the work on Thrive 2050 so far. This effort needs to continue to be visionary, open, and highly adaptive, because the pace of change in the world is accelerating, particularly the impacts of global warming, which are having far reaching impacts on climate patterns, our lands, waters, ecosystems and food supply. These will increase in the decades ahead, even as a top priority must be to stop further global warming as soon as possible.

To that point, it is unfortunate that your public comment period ends before the release of the draft County Climate Action Plan, and I request that you continue to accept comments on Thrive 2050 for at least 10 days after the CAP is made public.

I applaud inclusion in your plan measures to improve and secure Montgomery County's ability to produce food, through strong protection for the Ag Reserve and support of Urban Farming. I also applaud the intention to stop planning around automobiles. We need an even stronger commitment to maintain our remaining ecosystem services of forests, streams and wetlands, and to stop the expansion of impervious surface, even reversing it in an intentional way.

I fully support the comments submitted by Rachel Toker, which I include here:

1. Existing forests and forest patches should not only be protected and conserved, but they should be expanded. Laws and policies should be crafted to create new areas for expansion of existing forests, new forest patches, and replacement of hardscaping and turf cover with native habitat.
2. New and existing native habitat should be promoted on private property as well as public areas, not only adjacent to streams but in broad corridors across the county - including down-county. A green infrastructure plan for the County should be a stated priority that will facilitate increasing native habitat well beyond special protection areas and areas designated as pristine habitat. While compact development can be environmentally friendly, it is not always -- smart growth and compact development must be balanced with ecologically functioning space within compact/dense development as well as around it. The plan needs more balance in this respect.
3. Building social connections within neighborhoods is an extremely important goal, but doing so does not require carving up more potential open space with roads in order to achieve it. New walking paths can be constructed in environmentally sensitive ways to facilitate movement and social gathering across suburban neighborhoods without creating new fragmentation and expansion of impervious surfaces to accommodate more vehicular traffic.
4. While green roofs and green walls are excellent examples of sustainable features in green buildings, the plan should emphasize the importance of prioritizing native habitat as land cover wherever possible and shifting built FAR into taller buildings with smaller footprints (in order to allow for vegetation at grade and out of the public right of way). Increasing setbacks (front, back and sideyard) in order to make space for native habitat should be a priority, along with green-area-ratio requirements across land use categories.
5. The plan should expressly recognize that tree canopy and cover over the built environment do not approximate forests or native plant communities at all. Biodiversity,

food webs, as well as nutrient cycling and soil regeneration require that we make space for broad corridors of functioning ecosystems -- across residential neighborhoods, commercial areas, and parklands.

6. Finally, it should be a County priority to ensure that greenways, protected areas, and conservation easements are healthy ecological systems and not overrun by invasive species that can destroy ecosystem function or unnecessarily fragmented..

The Thrive Plan should emphasize the fundamental importance of: using nature-based solutions to climate change and future flooding; restoring native habitat across the down-county areas; and complementing all existing built land uses with increased conservation and ecological restoration at the site, block, and neighborhood levels.

I look forward to a future Montgomery County that is a better place to live in all respects, supporting human needs within a thriving, functioning ecosystem.

Sincerely,
Galen Tromble
Silver Spring, MD

From: [Fatma Onmus](#)
To: [MCP-Chair](#)
Cc: senecaparkhoa@gmail.com
Subject: Thrive Montgomery plan- resident opinion
Date: Thursday, December 10, 2020 1:26:14 PM

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

To whom it may concern,

My house is part of Great Seneca Park community. Our community does not only house people but also we live in peace with the park surrounding our community along with its residents. Residents enjoy the oasis of Great Seneca while watching and interacting with nature. We saved deer fawns, enjoy eagles overhead, foxes, frogs whatever the nature bless us with. It is a great community to raise our children and for our elders.

Please consider other alternatives and not disturb the balance of this great community. I very much appreciate that Thrive Montgomery finds other alternatives and avoid changing what this community provides to us. It is not only our community. We should save every piece of echo system to save our planet.

I am devastated to think that our housing community is part of such a plan. I am against such project being executed in our neighborhood or similar ones.

Regards,

Fatma Onmus
19248 Wheatfield terrace Gaithersburg MD 20879

From: [LWV of Montgomery County, MD](#)
To: [MCP-Chair](#)
Subject: LWVMC Testimony for Thrive Montgomery 2050
Date: Thursday, December 10, 2020 1:37:09 PM
Attachments: [LWVMontgomeryCounty_rgb_EMAIL.png](#)
[2020-12-09 Testimony to Planning Board re ThriveMontgomery2050.pdf](#)

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



To The Montgomery County Planning Board & Chair Casey Anderson,
Please find attached our testimony on the draft Thrive Montgomery 2050 plan.
We appreciation your consideration.

Sincerely,

Linda Silversmith & Joan Siegel, Action Co-Chairs

--

League of Women Voters of Montgomery County, MD

15800 Crabbs Branch Way, Suite 300

Rockville, MD 20855

Tel: 301-984-9585

lwvmc@erols.com

lwvmocomd.org

vote411.org



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**Testimony
Thrive Montgomery 2050
December 9, 2020**

The League of Women Voters of Montgomery County (LWVMC) applauds and supports much of the General Plan that is outlined in the Thrive Montgomery 2050 document.

Reviewing each proposal through the lens of economic health, community equity, and environmental resilience is essential to growing a healthy Montgomery County, and these elements of the Thrive plan clearly align with League positions.

The county must make changes in housing, transportation, development patterns, preservation of open spaces, and our environment in order for the county and its economy to thrive. LWVMC will focus on five Thrive topics in this testimony: transportation, land use, housing, the environment, and agriculture. However, first we wish to emphasize the following two factors regarding clarity and evaluation:

- (1) The title of section 5 must include the word “Housing.” The title “Affordability and Attainability” is not sufficient for statements about housing.**
- (2) It would be helpful to explain the evaluation process, albeit briefly, in the main document as well as having an extensive explanation in a separate document. The public needs to know how the county is tracking progress toward its goals and what the timetable is for evaluation.**

Transportation:

Prioritizing transit will have a major effect on equity, the environment, population growth, health, and our economy. The county is making strides, but **LWVMC encourages a more coordinated effort across all transit modes to produce a greater impact.** Retrofitting an existing environment is difficult and working with our diverse population poses many challenges, but transit will be key to resolving many issues in the coming years.

- Our streets and highways currently lack good design, appropriate speed limits, and pedestrian and bike accommodation; there is clear need for improvement. The county must update old methods of measuring vehicle speed and congestion, create new criteria for sidewalks and bike paths, prioritize capital improvement projects for building of infrastructure, and improve cooperation with state entities.

Land Use:

The key themes of this document -- such as urbanism, active lifestyles, social connection, housing, transforming major roads into boulevards, regional solutions to problems, diversity as our strength, etc. -- could have come directly from League positions!

- LWVMC recognizes that many of these topics are controversial and agreement is not always possible, for example, whether there should be solar power in the agricultural reserve; where businesses should be located; how we should expand public services and where; how county policies will affect schools, jobs, and community services; and how much we should invest in climate change and the environment. The county should incorporate changes into the General Plan that promote a vision or an aspiration for where the county wants to go.
- Proposals that come before the county should meet the high standards that the General Plan sets. Enforcing these standards will not be easy. Aspirations in words have to be turned into concrete plans.

Housing:

Montgomery County continues to need more housing, especially low-income and “missing middle” housing designed for low- and middle-income households. (“Missing middle” includes garden apartments, plexes of various types, and other low-rise, smaller, more affordable units.)

- Even if our population only grows at a rate of one percent, the county will need to house a minimum of 200,000 more people by 2045, and the demographics of households have changed as well as the numbers, necessitating changes in the units to serve them.
- For example, we need to accommodate much larger numbers of single-person households as well as greater numbers of very large households. We have a decreasing share of middle-income residents, at least in part because we do not have sufficient appropriate housing to accommodate them.

Corridors are a great location for some of this much-needed housing, which could be safer as well, because communities of these units would offer residents access onto major arteries; this is safer than small single-family units with driveways feeding onto them. We also need to preserve existing affordable housing or replace it without a net loss and preferably with a net gain. Draft Thrive 2050 offers dozens of options for achieving these goals, some new and some building on existing tools, and we hope many of them will be implemented.

Environment:

The League agrees with the County that climate change is the most important environmental factor facing us between now and 2050 and that 100% clean energy is a correlating goal that should help decrease the level of greenhouse gases.

We also appreciate recognition of the need to change from “wedges and corridors” to a complete community concept that includes compact development, and we should focus on other factors as well -- such as encouraging healthier living (with reduced reliance on cars), protecting wildlife, limiting light pollution, encouraging local food production via the agricultural reserve, and better managing forest conservation.

Agriculture:

We strongly support continued preservation of the agricultural reserve. In addition to its importance for local food production, the reserve provides diverse jobs, water quality protection, and other environmental benefits that must be conserved.

From: Co-presidents Diane Hibino and Kathy McGuire

From: [Bernadine Karns](#)
To: [MCP-Chair](#)
Subject: Calverton Testimony Thrive Montgomery 2050
Date: Thursday, December 10, 2020 1:46:46 PM
Attachments: [Calverton Testimony Page 1 Thrive Montgomery 2050.pdf](#)
[Calverton Testimony Page 2 Thrive Montgomery 2050.pdf](#)

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

Good afternoon Chairman Anderson,

I have attached two PDF's that contain testimony (comments) for Thrive Montgomery 2050.

Thank you,

Bernadine (Bernie) Karns, Acting President Calverton

*"When you are accustomed to privilege,
Equality feels like oppression."
-Mimi Fox Melton, CEO of Code2040,
A nonprofit group working to improve
Representation of Black and Latino In tech.*

Calverton Citizens Association

P. O. Box 21

Beltsville, Maryland 20704-0021

December 10, 2020

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

RE: Thrive Montgomery 2050

Dear Chairman Anderson,

Montgomery County has an extremely ambitious plan over the next 30 years. What will it take to get there?
Where should we focus?

"Thrive Montgomery 2050 aims to ensure a vibrant economy, equity for all residents and a healthy environment through 2050 and beyond." I want to focus on economic equity for all residents.

When you talk about the County and what really attracts people and businesses it is "a vibrant economy where everyone can be successful, have more opportunities and enjoy a high quality of life in a beautiful and resilient environment." This vibrant economic should be equitably dispersed throughout the communities of Montgomery County. Dispersing the housing, the jobs and other opportunities throughout the county will ensure that there is socioeconomic diversity equity in every part of the county and not just in certain communities. You can see that the County has not done a good job of dispersing economic equity throughout the County and has not given every part of the County equitable economic opportunities for all residents and families, parents, and children. There has been an inequitable packing and overcrowding of housing in certain areas of the County with no thought to the inequitable impact on schools, businesses, and the economy in these areas of the County. There has been an increase of residents who need more help and need more resources and services in certain parts of the County where resources are lacking in these communities. These communities need to "receive an equitable share of services and investments like high-quality education, job training, and other opportunities to address inequality and racial segregation" so that these areas have equitable economic opportunities for everyone who lives in the community. It is easy to see this by just by looking at high school populations in different parts of the County. The inequitable socioeconomic problems in Montgomery County are shown in the number of FARMS (Free and Reduced Meals) at schools in the County. Let me give you a few examples.

	Paint Branch	Blake	Northwood	Kennedy	Springbrook	Churchill	Poolesville	Walter Johnson	Bethesda Chevy Chase	Sherwood
FARMS (Free & Reduced Meals)	32.9	34.5	47.6	47.6	48.5	≤5.0	6.6	7.7	10.6	13.8

Thrive Montgomery 2050 needs to strive to ensure that the economy and economic opportunities are equitably dispersed throughout Montgomery County. Dispersed equitably so that all types of people with different socio-economic factors are living and thriving in all communities in different parts of the county. Montgomery County needs to plan for communities to be diverse not only racially but also economically diverse to give everyone an

equitable boost to strive and thrive do their best by having all the equitable opportunities no matter where they live in the County. The County needs to spread the wealth in every community and in every corner of Montgomery County. Every community needs all types socioeconomic residents living and thriving in that community. To advance and prosper in 2050 as a caring, wonderful Montgomery County, all people need to learn to live, talk to, and help one another so that everyone will be a vital and contributing member of the community and of Montgomery County.

Please look at how to develop each part of Montgomery County into communities that are socioeconomically equitable to all citizens and families who live in the communities where there is diversity of people. Enough of certain communities saying that their community does not want certain housing; therefore, certain socioeconomic people. It has been proven that all people from varied and different socioeconomic perspectives thrive together in a community. Again, spread the wealth throughout Montgomery County to ensure that all residents have diverse socioeconomically populations, opportunities, and communities throughout the County to make Thrive Montgomery 2050 a successful plan.

In closing I would like to leave you with a quote that we all need to adhere by:

"When you are accustomed to privilege, Equality feels like oppression."

-Mimi Fox Melton, CEO of Code2040, A nonprofit group working to improve Representation of Black and Latino In Tech.

Thank you for your time.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bernadine (Bernie) Karns". The signature is written in dark ink and is positioned above the typed name and address.

Bernadine (Bernie) Karns, Acting President
3005 Gazebo Court
Silver Spring, MD 20904-1867
jeff.karns@verizon.net

From: [Michele Alborno](#)
To: [MCP-Chair](#)
Cc: cloverly@verizon.net
Subject: Opposition to Thrive Montgomery 2050-11/19/2020 item #7
Date: Thursday, December 10, 2020 2:02:41 PM

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

Please acknowledge receipt of my timely submission to the board regarding the Thrive Montgomery as part of the public record.

Regard,
Michele Alborno

Chair Casey Anderson
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

**Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing
Draft, November 19, 2020 Item #7**

I am opposed to the Thrive Montgomery 2050 Public Hearing Draft for the following reasons:

- Changing the plan for development into an urban county does not recognize the single-family land uses, small business and commercial land use, the agricultural land uses, and the open space spaces land uses. The plan needs to provide for all land uses in Montgomery County.
- Rezoning the single-family zones in the entire county to allow market-rate townhouses, duplexes, triplexes, and apartment buildings by right throughout the single-family neighborhoods does not give residents the diversity to live in neighborhoods of their choice. When purchasing a home residents consider many factors including schools, commuting distance to employment, nearness to shopping, living close to friends and family, and many other issues. They also may be for complete communities and 15-minute living, but with a large number of options, this needs to be left as the choice of the resident. The Planning Board has no proof that allowing other land uses would result in more affordable housing in the County.
- The Thrive Montgomery Plan recommending reduced usage of automobiles does not recognize the transportation needs and importance of the automobile. We do need to provide for better commuter transportation, but people still need to use cars for shopping, visiting friends, attending evening and weekend activities, and activities in nearby communities not served by public transportation. Many residents, especially low-income residents, have jobs that require them to work in the evenings and night, at locations not served by public transportation. Also they have service jobs that require them to travel to different locations during the day, or need tools and materials that need to be taken to the worksite. The plan disadvantages them by limiting their use of cars and access to parking.
- The plan does not provide that the infrastructure enhancements are completed before the plan is enacted. Public transportation, adequate public facilities, and schools need to be in place before the plan is enacted. The Council recently approved legislation that allows new development to proceed without needed infrastructure improvements. We need this infrastructure to be completed first!

The Thrive Plan as written is too long and has many redundant statements. There are pages of proposals for affordable housing that need to be condensed. As Chairman Anderson said in the October 1 Board Meeting the plan is not ready. I would like to see the changes he proposes. As the plan is now I am opposed to the thrive Montgomery Plan. Thank you.

Signed: Nichole L. Alloway

Address: 712 Snider Lane
Silver Spring, MD 20905

From: [Quentin Remein](#)
To: [MCP-Chair](#); [Anderson, Casey](#)
Subject: Thrive Montgomery 2050 Public Hearing November 19, 2020 Item #7
Date: Thursday, December 10, 2020 2:26:07 PM
Attachments: [Thrive Montgomery Public Hearing Draft Nov 19 2020 Item7 .pdf](#)

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

Chair Casey Anderson
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Please include the attached letter in the public record for Thrive Montgomery
2050 Public Hearing November 19, 2020 Item #7

Thank you,
Quentin Remein, President, Cloverly Civic Association.
201 Bryants Nursery Road, Silver Spring, Maryland 20905 Phone 301 421-1152

Cloverly Civic Association

PO Box 233
Spencerville, Maryland 20868
December 10, 2020

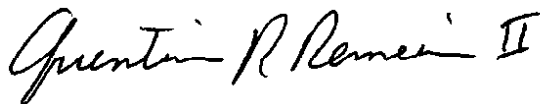
Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing Draft, November 19, 2020 Item #7

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Quentin Remein, President, Cloverly Civic Association
201 Bryants Nursery Road, Silver Spring, MD 20905 Phone: 301 421-1152 Email: cloverly@verizon.net

From: [Laura Mol](#)
To: [MCP-Chair](#)
Subject: Public comment re THRIVE 2050 Public Hearing Draft
Date: Thursday, December 10, 2020 2:33:44 PM
Attachments: [Mol re THRIVE 2050 Pub Hear Draft--2020-12-10.pdf](#)

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

Thank you for the opportunity to comment. Regards,

Laura Mol | landline (301) 681-9686
1013 Robin Road, Silver Spring, Maryland 20901

10 December 2020

Montgomery County Planning Board
c/o Chair Casey Anderson via pdf to <MCP-Chair@mncppc-mc.org>

Thank you, Planning Board and staff, for the careful outreach and various opportunities for citizens to contribute testimony and comments during the Thrive process and now on the Public Hearing Draft Plan for **Thrive 2050**. I offer two points:

- 1) Let **Thrive 2050** be informed by the work of the County's concurrently developing climate action plan.

It's only a matter of days now until the climate draft will become public: Ms Google tells me that next week, December 15th, is the first public event, a *Roundtable on the Draft Climate Action Plan with County Executive Elrich*. Why ever would the major effort and enduring significance of a 21st-century general plan not take into account the analysis and recommendations of a contemporaneous, similarly broadly inclusive effort on the climate catastrophe in progress?

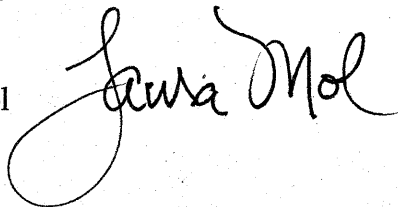
- 2) Adopt clear guidelines: no net loss, no net gain

The **Thrive 2050** draft uses the instantly comprehensible notion of "15-minute living" to express its vision, e.g., "The idea of Complete Communities with 15-minute living is the land use answer to many of the issues..." (PH Draft p. 33). **Thrive 2050** needs a similar shorthand to communicate the County's vision and need in its other contexts: just as the County needs "complete communities" and a new urbanism, so Montgomery County requires a living earth—complete communities of air and water and soil, flora and fauna. This can be addressed with clarity and resolve in 2020—acknowledging that we are at a pivot point now. The shorthand for this determination could be "net gain, net loss," applied to metrics for conserving and growing a living earth in our County, for example:

- No net loss—of forest cover, of Agricultural Reserve acreage
- Net gain only—in non-impervious cover; in stormwater-treated acres (following our County's own determination of recovery, not limited to state mandates); in preservation of soil quality.

Thank you for your consideration and for your ongoing work.
Sincerely yours,

Laura Mol



From: [Quentin Remein](#)
To: [MCP-Chair](#); [Anderson, Casey](#)
Subject: Thrive Montgomery 2050 Public Hearing November 19, 2020 Item #7
Date: Thursday, December 10, 2020 2:34:45 PM
Attachments: [Thrive Montgomery Public Hearing Draft Nov 19 2020 Item7 .pdf](#)

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

Chair Casey Anderson
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Please include the additional attached letter in the public record for Thrive
Montgomery 2050 Public Hearing November 19, 2020 Item #7

Thank you,
Quentin Remein, President, Cloverly Civic Association.
201 Bryants Nursery Road, Silver Spring, Maryland 20905 Phone 301 421-1152

Cloverly Civic Association

PO Box 233
Spencerville, Maryland 20868
December 10, 2020

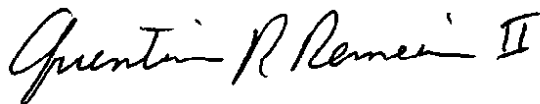
Chair Casey Anderson
Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Subject: Opposed to Thrive Montgomery 2050; Response to Public Hearing Draft, November 19, 2020 Item #7

I am opposed to the Thrive Montgomery 2050 Public Hearing Draft for the following reasons:

- Changing the plan for development into an urban county does not recognize the single-family land uses, small business and commercial land use, the agricultural land uses, and the open space spaces land uses. The plan needs to provide for all land uses in Montgomery County.
- Rezoning the single-family zones in the entire county to allow market-rate townhouses, duplexes, triplexes, and apartment buildings by right throughout the single-family neighborhoods does not give residents the diversity to live in neighborhoods of their choice. When purchasing a home residents consider many factors including schools, commuting distance to employment, nearness to shopping, living close to friends and family, and many other issues. They also may be for complete communities and 15-minute living, but with a large number of options, this needs to be left as the choice of the resident. The Planning Board has no proof that allowing other land uses would result in more affordable housing in the County.
- The Thrive Montgomery Plan recommending reduced usage of automobiles does not recognize the transportation needs and importance of the automobile. We do need to provide for better commuter transportation, but people still need to use cars for shopping, visiting friends, attending evening and weekend activities, and activities in nearby communities not served by public transportation. Many residents, especially low-income residents, have jobs that require them to work in the evenings and night, at locations not served by public transportation. Also they have service jobs that require them to travel to different locations during the day, or need tools and materials that need to be taken to the worksite. The plan disadvantages them by limiting their use of cars and access to parking.
- The plan does not provide that the infrastructure enhancements are completed before the plan is enacted. Public transportation, adequate public facilities, and schools need to be in place before the plan is enacted. The Council recently approved legislation that allows new development to proceed without needed infrastructure improvements. We need this infrastructure to be completed first!

The Thrive Plan as written is too long and has many redundant statements. There are pages of proposals for affordable housing that need to be condensed. As Chairman Anderson said in the October 1 Board Meeting the plan is not ready. I would like to see the changes he proposes. As the plan is now I am opposed to the thrive Montgomery Plan. Thank you.



Quentin Remein, President, Cloverly Civic Association
201 Bryants Nursery Road, Silver Spring, MD 20905 Phone: 301 421-1152 Email: cloverly@verizon.net

From: [Aspen Hill Advocates](#)
To: [MCP-Chair](#)
Subject: Testimony for Thrive Montgomery 2050
Date: Thursday, December 10, 2020 2:39:40 PM

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

To: Casey Anderson and the Planning Board
Date: December 10, 2020
From: Aspen Hill Advocates
Subject: Testimony for Thrive Montgomery 2050

To comment on the Public Hearing Draft of Thrive Montgomery 2050, the Planning Board announced that written testimony is to be submitted through December 10, 2020. The Aspen Hill Advocates ask the Planning Board for a delay until all stakeholders can be brought to the table - business, civic, and residents.

Thrive Montgomery 2050 is a complicated 166-page plan. Residents need more time to digest and evaluate it. Because of a number of events - preoccupation with Covid, working on one of the most contentious elections of recent times, and preparing for and celebrating the holidays - Aspen Hill has not had time to participate. We just recently became aware of the proposal and have deep reservations about its vision.

The new Thrive Montgomery Plan is a stark departure from the Wedges and Corridor Plan, that so many residents of Montgomery County bought into since 1960. Even recent homebuyers bought into this existing General Plan of the county. For many of us, the Thrive Montgomery Plan is a dilution of our quality of life. It will lead to overcrowding of schools, losing green space - our yards - to densely packed buildings, losing parking, driving on narrow, crowded roads, lowering property values - forever changing the character of our communities.

Creating housing for 200,000 new residents by 2045 or 2050 adds tremendous pressure for development. 200,000 is a huge number. Development will not be evenly spaced across the county. The Plan states that development is to be concentrated densely in certain transit-oriented Corridors and Complete Communities. Increased density will radiate out from these Corridors and Complete Communities into surrounding neighborhoods, in the form of "Middle Housing". The result is that certain neighborhoods will bear the brunt of Thrive Montgomery.

The Plan states that dense Corridors will be designed along the Metro, Purple Line, and BRT routes. The Plan states that Bus Rapid Transit (BRT) routes in Montgomery County are planned to include: Georgia Ave, Veirs Mill Road, Randolph Road, MD 355, New Hampshire Ave, University Boulevard, Route 29, Corridor Cities Transitway, North Bethesda Transitway.

The plan states that to create Complete Communities and development along transit-oriented Corridors, it will require zoning changes. The plan also states it will require zoning changes in single family neighborhoods that will allow for "Middle Housing" - which is a variety of housing types that range from low to medium densities such as duplexes; triplexes; quadplexes, live-work units; and clustered housing such as townhouses, courtyard dwellings

and smaller apartment buildings. It will require zoning changes in single family neighborhoods that will allow for housing options such as Single Room Occupancy units (SROs), shared housing, cohousing, Accessory Dwelling Units (ADUs), and cooperative housing.

What this Plan proposes to do - establish BRT routes, rezone for dense development along transit-oriented Corridors, rezone for Complete Communities, and rezone for "Middle Housing" - will completely change the character and desirability of existing single family neighborhoods.

If approved, Thrive Montgomery will be the new General Plan. It will provide the framework for all functional master plans and area and sector master plans. It provides the vision. Area master plans will be forced to comply with the vision. Since it is such a change from the previous General Plan, it will radically change Montgomery County.

We ask the Planning Board to delay until we have more time to evaluate Thrive Montgomery 2050 and until all stakeholders can be brought to the table.

Aspen Hill Advocates
Jane Salzano, President
Joan Beerweiler, Communications Coordinator
email: advocates4ah@gmail.com